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**VILLAGE OF WINTHROP HARBOR, ILLINOIS**  
**TIF REDEVELOPMENT PLAN**  
**SHERIDAN ROAD TIF DISTRICT**

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*“Redevelopment plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area, in part, as a conservation area and, in part, as a blighted vacant area to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.*

**Prepared by the Village of Winthrop Harbor, Illinois**

**in conjunction with**

**Kane, McKenna and Associates, Inc.**

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## **I. INTRODUCTION**

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The Village of Winthrop Harbor (the “Village”) is a suburban Chicago municipality serving a population of 6,742 citizens (according to the 2010 U.S. Census). The Village is an established community situated in the northeastern portion of Lake County, Illinois near the State of Wisconsin border. The Village is located in close proximity to many popular recreational amenities including North Point Marina and Illinois Beach State Park. The Village has sought to advantage this location by strengthening the Village’s identity as a destination-based community and redeveloping its main commercial corridor along Sheridan Road. In this report, the Village proposes a Tax Increment Financing Redevelopment Plan (the “Plan” or “Redevelopment Plan”) to enable an area within the Village to overcome a number of redevelopment barriers.

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village to assist in the drafting of the Redevelopment Plan.

### **TIF Plan Requirements**

The Village is preparing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the “Act”) 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish a TIF district (also known as a Redevelopment Project Area (“RPA”)), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and TIF Eligibility Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF “Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a “blighted area,” “conservation area” (or combination thereof), or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

The area discussed in this Plan (the “Redevelopment Project Area” or “RPA”) is located in the central portion of the Village and contains the Sheridan Road corridor and the 7<sup>th</sup> Street corridor. The RPA generally consists of tax parcels with frontage, or adjacent to those with frontage, along Sheridan Road from 14<sup>th</sup> Street to the Village’s northern municipal boundary and tax parcels with frontage, or adjacent to those with frontage, along 7<sup>th</sup> Street from Whitney Avenue to the west to the Chicago & North Western Rail Road to

the east.

The RPA consists of approximately 195 tax parcels and is approximately 97 acres in size, excluding right-of-ways. The RPA is divided into two (2) sub-areas: Sub-Area 1 is classified as a conservation area and consists of approximately 190 tax parcels and is generally described as that area along Sheridan Road and the area along 7<sup>th</sup> Street from Sheridan Road to the west and Landon Avenue to the east; Sub-Area 2 is classified as a blighted vacant area and consists of approximately 5 tax parcels and is generally described as that area along 7<sup>th</sup> Street from Landon Avenue to the west to the Chicago & Northwestern Rail Road to the east. The RPA is legally described in a subsequent section denoted as Exhibit 1. A boundary map of the RPA is included as part of Exhibit 2. The RPA contains improved and vacant land designated primarily for commercial, institutional and mixed uses. Current land uses include commercial, single family residential, multi-family residential, institutional and mixed uses.

Sub-Area 1 (Conservation Area) consists of approximately 100 structures of which 76 structures are 35 years of age or older. Sub-Area #1 exhibits lagging/declining EAV, deterioration, deleterious land-use/layout, a lack of community planning, inadequate utilities and obsolescence.

Sub-Area 2 (Blighted Vacant Area) consists of approximately five (5) vacant parcels and exhibits obsolete platting, chronic flooding and is adjacent to deterioration.

### **Community Background**

The Village of Winthrop Harbor is located in the northeastern portion of Lake County, Illinois. It is bordered by the State of Wisconsin to the north, Lake Michigan to the East, and the City of Zion, IL to the southwest. As of the 2010 U.S. Decennial Census, the population of the Village is 6,742 residents with a density of approximately 1,400 residents per square mile.

Major thoroughfares in the Village include Sheridan Road, Lewis Avenue, 9<sup>th</sup> Street and 7<sup>th</sup> Street. Sheridan Road and Lewis Avenue are gateways for the State of Wisconsin.

The Village is located in close proximity to many popular recreational amenities including North Point Marina and Illinois Beach State Park. Historically, past planning efforts have sought to advantage this location by strengthening the Village's identity as a destination-based community.

The Village's general economic and community development objectives include:

- Revitalizing the downtown district and the Sheridan Road corridor
- Planning for future growth areas, including areas along the 7<sup>th</sup> Street corridor
- Diversifying mutli-family housing in the downtown district
- Improving gateways into the community
- Enhancing connectivity for pedestrians, bicyclists and motorists
- Increasing and diversifying the Village's economic base

The Village has identified the RPA as a key asset in achieving these objectives and the goals of increasing tourism and strengthening the Village's economic base.

### **The Proposed TIF District**

The proposed TIF District consists of approximately 195 tax parcels and is approximately 97 acres in size. It is located generally along Sheridan Road from 14<sup>th</sup> Street to the Village's northern municipal boundary and along 7<sup>th</sup> Street from Sheridan Road to the Chicago & North Western Rail Road.

The RPA has been identified by the Village as a key asset in obtaining its community and economic development goals. The Village's *Comprehensive Plan* (2016) states,

"The primary economic challenge identified through the existing conditions analysis include a limited food and accommodation sector for visitors, and a lack of a vibrant Sheridan Road corridor and downtown district"

Many other Village plans and reports also identify the same level of importance that the RPA holds in achieving the Village's community and economic development goals. These include:

- *The Necessity for Change: A Plan for Economic Development* (2010)
- *Triangle Area Redevelopment Plan* (2007)
- *Station Area and Streetscape Plan* (2005)
- *Comprehensive Plan* (1995)

These reports and plans clearly establish the importance of the RPA. They also describe characteristics of the area which deter investment and prohibit the RPA from being fully utilized.

The proposed TIF District suffers from a variety of economic development impediments as defined in the TIF Act. Section V of the *TIF Qualification Report* (see Appendix 5) identifies the impediments to redevelopment.

On balance, the combination of these factors limits the opportunities for private reinvestment within and around the proposed RPA. Such factors potentially suppress the value of future development and weaken the potential for business growth or mixed-use redevelopment opportunities – limiting employment and contributing to the lack of sustained investment in the area.

The RPA would be suitable for new development if the Village is able to coordinate uses and redevelopment activity by the Village. Through this TIF Redevelopment Plan and as part of its comprehensive economic development planning, the Village intends to attract and encourage residential, institutional, commercial and retail/mixed uses to locate, upgrade, expand and/or modernize their facilities within Winthrop Harbor. Through the establishment of the RPA, the Village would implement a program to redevelop key areas within the new TIF District; in so doing, it would stabilize the area, extend benefits to the community, and assist affected taxing districts over the long run.

### **Rationale for Redevelopment Plan**

The Village recognizes the need for a strategy to revitalize properties and promote development within the boundaries of the RPA. The needed private investment would only be possible if a TIF district is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions and economic conditions that have discouraged intensive private investment in the past will be eliminated. Ultimately, the implementation of the Plan will benefit both the Village and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The Village has determined that the area as a whole would not be developed in a coordinated manner without the adoption of the TIF Redevelopment Plan. The Village, with the assistance of KMA, has therefore commissioned this Plan to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment and land assembly, the RPA will become a more viable area that will attract private investment. The public investment and land assembly will lay the foundation for the redevelopment of the area with private capital. This in turn will set the stage for future residential, institutional, commercial and retail/mixed-use opportunities in the area.

The designation of the area as an RPA will allow the Village to pursue the following beneficial strategies:

- Undertaking site preparation and infrastructure development that supports the redevelopment plan for the RPA;
- Entering into redevelopment agreements in order to redevelop existing property and/or to induce new development to locate within the RPA;
- Establishing a pattern of land-use activities that will increase efficiency and economic inter-relationships, especially as such uses complement adjacent current and/or future commercial opportunities and Village redevelopment projects within the RPA and/or surrounding area; and
- Enhancing area appearance through improvements to landscape, streetscape and signage.

Through this Plan, the Village will direct the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Several benefits are expected to accrue to the area: entry of new businesses; new employment opportunities; and physical and aesthetic improvements. Ultimately, the implementation of the Plan will benefit (a) the Village, (b) the taxing

districts serving the RPA, (c) residents and property owners within the RPA, and (d) existing and new businesses.

### **Village Findings**

The Village, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and redevelopment would not reasonably be expected to be achieved;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- That the TIF Redevelopment Plan conforms to the Village of Winthrop Harbor's *Comprehensive Plan (2016)* as detailed in Section III of this report.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will not result in the displacement of ten (10) inhabited residential units or more, and that the RPA contains less than seventy-five (75) inhabited residential units. Therefore, this plan does not include a Housing Impact Study as would otherwise be required.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.

## **II. RPA LEGAL DESCRIPTION**

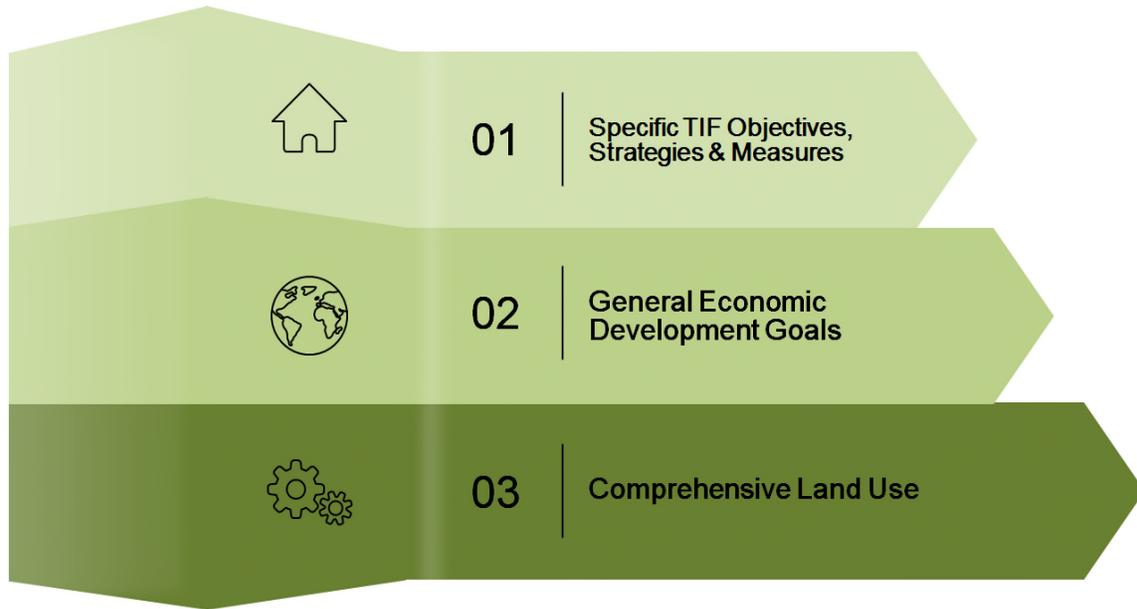
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The Redevelopment Project Area legal description is attached in Appendix 1.

### III. RPA GOALS AND OBJECTIVES

The Village has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the RPA.

**Exhibit 1.** Relationship of Land Use and Economic Development Plans



An important underlying planning document is the Village of Winthrop *Comprehensive Plan* (2016) which, as an element of the planning process, describes the overall vision for the Village and is the foundation for Village initiatives such as the proposed Sheridan Road TIF District. This overarching planning document influences all other Village planning processes such as the TIF planning process. Other relevant plans and reports include:

- *The Necessity for Change: A Plan for Economic Development* (2010)
- *Triangle Area Redevelopment Plan* (2007)
- *Station Area and Streetscape Plan* (2005)
- *Comprehensive Plan* (1995 – updated in 2016)

#### **General Economic Development Goals of the Village**

Establishment of the proposed Sheridan Road RPA supports the following specific Village-wide objectives as expressed in the vision statements of the Village of Winthrop Harbor *Comprehensive Plan* (2016) that would directly determine future economic development activities and influence the parameters of future redevelopment projects.

## Exhibit 2. Objectives Applicable to Sheridan Road RPA

### *Objective*

- Enhance the existing high quality of life for residents, business owners, and visitors through a diversity of land uses while respecting the high-quality natural resources within the community
- Preserve and enhance existing neighborhoods while supporting new development in strategic locations that result in a diversity of housing types and densities to accommodate future needs and complement community character
- Create a sustainable and diverse municipal tax base that fulfills the retail needs of residents, the needs of visitors, and attracts an array of users from the region to its unique destinations
- Maximize recreational and open space opportunities available to residents
- Create an efficient transportation network that removes barriers to local circulation for motorists, cyclists and pedestrians, while creating attractive and inviting gateways into the community for the region's visitors

Source: *Village of Winthrop Harbor Comprehensive Plan (2016)*

TIF designation would allow the Village to pursue the following objectives within the RPA:

- Coordinate redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- Accomplish redevelopment over a reasonable time period;
- Create an attractive overall appearance for the area; and
- Further the goals and objectives of the Comprehensive Plan.

Ultimately, the implementation of the Redevelopment Project would contribute to the economic development of the area and provide new employment opportunities for Village residents.

The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Facilitating the preparation of improved and vacant sites, by assisting private developers to assemble suitable sites for modern development needs;
- Coordinate site preparation or environmental remediation to provide additional land for new expanded development, as appropriate;
- Fostering the replacement, repair, and/or improvement of infrastructure, including (as needed) sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new development within the RPA;
- Facilitating rehabilitation or reconstruction of structures, by assisting private developers in the rehabilitation of existing structures; and,
- Facilitating the provision of adequate on- and off-street parking within the RPA

To track success in meeting RPA-specific objectives and strategies, the Village may wish to consider establishing certain performance measures that would help the Village monitor the projects to be undertaken within the proposed RPA. The Government Finance Officers Association recommends that municipalities adopting TIF districts evaluate actual

performance against projected performance (e.g., using metrics such as job creation or tax revenue generation).

Exhibit 3 below identifies the types of performance measures the Village may consider to track the performance of projects within the RPA. (Section VI of this report discusses the types of projects that the Village may pursue within the RPA, with the caveat that specific projects at this point are only conceptual in nature.)

**Exhibit 3.** Examples of TIF Performance Measures

<b>Measure</b>	<b>Examples</b>
<b>Input</b>	Public investment (\$) Private investment (\$) Acres of land assembled for TIF Bond proceeds (if any)
<b>Output/Workload</b>	Jobs created or retained Number of streetscaping fixtures installed Commercial space created (square feet)
<b>Efficiency</b>	Leverage ratio (private investment / public investment) Cost per square foot of commercial space Public subsidies per job created/retained
<b>Effectiveness</b>	% change in equalized assessed value (EAV) in TIF versus EAV in rest of Village % change in EAV within TIF before and after TIF creation Municipal sales taxes before and after TIF creation
<b>Risk</b>	Debt coverage ratio Credit ratings of anchor tenants Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association, 2005.

## **IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS**

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### **Evidence of the Lack of Development and Growth within the RPA**

As documented in Appendix 5 of this Plan, the RPA has suffered from the lack of development and would qualify as both a blighted area and conservation area as such terms are defined in the TIF Act. In recent years, the area has not benefited from sustained private investment and/or development. Absent intervention by the Village, several properties within the RPA would not be likely to be redeveloped.

The proposed RPA exhibits various conditions which, if not addressed by the Village, would eventually result in blight or contribute to blighted conditions. Those conditions include structures and improvements reflecting lagging EAV, deterioration, lack of community planning, deleterious land use/layout, inadequate utilities, obsolescence, obsolete platting, adjacency to deterioration and chronic flooding. These various conditions discourage private sector investment in business enterprises.

### **Assessment of Fiscal Impact on Affected Taxing Districts**

It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the potential decline or lag in property values, as measured by equalized assessed valuations (EAV). In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of falling EAV.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the Village. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the Village – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

An exception to the tax-sharing provision relates to the Village's utilization of TIF funding to mitigate the impact of residential redevelopment upon school and library districts. In such cases, the Village will provide funds to offset the costs incurred by the eligible school and the library districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

## **V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA**

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### **Findings**

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the *TIF Qualification Report*, attached as Appendix 5 in this Plan.

### **Eligibility Survey**

Representatives of KMA and Village staff evaluated the RPA from July 2018 to the date of this Plan's issuance. Analysis was aided by certain reports obtained from the Village, on-site due diligence, and other sources. In KMA's evaluation, only information was recorded which would help assess the eligibility of the proposed area as a TIF District.

## **VI. REDEVELOPMENT PROJECT**

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### **Redevelopment Plan and Project Objectives**

As indicated in Section III of this Report, the Village has established a planning process which guides economic development and land use activities throughout the Village. Consistent with the established planning process, the Village proposes to achieve economic development goals and objectives through the redevelopment of the Sheridan Road RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques (including but not limited to tax increment financing).

The project-specific objectives envisioned for the Sheridan Road RPA are as follows:

- 1) Redevelopment of vacant and underutilized properties throughout the RPA and implementing a plan to attract new users to the RPA.
- 2) Constructing public improvements which may include (if necessary):
  - Street and sidewalk improvements (including new street construction and widening/narrowing of current streets; any street widening/narrowing would conform with Village standards for context-sensitive design);
  - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
  - Signalization, traffic control and lighting;
  - Off-street parking and public parking facilities; an
  - Landscaping, streetscaping, and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation (any demolition activities would conform to Village criteria for allowing demolition).
- 5) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

### **Redevelopment Activities**

Pursuant to the project objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, land acquisition, land disposition, site preparation, clearance, demolition, provision of public infrastructure and related public

improvements, construction of new public facilities or improvements, and rehabilitation of structures, if necessary. Such activities conform to the provisions of the TIF Act that define the scope of permissible redevelopment activities.

#### Site Preparation, Clearance, Relocation and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

#### Land Assembly and Relocation

Certain properties or interests in properties in the RPA may be acquired and properties owned by or acquired by the Village may be assembled and reconfigured into appropriate redevelopment sites. It is expected that the Village would facilitate private acquisition through reimbursement of acquisition and related costs as well as through the write-down of acquisition costs. Such land may be held or disposed of by the Village on terms appropriate for public or private development, including the acquisition of land needed for construction of public improvements. Relocation activities may be funded as provided for in the Act.

#### Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains and stormwater management, as well as sanitary and storm sewer systems, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures); and
- Beautification, identification markers, landscaping, lighting, and signage of public rights-of-way.

#### Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to assist in the redevelopment of the area and conform to Village code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

### Interest Rate Write-Down

The Village may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

### Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

### School and Library District Costs

The Village may provide for payment of school district and library district costs, as required under the Act for residential components (if any) assisted through TIF funding.

### **General Land Use Plan**

As noted in Section I of this report, the proposed RPA has residential, institutional, commercial and retail/mixed uses.

Existing land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 4 designates future land uses in the Redevelopment Project Area. Future land uses will conform to the Zoning Ordinance and the Village of Winthrop Harbor *Comprehensive Plan* (2016) as may be amended from time to time.

### **Eligible Redevelopment Project Costs**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement “Redevelopment Project Costs”, are expected to substantially exceed such Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including,

but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;

- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. The cost of marketing sites within the redevelopment project area 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 interest 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;
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; 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; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior

to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

6. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the redevelopment project area;
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
  - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district’s increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as

authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
  - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
  - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:
- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

- (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
    - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
  - c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;
10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through

an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. 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;
12. Payment in lieu of taxes;
13. Costs of job training, 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 redevelopment project area; 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 agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. Interest costs incurred by a redeveloper 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 30% of the annual interest costs incurred by the developer with regard to the redevelopment 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 paragraph 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 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
  - e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);
  - f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may

be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income 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 benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median

income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

### **Projected Redevelopment Project Costs**

Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the “Total Estimated TIF Budget” in Exhibit 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

**Exhibit 4**  
RPA Project Cost Estimates

<b>Program Actions/Improvements</b>	<b>Estimated Costs</b>
Land Acquisition and Assembly Costs (including Relocation Costs)	\$6,500,000
Site Preparation and Demolition, including Environmental Remediation	2,500,000
Public Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	14,500,000
Rehabilitation of Existing Structures	3,750,000
Interest Costs Pursuant to the Act	6,000,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting and Marketing)	3,000,000
School Tuition and Library Costs as provided by the Act	3,000,000
Job Training	500,000
<b>TOTAL ESTIMATED TIF BUDGET</b>	<b>\$ 39,750,000</b>

Notes:

- (1) All project cost estimates are in 2019 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above and all as provided for in the Act.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the Sheridan Road RPA.

### **Sources of Funds to Pay Redevelopment Project Costs**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the Village may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the Village may establish in the future. (Conversely, incremental revenues from the Sheridan Road TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Exhibit 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the Village, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2018 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

### **Nature and Term of Obligations to Be Issued**

The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the Village may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

**Most Recent Equalized Assessed Valuation for the RPA**

The most recent equalized assessed valuation for the RPA is based on the 2017 EAV and is estimated to be approximately \$6,961,051. In the event that 2018 EAVs are finalized at adoption, the EAV would be updated

**Anticipated Equalized Assessed Valuation for the RPA**

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately \$30,000,000 to \$40,000,000 depending upon market conditions and the scope of the redevelopment projects.

## VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

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### **Redevelopment Project**

The Village will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to Village zoning and planning requirements, or if the Village undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the Village:

- Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed for construction of public improvements.
- Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.
- Rehabilitation: The Village may assist in the rehabilitation of buildings, if any, or site improvements located within the RPA.
- Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.
- Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The Village may also undertake the provision of necessary detention or retention ponds and related stormwater management projects.
- Roadway/Street/Parking Improvements: The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

- Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.
- Public Safety-Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.
- School District and Library District Costs: The payment of such costs, if any, may be provided pursuant to the requirements of the TIF Act.
- Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.
- Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

**Commitment to Fair Employment Practices and compliance with Affirmative Action Plans**

The Village has adopted employment policies and is committed to employment practices which provide equal opportunity to all people regardless of sex, color, race, creed, sexual orientation, national origin, ancestry, age, marital status, order of protection status, disability or physical handicap, military status, sexual orientation, pregnancy, unfavorable discharge from military service as defined by law, citizenship status as defined by law or any other status or basis as may be now or hereinafter be prohibited by law. These nondiscriminatory practices will apply to all areas of employment including: recruitment, hiring, promotion, renewal of employment, selection for training or apprenticeship, discharge, discipline, compensation, tenure or any terms, conditions or privileges of employment. The Village shall comply with all applicable Federal, State and County laws and regulations governing employment discrimination and regulating the employment opportunities as well as any such Federal, State and County Affirmative Action Plans/Programs relevant in whole or in part to any Village activity. The Village shall additionally in all of its activities ensure and maintain a working environment free of harassment, intimidation and coercion at all locations and in all facilities. It is herein found and determined that fair and equal employment practices and opportunities as set forth herein is important to the continued growth and vitality of the community.

**Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs**

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad

valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.

## **VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT**

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This Plan may be amended pursuant to the provisions of the Act.

## **APPENDIX 1: Legal Description of Project Area**

**LEGAL DESCRIPTION - 2018 TIF DISTRICT**

THAT PART OF FRACTIONAL SECTIONS 3 AND 4, AND PART OF SECTIONS 9, 10, 15 AND 16, ALL IN TOWNSHIP 46 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INESECTION OF THE EAST LINE OF THE WEST 300 FEET OF GOVERNMENT LOT 2 AND THE NORTH LINE OF GOVERNMENT LOT 2 IN THE WEST HALF OF SAID FRACTIONAL SECTION 3;  
THENCE EAST ALONG THE NORTH LINE OF GOVERNMENT LOT 2 IN SAID WEST HALF OF FRACTIONAL SECTION 3, A DISTANCE OF 1,482 FEET (MORE OR LESS) TO THE EAST LINE OF THE WEST 867 FEET OF THAT PART OF THE NORTH HALF OF SAID FRACTIONAL SECTION 3, LYING EAST OF THE CENTERLINE OF SHERIDAN ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF THE WEST 867 FEET OF THAT PART OF THE NORTH HALF OF SAID FRACTIONAL SECTION 3, A DISTANCE OF 000 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT 15 IN KOSKI'S SUBDIVISION (AS PER DOCUMENT IN BOOK 30 OF PLATS, PAGE 36);  
THENCE WEST ALONG THE NORTH LINE OF KOSKI'S SUBDIVISION, A DISTANCE OF 827 FEET TO THE NORTHWEST CORNER OF LOT 1 IN KOSKI'S SUBDIVISION, ALSO BEING THE EAST LINE OF SHERIDAN ROAD;  
THENCE SOUTH ALONG THE EAST LINE OF SHERIDAN ROAD. A DISTANCE OF 209 FEET TO THE NORTHWEST CORNER OF LOT 8 IN KOSKI'S SUBDIVISION;  
THENCE WEST ALONG THE NORTH LINE OF LOT 8 IN KOSKI'S SUBDIVISION, A DISTANCE OF 200 FEET TO THE NORTHEAST CORNER OF SAID LOT 8 IN KOSKI'S SUBDIVISION;  
THENCE SOUTH ALONG THE EAST LINE OF LOTS 8 AND 9 IN KOSKI'S SUBDIVISION, A DISTANCE OF 140 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN KOSKI'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF LOT 9 IN KOSKI'S SUBDIVISION, A DISTANCE OF 67 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN DEED RECORDED AS DOCUMENT 7382380;  
THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY IN DEED, A DISTANCE OF 100 FEET;  
THENCE EAST ALONG THE EAST LINE OF SAID PROPERTY IN DEED, A DISTANCE OF 39 FEET;  
THENCE SOUTH ALONG THE EAST LINE OF SAID PROPERTY IN DEED, A DISTANCE OF 157 FEET TO A POINT ON THE NORTH LINE OF THIRD STREET;  
THENCE CONTINUING SOUTH ALONG A LINE, A DISTANCE OF 43 FEET TO A POINT ON THE SOUTH LINE OF THIRD STREET;  
THENCE EAST ALONG THE SOUTH LINE OF THIRD STREET TO A POINT ON THE EAST LINE OF LANDS DESCRIBED IN A DEED (RECORDED AS DOCUMENT 7271039);  
THENCE SOUTH ALONG THE EAST LINE OF LANDS DESCRIBED IN AFOREMENTIONED DEED, A DISTANCE OF 300 FEET TO A POINT ON THE NORTH LINE OF LOT 3 IN THE PINES SUBDIVISION (RECORDED AS DOCUMENT 1845625);  
THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 67 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT A IN THE PINES SUBDIVISION;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT A, A DISTANCE OF 430.32 FEET TO THE SOUTHEAST CORNER THEREOF;  
TEHENCE SOUTHEASTERLY ALONG A LINE, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF LOT B IN THE PINES SUBDIVISION;  
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT B, A DISTANCE OF 500.86 FEET TO THE SOUTHEAST CORNER THEREOF;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT B, A DISTANCE OF 130.69 FEET TO THE SOUTHWEST CORNER THEREOF, SAID CORNER ALSO BEING ON THE EAST LINE OF SHERIDAN ROAD;  
THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SHERIDAN ROAD TO THE INTERSECTION WITH THE SOUTHERLY LINE OF NORTH PARK AVENUE;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF NORTH PARK AVENUE TO THE INTERSECTION WITH THE NORTH LINE OF SEVENTH STREET;  
THENCE WEST ALONG THE NORTH LINE OF SEVENTH STREET, A DISTANCE OF 384.94 FEET TO THE INTERSECTION OF THE NORTH LINE OF SEVENTH STREET AND THE EAST LINE OF RAVINE DRIVE;  
THENCE NORTHWESTERLY ALONG THE EAST LINE OF RAVINE DRIVE, A DISTANCE OF 122.71 FEET TO THE SOUTHERLY CORNER OF THE PINES CONDOMINIUM;  
THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID THE PINES CONDOMINIUM, A DISTANCE OF 284.64 FEET TO THE SOUTHWEST CORNER OF THE "OPEN AREA" IN THE PINES CONDOMINIUM;  
THENCE EAST ALONG THE SOUTH LINE OF SAID "OPEN AREA", A DISTANCE OF 290 FEET TO A POINT ON THE WEST LINE OF METRA RAILWAY PROPERTY (DOCUMENT 3233767);  
THENCE SOUTH ALONG SAID WEST LINE, A DISTANCE OF 300 FEET;  
THENCE EAST ALONG A LINE, A DISTANCE OF 50 FEET;  
THENCE SOUTH ALONG A LINE, A DISTANCE OF 50 FEET TO A POINT ON THE NORTH LINE OF SEVENTH STREET;  
THENCE EAST ALONG THE NORTH LINE OF SEVENTH STREET, A DISTANCE OF 50 FEET TO A POINT ON THE WEST LINE OF THE CHICAGO & NORTHWESTERN RAILWAY (UNION PACIFIC RAILROAD);  
THENCE SOUTH ALONG THE WEST LINE OF SAID RAILWAY, A DISTANCE OF 2,370 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN BLOCK 10 IN KELLOGG'S SUBDIVISION (RECORDED IN BOOK "I" OF PLATS, PAGE 73);  
THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN BLOCK 10 TO A POINT ON THE WEST LINE OF BLOCK 11 IN KELLOGG'S SUBDIVISION;  
THENCE CONTINUING WEST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4 IN BLOCK 10, TO THE WEST LINE OF THE EAST HALF OF A VACATED ALLEY;  
THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF A VACATED ALLEY TO THE NORTHWEST CORNER OF SAID BLOCK 11 IN KELLOGG'S SUBDIVISION;  
THENCE WEST ALONG THE SOUTH LINE OF BLOCK 19 IN THE SUBDIVISION OF LOT 6 IN WINTHROP HARBOR (RECORDED IN BOOK "E" OF PLATS, PAGES 24 AND 25) TO THE INTERSECTION WITH THE EAST LINE OF SOUTH PARK AVENUE;  
TEHNCE NORTHERLY ALONG THE EAST LINE OF SOUTH PARK AVENUE TO THE INTERSECTION WITH THE EAST LINE OF BLOCK 11 IN THE RESUBDIVISION OF VARIOUS PARTS OF A SUBDIVISION OF LOT 6 OF WINTHROP HARBOR (RECORDED IN BOOK "G" OF PLATS, PAVE 45);  
THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 11, A DISTANCE OF 100 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 133 FEET OF SAID BLOCK 11;  
THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 133 FEET OF SAID BLOCK 11 TO A POINT ON THE EAST LINE OF LANDON AVENUE;  
THENCE NORTHWESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT A IN BLOCK 10 IN SAID RESUBDIVISION;  
TEHNCE WEST ALONG THE SOUTH LINE OF LOT A IN SAID BLOCK 10 TO THE SOUTHWEST CORNER THEREOF;  
THENCE CONTINUING WEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT A IN BLOCK 9;  
THENCE CONTINUING WEST ALONG THE SOUTH LINE OF LOT A IN SAID BLOCK 10 TO THE SOUTHWEST CORNER THEREOF;  
THENCE CONTINUING WEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT A IN BLOCK 8;  
TEHNCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 8, A DISTANCE OF 101.2 FEET TO THE SOUTHEAST CORNER OF LOT C IN BLOCK 8;  
THENCE WESTERLY ALONG THE SOUTH LINE OF LOT C IN SAID BLOCK 8, A DISTANCE OF 105.77 FEET TO THE SOUTHWEST CORNER THEREOF;  
THENCE CONTINUING WESTERLY ALONG A LINE, A DISTANCE OF 16 FEET TO A POINT ON THE EAST LINE OF LOT B IN SAID BLOCK 8;

THENCE SOUTHWESTERLY ALONG THE EAST LINE OF LOT B IN SAID BLOCK 8 TO THE SOUTHEAST CORNER THEREOF;  
THENCE CONTINUING SOUTHWESTERLY ALONG A LINE, A DISTANCE OF 66 FEET TO THE NORTHEAST CORNER OF LOT A IN BLOCK 15;  
THENCE WEST ALONG THE NORTH LINE OF LOT A IN SAID BLOCK 15, A DISTANCE OF 42 FEET;  
THENCE SOUTHWESTERLY ALONG THE WEST LINE OF THE EAST 42 FEET OF LOT A IN SAID BLOCK 15, A DISTANCE OF 100 FEET;  
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 100 FEET OF LOT A IN SAID BLOCK 15, A DISTANCE OF 42 FEET TO A POINT ON THE EAST LINE OF LOT A IN SAID BLOCK 15;  
THENCE SOUTHWESTERLY ALONG THE EAST LINE OF LOT A IN SAID BLOCK 15 TO THE SOUTHEAST CORNER THEREOF;  
THENCE CONTINUING SOUTHWESTERLY ALONG A LINE, A DISTANCE OF 66 FEET TO THE NORTHEAST CORNER OF LOT 18 IN BLOCK 1 IN KELLOGG'S SUBDIVISION (RECORDED IN BOOK "I" OF PLATS, PAGE 73);  
THENCE CONTINUING SOUTHWESTERLY ALONG THE EAST LINE OF LOTS 18 THRU 13 IN SAID BLOCK 1 TO THE SOUTHEAST CORNER OF LOT 13 IN SAID BLOCK 1;  
TEHNCE ONTINUING SOUTHWESTERLY ALONG A LINE, A DISTANCE OF 60 FEET TO THE NORTHEAST CORNER OF LOT 18 ON BLOCK 6;  
THENCE WEST ALONG THE NORTH LINE OF LOT 18 IN SAID BLOCK 6, A DISTANCE OF 83 FEET;  
THENCE SOUTH ALONG A LINE, A DISTANCE OF 100 FEET TO A POINT ON THE SOUTH LINE OF LOT 18 IN SAID BLOCK 6;  
THENCE WEST ALONG THE SOUTH LINE OF LOT 18 IN SAID BLOCK 6, A DISTANCE OF 44.15 FEET;  
THENCE SOUTH ALONG THE WEST LINE OF THE EAST 120 FEET OF LOT 17 AND 16 IN BLOCK 6, A DISTANCE OF 130.4 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 30 FEET OF LOT 16 IN SAID BLOCK 6;  
THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 30 FEET OF LOT 16 IN SAID BLOCK 6, A DISTANCE OF 120 FEET TO A POINT ON THE EAST LINE OF SAID LOT 16;  
THENCE SOUTHWESTERLY ALONG THE EAST LINE OF LOTS 16 AND 15 IN SAID BLOCK 6 TO THE SOUTHEAST CORNER OF SAID LOT 15;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 235.9 FEET TO THE SOUTHWEST CORNER THEREOF;  
THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SHERIDAN ROAD TO THE INTERSECTION WITH THE NORTH LINE OF ELEVENTH STREET;  
THENCE CONTINUING SOUTHWESTERLY ALONG A LINE TO TO THE INTERSECTION OF THE EAST LINE OF SHERIDAN ROAD AND THE SOUTH LINE OF ELEVENTH STREET;  
THENCE EAST ALONG THE SOUTH LINE OF ELEVENTH STREET, SAID LINE ALSO BEING THE NORTH LINE OF LOT 1 IN BLOCK 12 IN KELLOGG'S SUBDIVISION (RECORDED IN BOOK "J" OF PLATS, PAGE 16), A DISTANCE OF 252.44 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK 12;  
THENCE SOUTH ALONG THE EAST LINE OF LOTS 1 THRU 5 IN BLOCK 12 OF KELLOGG'S SUBDIVISION, A DISTANCE OF 500 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5 IN BLOCK 12;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 5 IN BLOCK 12, A DISTANCE OF 195 FEET;  
THENCE SOUTH ALONG THE WEST LINE OF THE EAST 195 FEET OF LOT 6 IN BLOCK 12, AND THE SOUTHERLY EXTENSION OF SAID WEST LINE, A DISTANCE OF 160 FEET TO A POINT ON THE NORTH LINE OF LOT 1 IN BLOCK 17 IN KELLOGG'S SUBDIVISION;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 17, A DISTANCE OF 65 FEET TO A POINT ON THE WEST LINE OF THE EAST 130 FEET OF SAID LOT 1 IN BLOCK 17;  
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 130 FEET OF LOTS 1 AND 2 IN BLOCK 17, A DISTANCE OF 192.2 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2 IN BLOCK 17;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 IN BLOCK 17, A DISTANCE OF 130 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 IN BLOCK 17;  
THENCE SOUTH ALONG THE EAST LINE OF LOTS 3 THRU 6 IN BLOCK 17, A DISTANCE OF 396 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 IN BLOCK 17;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6 IN BLOCK 17, A DISTANCE OF 280 FEET;  
THENCE SOUTHERLY ALONG A LINE, A DISTANCE OF 60 FEET TO A POINT ON THE NORTH LINE OF LOT 1 IN BLOCK 1 IN KELLOGG'S RESUBDIVISION OF BLOCK 23 THRU 28, AND 30 THRU 33 OF KELLOGG'S SUBDIVISION (RECORDED IN BOOK "R" OF PLATS, PAGE 98), SAID POINT BEING 58 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1 IN BLOCK 1;  
THENCE SOUTH ALONG THE WEST LINE OF THE EAST 58 OF SAID LOT 1 IN BLOCK 1, A DISTANCE OF 100 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1;  
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1, A DISTANCE OF 58 FEET TO THE SOUTHEAST CORNER THEREOF;  
THENCE SOUTH ALONG THE EAST LINE OF LOTS 2 THRU 6 IN BLOCK 1, A DISTANCE OF 500 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 1;  
THENCE SOUTHERLY ALONG A LINE, A DISTANCE OF 60 FEET TO THE INTERSECTION OF THE NORTH LINE OF BLOCK 2 IN SAID KELLOGG'S RESUBDIVISION AND THE EAST LINE OF THE WEST HALF OF VACATED ALLEY IN SAID BLOCK 2;  
THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF VACATED ALLEY IN SAID BLOCK 2, A DISTANCE OF 190 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 2 IN BLOCK 2;  
THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 10 FEET OF LOT 2 IN BLOCK 2, A DISTANCE OF 151.5 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT 2 IN BLOCK 2;  
THENCE NORTHWESTERLY ALONG A LINE, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST LINE OF SHERIDAN ROAD AND THE SOUTH LINE OF THE NORTH 200 FEET OF BLOCK 100 IN FREDERICK H. BARTLETT'S NORTH SHORE ACRES (RECORDED IN BOOK "J" OF PLATS, PAGES 68-71);  
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 200 FEET OF SAID BLOCK 100, A DISTANCE OF 406.13 FEET TO THE EAST LINE OF THE WEST HALF OF SAID BLOCK 100;  
THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF SAID BLOCK 100, A DISTANCE 200 FEET TO THE NORTH LINE OF SAID BLOCK 100;  
THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK 100, A DISTANCE OF 328 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16;  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 155 FEET;  
THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 438 FEET, MORE OR LESS;  
THENCE SOUTHEASTERLY ALONG A LINE, A DISTANCE OF 105 FEET, MORE OR LESS;  
THENCE EAST ALONG A LINE, A DISTANCE OF 120 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SECTION 16;  
THENCE CONTINUING EAST ALONG A LINE, A DISTANCE OF 42 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SHERIDAN ROAD;  
THENCE NORTHERLY ALONG THE WEST LINE OF SHERIDAN ROAD TO THE INTERSECTION OF THE WEST LINE OF SHERIDAN ROAD AND THE SOUTH LINE OF LOT R IN FREDERICK H. BARTLETT'S NORTH SHORE ACRES (RECORDED IN BOOK "J" OF PLATS, PAGES 68-71);  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT R, A DISTANCE OF 145 FEET TO THE EAST LINE OF THE WEST 309 FEET OF SAID LOT R;  
THENCE NORTH ALONG THE EAST LINE OF THE WEST 309 FEET OF SAID LOT R, A DISTANCE OF 98.5 FEET TO THE SOUTH LINE OF LOT Q;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT Q, A DISTANCE OF 309 FEET TO THE SOUTHWEST CORNER OF SAID LOT Q;  
THENCE NORTH ALONG THE WEST LINE OF LOTS Q, P, O AND N IN FREDERICK H. BARTLETT'S NORTH SHORE ACRES, A DISTANCE OF 400 FEET TO THE NORTHWEST CORNER OF SAID LOT N;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT N, A DISTANCE OF 387.6 FEET TO A POINT ON THE EAST LINE OF THE WEST 387.6 FEET OF LOT M;  
THENCE NORTH ALONG THE EAST LINE OF THE WEST 387.6 FEET OF SAID LOT M, A DISTANCE OF 98.5 FEET TO A POINT ON THE NORTH LINE OF SAID LOT M;  
THENCE NORTH ALONG A LINE, A DISTANCE OF 60 FEET TO A POINT ON THE SOUTH LINE OF LOT L, SAID POINT BEING 57.8 FEET EAST OF THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH ALONG THE EAST LINE OF THE WEST 57.8 FEET OF SAID LOT L, A DISTANCE OF 126.9 FEET TO A POINT ON THE SOUTH LINE OF LOT K;  
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT K, A DISTANCE OF 57.8 FEET TO THE SOUTHWEST CORNER OF SAID LOT K;  
THENCE NORTH ALONG THE WEST LINE OF LOTS K, J, I, H, G, F, E, D, C, B AND A, A DISTANCE OF 1123.9 FEET TO THE NORTHWEST CORNER OF SAID LOT A;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT A, A DISTANCE OF 230 FEET;  
THENCE NORTH ALONG A LINE, A DISTANCE OF 73 FEET TO THE INTERSECTION OF THE NORTH LINE OF NINTH STREET AND THE EAST LINE OF WHITNEY AVENUE;  
THENCE NORTHEASTERLY ALONG THE EAST LINE OF WHITNEY AVENUE TO THE INTERSECTION OF THE SOUTH LINE OF EIGHTH STREET AND THE EAST LINE OF WHITNEY AVENUE;  
THENCE NORTHEASTERLY ALONG A LINE, A DISTANCE OF 87 FEET TO THE SOUTHWEST CORNER OF LOT E IN BLOCK 7 IN RESUBDDIVISION OF VARIOUS PARTS OF THE SUBDIVISION OF LOT 6 IN WINTHROP HARBOR (RECORDED IN BOOK "G" OF PLATS, PAGE 45 AND 46);  
THENCE NORTH ALONG THE WEST LINE OF SAID LOT E IN BLOCK 7 TO A POINT ON THE SOUTH LINE OF THE NORTH 186 FEET OF SAID LOT E IN BLOCK 7;  
THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH 186 FEET OF SAID LOT E IN BLOCK 7 TO A POINT ON THE EAST LINE OF SAID LOT E IN BLOCK 7;  
THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT E IN BLOCK 7, A DISTANCE OF 186 FEET TO THE SOUTHEAST CORNER OF LOT D IN BLOCK 7;  
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT D IN BLOCK 7, A DISTANCE OF 104.18 FEET TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTHEASTERLY ALONG THE WEST LINE OF LOTS D, C AND A IN BLOCK 7, A DISTANCE OF 321.29 FEET TO THE NORTHWEST CORNER OF SAID LOT A IN BLOCK 7;  
THENCE NORTHEASTERLY ALONG A LINE, A DISTANCE OF 80 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN MAIN HARBOR PLAZA SUBDIVISION (RECORDED AS DOCUMENT 5371009);  
THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 125.26 FEET TO THE NORTHWEST CORNER THEREOF;  
THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 145 FEET;  
THENCE NORTH ALONG A LINE, A DISTANCE OF 16 FEET TO THE SOUTHWEST CORNER OF LOT C IN BLOCK 4 IN RESUBDDIVISION OF VARIOUS PARTS OF THE SUBDIVISION OF LOT 6 IN WINTHROP HARBOR (RECORDED IN BOOK "G" OF PLATS, PAGE 45 AND 46);  
THENCE NORTHEAST ALONG THE WEST LINE OF SAID LOT C IN BLOCK 4 TO A POINT ON THE SOUTH LINE OF NORTH 125 FEET OF SAID LOT C IN BLOCK 4;  
THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTH 125 FEET OF SAID LOT C IN BLOCK 4 TO THE WEST LINE OF SHERIDAN ROAD;  
THENCE NORTHEASTERLY ALONG THE WEST LINE OF SHERIDAN ROAD TO A POINT ON THE SOUTH LINE OF LOT B IN BLOCK 4;  
THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT B IN BLOCK 4, A DISTANCE OF 109.69 FEET TO THE SOUTHWEST CORNER THEREOF;  
THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT B IN BLOCK 4, A DISTANCE OF 75 FEET TO THE NORTHWEST CORNER THEREOF;  
THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT B IN BLOCK 4, A DISTANCE OF 130.83 FEET TO THE WEST LINE OF SHERIDAN ROAD;  
THENCE NORTHEASTERLY ALONG THE WEST LINE OF SHERIDAN ROAD TO A POINT ON THE SOUTH LINE OF THE NORTH 75 FEET OF LOT A IN BLOCK 4;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 75 FEET OF SAID LOT A IN BLOCK 4, A DISTANCE OF 122 FEET TO A POINT ON THE WEST LINE THEREOF;  
 THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT A IN BLOCK 4, A DISTANCE OF 75 FEET TO THE NORTHWEST CORNER THEREOF;  
 THENCE NORTH ALONG A LINE, A DISTANCE OF 16 FEET TO THE SOUTHWEST CORNER OF LOT 17 IN BLOCK 2 IN WINTHROP HARBOR SUBDIVISION (RECORDED IN BOOK "E" OF PLATS, PAGE 24 AND 25);  
 THENCE NORTHEASTERLY ALONG THE WEST LINE OF LOTS 17 THRU 9 IN SAID BLOCK 2 AN THE WEST LINE OF LOT 8 IN SCHANZE'S SUBDIVISION (RECORDED IN BOOK "L" OF PLATS, PAGE 103) TO THE SOUTHWEST CORNER OF LOT 7 IN SCHANZE'S SUBDIVISION;  
 THENCE NORTHWEST ALONG THE WEST LINE OF LOT 7, A DISTANCE OF 19.8 FEET TO THE NORTHWEST CORNER THEREOF;  
 THENCE NORTHEAST ALONG THE NORTHERLY LINE OF SAID LOT 7, A DISTANCE OF 129.7 FEET TO THE NORTHERN CORNER THEREOF;  
 THENCE CONTINUING NORTHEASTERLY ALONG A LINE, A DISTANCE OF 50 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 4 IN THOMAS E WELLS' SUBDIVISION (RECORDED IN BOOK "F" OF PLATS, PAGE 43);  
 THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 4 TO A POINT ON THE WEST LINE OF THE SOUTH HALF OF FRACTIONAL SECTION 3;  
 THENCE NORTH ALONG THE WEST LINE OF SAID SOUTH HALF OF FRACTIONAL SECTION 3 TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF VACATED SHERIDAN PLACE;  
 THENCE NORTHEASTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF VACATED SHERIDAN PLACE TO A POINT ON THE EAST LINE OF THE WEST 72 FEET OF SAID SOUTH HALF OF FRACTIONAL SECTION 3;  
 THENCE SOUTH ALONG SAID EAST LINE, A DISTANCE OF 45 FEET;  
 THENCE EAST ALONG A LINE, A DISTANCE OF 410.93 FEET;  
 THENCE NORTH ALONG A LINE TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF VACATED SHERIDAN ROAD;  
 THENCE NORTHEASTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF VACATED SHERIDAN ROAD TO A POINT ON THE SOUTHWESTERLY LINE OF FOURTH STREET;  
 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF FOURTH STREET TO THE INTERSECTION OF THE SOUTHWESTERLY LINE OF FOURTH STREET AND THE WESTERLY LINE OF SHERIDAN ROAD;  
 THENCE NORTH ALONG THE WESTERLY LINE OF SHERIDAN ROAD TO A POINT ON THE NORTH LINE OF LOT 1 IN THOMAS E WELLS' SUBDIVISION;  
 THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 200 FEET;  
 THENCE NORTH ALONG THE WEST LINE OF THE EAST 240 FEET OF GOVERNMENT LOT 2 OF THE WEST HALF OF FRACTIONAL SECTION 3, A DISTANCE OF 200 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3;  
 THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 398.3 FEET TO A POINT ON THE EAST LINE OF THE WEST 240 FEET OF SAID NORTH HALF;  
 THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 200 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 400 FEET OF GOVERNMENT LOT 2 OF THE WEST FRACTIONAL HALF OF SAID SECTION 3;  
 THENCE EAST ALONG SAID NORTH LINE, A DISANCE OF 358.5 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN HASSLERS SUBDIVISION (RECORDED AS DOCUMENT 4281604);  
 THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER THEREOF;  
 THENCE WEST ALONG THE NORTH LINE OF LOT 1 IN HASSLERS SUBDIVISION AND CONTINUING WEST ALONG THE NORTH LINE OF SECOND STREET, A DISTANCE OF 600 FEET TO THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 3 AND THE NORTH LINE OF SECOND STREET;  
 THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 100 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 700 FEET OF GOVERNMENT LOT 2 IN THE WEST HALF OF FRACTIONAL SECTION 2;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 700 FEET OF SAID GOVERNMENT LOT 2, A DISTANCE OF 300 FEET;  
THENCE NORTH ALONG THE EAST LINE OF THE WEST 300 FEET OF GOVERNMENT LOT 2 IN THE WEST HALF OF FRACTIONAL SECTION 3, A DISTANCE OF 549.52 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

**APPENDIX 2: Boundary Map of RPA**



I:\CRYSTAL LAKE, MINNIA\181212-SHERIDAN RD. 181212-GENERAL MUNICIPAL SERVICES\PLATS\181212 - PLATS DWG E.dwg  
 Plotted: 12/17/2018 10:45 AM By: 554AEB  
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 License No. - 184-001121 - Expires: 4-30-15

REVISION DATE:	COMMENTS:
12-17-2018	Initial Submittal

**EXHIBIT - 2018 TIF DISTRICT BOUNDARY**

**BAXTER & WOODMAN**  
 Consulting Engineers

9678 BRIDGEFORD ROAD • CRYSTAL LAKE, IL 60012  
 PHONE: 815-455-1200 • FAX: 815-455-0450

DRAWN BY: AEB  
 CHECKED BY: AEB

S.T.R.: 54X181518-4412 | SCALE: N.T.S. | JOB NO: **181212**

CLIENT: Village of Winthrop Harbor

## **APPENDIX 3: Current Land Use Map of RPA**



## **APPENDIX 4: Future Land Use Map of RPA**



## **APPENDIX 5: TIF Qualification Report**

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**VILLAGE OF WINTHROP HARBOR, ILLINOIS  
SHERIDAN ROAD TAX INCREMENT FINANCE  
DISTRICT ELIGIBILITY REPORT**

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A study to determine whether all or a portion of an area located in the Village of Winthrop Harbor qualifies, in part, as a “conservation area” and “blighted vacant area” as set forth in the definition in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

**Prepared for: Village of Winthrop Harbor, Illinois**

**Prepared by: Kane, McKenna and Associates, Inc.**

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January, 2019

**VILLAGE OF WINTHROP HARBOR, ILLINOIS  
SHERIDAN ROAD TAX INCREMENT FINANCE DISTRICT  
ELIGIBILITY REPORT**

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Appendix A: Tax Parcels for RPA

Appendix B: Boundary Map of RPA

## **EXECUTIVE SUMMARY**

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Winthrop Harbor (the “Village”) to conduct an analysis of the qualification of an area for the establishment of the Sheridan Road Tax Increment Finance (TIF) District. The Village is pursuing the creation of the Sheridan Road TIF District to promote the revitalization of under-utilized properties located within the Village and the overall improvement of the Sheridan Road area.

In the context of planning for the establishment of the Sheridan Road Tax Increment Financing District (the “TIF District,” the “TIF,” “Redevelopment Project Area,” or “RPA”), the Village has initiated the study of parcels within the RPA to determine whether they qualify separately or in aggregate under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the “TIF Act” or “Act”) for inclusion in the creation of the TIF District. KMA agreed to undertake the study of the RPA on the Village’s behalf.

For purposes of this report, KMA has subdivided the proposed RPA into two sub-areas:

Sub-Area 1/Conservation Area – This classification is for all land that is generally developed, with structures and other improvements in place; the area includes the portions of the RPA along Sheridan Road and along 7<sup>th</sup> Street from the RPA’s western boundary to Landon Avenue.

Sub-Area 2/Blighted Vacant Area – This classification is for the land within the proposed TIF District that is primarily vacant of structures; this area includes portions of the RPA located to the east of Landon Avenue.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the RPA:

1) *Sub-Area 1 qualifies as a “conservation area”* – Sub-Area 1 of the RPA qualifies as a “conservation area” as defined under the TIF Act. The area in aggregate is in danger of declining toward a blighted condition due to factors identified in this report which the area generally suffers from. These conditions prevent or threaten healthy economic and physical development of the area. The TIF Act states that an area may only qualify as a “conservation area” if 50% or more of the structures are 35 years or older. For Sub-Area 1 of the RPA, 76 of the 100 structures or 76% are 35 years of age or older, thus the Sub-Area meets the “threshold” statutory criteria for consideration as a “conservation area.”

2) *Sub-Area 2 qualifies as a “blighted vacant area”* – Sub-Area 2 of the RPA qualifies as a “blighted vacant area” as defined under the TIF Act. Currently, the vacant land lacks economic viability for development due to certain adverse conditions identified in Section IV of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health. In the opinion of KMA, the subject vacant land meets the requirements for designation as a blighted vacant area under the TIF Act.

3) *The current conditions impede redevelopment* – The existence of certain conditions found within the RPA present a barrier to the area’s successful redevelopment. The current conditions in the RPA are impediments to redevelopment, creating an environment where it is reasonable to assume redevelopment would not take place “but for” the use of the TIF Act. The factors present on the ground negatively impact coordinated and substantial private sector investment in the overall area. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

4) *Viable redevelopment sites could produce incremental revenue* – Within the RPA, there are parcels which potentially could, with TIF-related assistance, be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the RPA.

5) *TIF designation is recommended* – To mitigate existing conditions, promote private sector investment, and foster the economic viability of the RPA, KMA recommends that the Village proceed with the formal TIF designation process for the entire area.

It is further found and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan and Project pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the Act, that this Redevelopment Plan and project will not result in the displacement of 10 or more inhabited residential units. Therefore, this Redevelopment Plan and Project does not include a housing impact study.

## **I. INTRODUCTION AND BACKGROUND**

The Village of Winthrop Harbor is located in close proximity to many popular recreational amenities including North Point Marina and Illinois Beach State Park. Historically, past planning efforts by the Village have sought to advantage this location by strengthening the Village's identity as a destination-based community.

The RPA is located in the central portion of the Village and contains the Sheridan Road corridor and the 7<sup>th</sup> Street corridor. The RPA is located northwest of Illinois State Beach Park, west of the North Point Marina and south of the State of Wisconsin border.

The RPA contains the Village's main commercial district. The Sheridan Road corridor is a gateway to the community at its northern border with the State of Wisconsin, and a gateway to the community at its southern border with the City of Zion, IL. The 7<sup>th</sup> Street corridor is a gateway into the community for visitors of North Point Marina.

The RPA has been identified by the Village as a key asset in achieving its goal of increasing tourism and strengthening the community's economic base. For example, the Village's *Comprehensive Plan* (2016) (the "Plan") makes the following vision statement,

"The Village of Winthrop Harbor will help create a sustainable and diverse economic base that fulfills the retail needs of residents, the food and accommodation needs of visitors, and attracts an array of users from the region to its unique destinations."

The Plan then describes the significant role that the RPA plays in achieving this vision,

"The primary economic challenge identified through the existing conditions analysis include a limited food and accommodation sector for visitors, and the lack of a vibrant Sheridan Road corridor and downtown district."

Many other Village plans and reports also identify the same level of importance that the RPA holds in the achievement of the Village's economic and community development goals. These include:

- *The Necessity for Change: A Plan for Economic Development* (2010)
- *Triangle Area Redevelopment Plan* (2007)
- *Station Area and Streetscape Plan* (2005)
- *Comprehensive Plan* (1995)

These reports and plans clearly establish the importance of the RPA. They also describe characteristics of the area which deter investment and prohibit the RPA from being fully utilized. Such characteristics include the presence of obsolete and deteriorating improvements, inadequate utilities, a lack of adequate planning and the presence of incompatible uses in close proximity to one another.

**Objectives-** The Village's economic and community development objectives include:

1. Revitalizing the downtown district and the Sheridan Road corridor
2. Planning for future growth areas, including areas along the 7<sup>th</sup> Street corridor
3. Diversifying multifamily housing in the downtown district
4. Improving gateways into the community
5. Enhancing connectivity for pedestrians, bicyclists, and motorists
6. Increasing and diversifying the Village's economic base

Given the Village's objectives as well as the conditions described in this report, the Village has made a determination that it is highly desirable to promote the redevelopment of the under-utilized areas of the proposed RPA. Without an implementation plan for redevelopment, Village officials believe adverse conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the RPA, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

**Determination of the "But For"**- The Village has determined that planned redevelopment for the RPA is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan and redevelopment agreements are intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA and to improve the tax base and job creation within the Village.

**TIF Mechanism-** The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (and/or absence of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

**General Scope and Methodology-** KMA formally began its analysis by conducting a series of meetings and discussions with Village staff starting in July, 2018 and continuing up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the RPA. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF. KMA made numerous site visits to the area to

examine the parcels and the conditions. KMA also utilized the Village's most recent comprehensive plan and other Village reports as previously referenced.

For the purpose of the study, properties within the RPA were examined in the context of the TIF Act governing improved areas and vacant areas. The qualification factors discussed in this report qualify Sub-Area 1 of the RPA as a "conservation area" and Sub-Area 2 of the RPA as a "blighted vacant area", as the terms are defined pursuant to the TIF Act.

During the course of its work, KMA reported to key Village staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the Village (a) made refinements to the RPA boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the RPA.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

## II. QUALIFICATION CRITERIA

With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the RPA to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a RPA/Redevelopment Project Area. By definition, a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the Act, “conservation area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

**TIF Qualification Factors for a “conservation area”**- In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if Sub-Area 1 of the RPA would qualify as a “conservation area.” First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed “conservation area” meets the age threshold, then the following factors are examined to determine TIF qualification:

If a “*conservation area*,” industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building 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.

B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

C) Deterioration: With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, 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 limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

D) 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.

E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

G) 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.

H) 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.

I) 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 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 service.

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

K) 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. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

L) 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.

M) Lagging or Declining EAV: 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 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.

**TIF Qualification Factors for a “blighted vacant area”**- In accordance with the TIF Act, KMA performed an assessment to determine if Sub-Area 2 of the RPA

would qualify as a “blighted vacant area”. Per the statute, such an area meets state standards provided that:

If vacant, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area:

A) Obsolete Platting. Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-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.

B) Diversity of Ownership. Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

C) 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 (5) years.

D) Adjacent Deterioration. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

E) Environmental Deficiencies. 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.

F) Lagging or Declining EAV. 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 (5) calendar years prior to the year in which the redevelopment project area is designated.

Additionally, one (1) or more of the following factors must be present in the area under study:

A) The area consists of one or more unused quarries, mines, or strip mine ponds.

B) The area consists of unused rail yards, rail tracks, or railroad rights of way.

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

D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

E) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection , the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

F) The area qualified as a “blighted area” immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

### **III. THE REDEVELOPMENT PROJECT AREA**

The RPA consists of approximately 195 tax parcels and is approximately 97 acres in size excluding rights of ways. As previously discussed, for purposes of this study, the RPA has been divided into two (2) sub-areas. Sub-Area 1 consists of approximately 190 tax parcels and Sub-Area 2 consists of approximately 5 tax parcels. Please see Appendix A for a list of the proposed parcels for inclusion in the TIF District.

The RPA generally consists of tax parcels with frontage, or adjacent to those with frontage, along Sheridan Road from 14<sup>th</sup> Street to the Village's northern municipal boundary and tax parcels with frontage, or adjacent to those with frontage, along 7<sup>th</sup> Street from Whitney Avenue to the west to the Chicago & North Western Rail Road to the east.

Sub-Area 1 of the RPA consists of those tax parcels generally located along Sheridan Road and generally located along 7<sup>th</sup> Street from Whitney Avenue to the West to Landon Avenue to the east. Sub-Area 2 of the RPA consists of those tax parcels generally located along, or adjacent to properties along, 7<sup>th</sup> Street from Landon Avenue to the west to the Chicago & Northwestern Rail Road to the east. Please see Appendix B for a detailed map of the RPA's boundaries.

The RPA contains improved and vacant land designated primarily for commercial, institutional and mixed uses. Current land uses include commercial, single family residential, multi-family residential, institutional and mixed uses.

The RPA has been identified as a key asset for the Village and provides an opportunity for significant future growth. However, factors exist which deter development of the area and prevent the RPA from fully contributing to the growth of the Village. The area's potential for redevelopment is challenged by those factors described in detail in Section V of this report.

Sub-Area 1 of the RPA suffers from a variety of economic development impediments identified in the TIF Act. Specifically, the area experiences deterioration, obsolescence, lagging or declining equalized assessed valuations (EAV), a lack of community planning, deleterious land-use/layout and inadequate utilities.

Sub-Area 2 of the RPA suffers from a variety of economic development impediments identified in the TIF Act. Specifically, the area experiences obsolete platting, adjacency to deterioration and chronic flooding.

These adverse conditions prevent the Village from achieving its economic and community development objectives. Within the RPA, obsolete platting, adjacent deterioration and chronic flooding impede redevelopment of vacant land. The presence of obsolete and deteriorating improvements discourages private investment. The adverse aesthetics of these factors further impairs the success of

existing area businesses. Lack of adequate planning manifested in the presence of incompatible uses in close proximity to one another and the presence of inadequate utilities further contributes to obsolescence within the RPA and discourages redevelopment.

Factors such as these have prevented the RPA from obtaining adequate investment and maintaining a sound contribution to the growth of the Village's tax base. Rather, these factors have slowed growth and either endanger the area to blight or evidence blight. Without correction of the factors which impair investment in the area, the RPA will continue to be underutilized and will maintain an unrealized opportunity for the Village. The Village's most recent *Comprehensive Plan (2016)*, identifies Tax Increment Financing as a tool for encouraging the necessary redevelopment.

#### **IV. METHODOLOGY OF EVALUATION**

The RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Data collected from the RPA, Village and Lake County and used to determine relevance and severity of conditions compared against the statutory factors. Land and buildings within the RPA were examined to determine the applicability of the 13 different factors for qualification for TIF designation under the Act as a “conservation area” and the 6 different factors and 6 stand-alone factors for qualification for TIF designation under the Act as a “blighted vacant area”. The following steps were undertaken in this process:

- 1) Site visits to the RPA were undertaken by representatives from KMA. These site visits required the area to be walked multiple times by the same team while taking notes, filling out site surveys and taking photographs. The purpose of these site visits included parcel counts, address matches, and the identification of current land uses, building conditions, lot conditions, and site layouts. KMA documented the area’s conditions through site surveys, notes and photography. Site surveys were completed for each parcel within the RPA.
- 2) To determine if the Sub-Area 1 of the RPA qualified as a “conservation area” the age of the buildings were ascertained by matching site surveys to Lake County tax and building records.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions relevant to the qualifying factors on the site surveys.
- 4) KMA reviewed the 2012-2017 tax information from Lake County, parcel tax maps, site data, local history (discussions with Village staff) for an evaluation of area-wide factors that have affected the area's development to determine the presence of qualifying factors.
- 5) KMA performed EAV trend analysis to ascertain whether EAV growth in the RPA underperformed relative to EAV growth in the balance of the Village and the Consumer Price Index-All Urban Consumers.

## V. QUALIFICATION FINDINGS FOR RPA

Based upon KMA’s evaluation of parcels in the RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the RPA as a “conservation area.” These factors are summarized in Table 1 below. These factors are found to be clearly present and reasonably distributed throughout the RPA, as required under the Act.

Table 1  
Summary of Findings

<b>Sub-Area Designation</b>	<b>Maximum Possible Factors per Statute</b>	<b>Minimum Factors Needed to Qualify per Statute</b>	<b>Qualifying Factors Present in RPA</b>
<b>Sub-Area 1 Conservation Area</b>	13	3	6 <ul style="list-style-type: none"> <li>• Lagging/Declining EAV</li> <li>• Deterioration</li> <li>• Deleterious Land-use/Layout</li> <li>• Lack of Community Planning</li> <li>• Inadequate Utilities</li> <li>• Obsolescence</li> </ul>
<b>Sub-Area 2 Blighted Vacant Area</b>	6	2	2 <ul style="list-style-type: none"> <li>• Obsolete Platting</li> <li>• Adjacent to Deterioration</li> </ul>
<b>Sub-Area 2 Blighted Vacant Area (Stand-alone Factor)</b>	6	1	1 <ul style="list-style-type: none"> <li>• Chronic Flooding</li> </ul>

Note: In addition to 6 conservation area qualifying factors above, the RPA meets the statutory age threshold that 50% or more of the structures are 35 years or older.

**Finding as a “conservation area” for Sub-Area 1** – Sub-Area 1 of the RPA is found to qualify as a “conservation area” under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that 50% or more of structures within the “conservation area” were over 35 years of age. Based upon Lake County Assessor and site survey data, at least 76 of 100 structures or 76% were 35 years in age or older, please see Table 2 below.

Table 2

Conservation Area Findings	
<b>Total Number of Buildings in RPA</b>	<b>100</b>
<b>Total Number of Buildings 35yrs+</b>	<b>76</b>
<b>Percentage of Buildings 35yrs+</b>	<b>76%</b>

As a second step, KMA reviewed the criteria needed to qualify an area as a “conservation area,” finding that six factors were present:

- 1) Lagging or Declining EAV: This factor is present if 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, or 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. Sub-Area 1 of the RPA qualifies under one of these measurements. Please see Table 3 for a breakout of the detailed numbers.

Sub-Area 1 of the RPA’s EAV has lagged behind the CPI-U (Consumer Price Index-All Urban Consumers) for three (3) of the last five (5) years. The area’s qualification under this measure highlights the need for redevelopment and indicates the presence of additional factors that deter growth.

Table 3

## EAV Trends for Sub-Area 1

	2017	2016	2015	2014	2013	2012
Total EAV for Sub-Area 1	6,811,837	6,746,716	6,293,305	6,281,987	6,348,154	7,180,251
EAV Change (%)	1.0%	7.2%	0.2%	-1.0%	-11.6%	-
Village EAV (Excluding Sub-Area 1)	117,358,809	112,001,769	103,053,190	103,854,652	107,016,004	122,943,568
Village EAV Change (%)	4.8%	8.7%	-0.8%	-3.0%	-13.0%	-
CPI- All Urban Consumers	2.1%	1.3%	0.1%	1.6%	1.5%	-

Source: Lake County Clerk, Lake County Assessor & U.S. Census Bureau

- 2) Deterioration: The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

In Sub-Area 1 of the RPA, deterioration was observed in the majority of parcels. Deterioration in surface improvements, particularly parking lots and side lots, was pervasive. Such deterioration included cracking and crumbling surfaces and potholes, depressions causing water retention, and unkempt landscaping. Deterioration was also observed in street improvements, such as sidewalks, and included cracking and crumbling surfaces.

Deterioration was also present in the secondary building components such as surfaces, doors, windows, gutters, and fasciae. Such deterioration includes signage in a state of disrepair and collapsing building facades. Deterioration of building components was particularly evident among vacant commercial structures.

The deterioration observable of these improvements contributes to an adverse aesthetic impact on the area. The degree of this impact is heightened by the Village's goal of growing tourism in the area and improving the general appearance of the corridor.

- 3) Deleterious Land Use or Layout: The Act states that deleterious land use and layout occurs with the existence of incompatible land use relationships, buildings occupied by inappropriate mixed uses or uses are considered to be noxious, offensive or unsuitable for the surrounding area.

Sub-Area 1 of the RPA has undergone piece-meal, uncoordinated development over the years. This is reflected in the presence of competing land uses being in close proximity to one another. For example, residences are interspersed among commercial businesses in irregular patterns throughout the area. Residential homes abut commercial businesses with no transitional uses such as parks, green spaces or mixed uses. Landscaping or other screening/buffering elements, employed to separate such incompatible uses, are largely absent throughout Sub-Area 1 of the RPA.

This lack of separation is particularly pronounced along the eastern side of Sheridan Road, where commercial businesses are directly

adjacent to single family residences. Loading/unloading zones for such businesses abut residences, and with the absence of adequate screening, residents are directly exposed to these zones.

Issues related to deleterious land use and layout are exacerbated by the high levels of traffic on Sheridan Road, an IDOT classified principal arterial. Residences located along this thoroughfare are regularly exposed to high levels of traffic and face dangerous conditions when entering and exiting driveways on the thoroughfare.

- 4) Lack of Community Planning: The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. 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.

The Village published its first Comprehensive Plan in 1977. However, most of the RPA was already developed by the time the planning process started. In the RPA, 72 of the 100 buildings or 72% were built before 1977.

Table 4

<b>Buildings Pre-Comp Plan</b>	
<b>Total Number of Buildings in RPA</b>	<b>100</b>
<b>Total Number of buildings which pre-date 1977 Comp Plan</b>	<b>72</b>
<b>Percentage of Buildings pre-date Comp Plan</b>	<b>72%</b>

Much of the development that has occurred within the RPA took place in an era prior to modern community planning techniques, and/or occurred under a lack of comprehensive and coordinated planning. The area lacks many of the modern hallmarks of community planning that the rest of the Village enjoys.

The characteristics described in sub-section 3 of this report evidence this factor within Sub-Area 1 of the RPA. The presence of incompatible uses in close proximity to another, the absence of adequate buffering/screening between such uses, and issues related to the exposure of high traffic amongst residents all indicate a lack of coordination in past development.

Additionally, many tax parcels are of an irregular size and shape to meet contemporary development standards. Specifically, many parcels are too small to accommodate contemporary commercial uses or lack significant frontage resulting in low visibility for commercial uses.

This is not to say that improvements did not take place over the years, but that they were implemented without the guidance of an updated and modern master plan directed toward long-term benefit for area. A lack of such efforts has contributed to the evolution of factors currently present within Sub-Area 1 of the RPA.

- 5) Inadequate Utilities: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric 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.

Village Engineering Consultant, Baxter & Woodman, has identified several conditions which evidence the presence of this factor within the RPA. Many of the water mains along Sheridan Road are 6 inches in diameter, which is insufficient for most modern buildings. Additionally, some water services may be lead pipes. Water mains would need replacement due to condition and capacity issues in order to serve redevelopment. Investigations would also be required to sewer conditions and the availability of off-site lands for stormwater management if redevelopment occurred.

These identified conditions in aggregate identify the presence of inadequate utilities within the RPA.

- 6) Obsolescence: The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. Sub-Area 1 of the RPA exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants.

The onset of obsolescence can be measured through qualitative and quantitative means. Economic obsolescence is evidenced by deterioration in buildings and lots. This indicator is present throughout the area as described in sub-section 3 of this report.

Functional obsolescence is observed as well. As noted earlier in this report, 95% of buildings within the RPA are 35 years or older in age. The combination of age and deterioration reduces or downgrades the basic function of these buildings and contributes to the “tired” appearance and overall adverse aesthetic of the RPA. Functional obsolescence is further evidenced by the presence of residential buildings converted to commercial uses, indicating that these buildings no longer function under their intended use and original design.

Other factors identified in this report, including the presence of deleterious land-use and layout, a lack of community planning, and inadequate utilities, support the existence of obsolescence through Sub-Area 1 of the RPA. These factors in aggregate make a compelling case for the qualification of the area for the obsolescence factor.

**Finding as a “blighted vacant area” for Sub-Area 2** – Sub-Area 2 of the RPA is found to qualify as a “blighted vacant area” under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA identified two (2) qualifying factors and one (1) stand-alone factor. As previously defined in Section II, an area qualifies for vacant status with the presence of any two of the six qualifying factors and one of the stand-alone factors. Qualifying factors of Sub-Area 2 identified by KMA include:

- 1) Obsolete Platting: The Act defines obsolete platting as a result of 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 right-of-way widths for streets, alleys, or other public right-of-ways or that omitted easements for public utilities.

Sub-Area 2 of the RPA exhibits obsolete platting. There are a number of platting deficiencies in the area, particularly concerning parcel size and configuration. Several parcels in the area are “overlaid” on other parcels, splitting parcels into difficult to develop configurations. Additionally, tax parcels adjacent to 7<sup>th</sup> Street are limited in depth and too narrow to allow for development compatible with contemporary standards.

- 2) Adjacent to Deterioration: The Act states that an area may qualify as a “blighted vacant area” if neighboring areas adjacent to vacant land contain deteriorating structures or deteriorating site improvements.

## South

Park Avenue acts as one of the western boundaries of Sub-Area 2. Deterioration was observed along the roadway from just past its intersection with Landon Avenue to its southern terminus just past its intersection with 8<sup>th</sup> Street. Deterioration consisted of cracking and crumbling surface improvements.

Additionally, KMA determined that Sub-Area 2 of the RPA qualifies as a “blighted vacant area” due to the presence of the stand-alone factor of chronic flooding:

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

Village Engineering Consultant, Baxter & Woodman, has identified parcels in Sub-Area 2 of the RPA to be subject to chronic flooding as defined by the Act. Such parcels have been identified as being in FEMA Flood Zone A. This zone is an area with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Flood Zone A is considered a FEMA high risk area. The designation evidences an adverse impact to real property within Sub-Area 2 of the RPA due to chronic flooding.

## **VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION**

The following is a summary of relevant qualification findings as it relates to the Village's potential designation of the RPA.

1. The area is contiguous and is greater than 1<sup>1</sup>/<sub>2</sub> acres in size;
2. The proposed RPA will qualify, in part, as a "conservation area" and "blighted improved area" Further, the factors found in the RPA are present to a meaningful extent and are distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the RPA.

**APPENDIX A**  
**Tax Parcels for RPA**

PIN

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04-03-300-003	04-10-102-034	04-10-107-031
04-03-309-026	04-10-102-035	04-10-107-032
04-03-312-002	04-10-102-037	04-10-107-033
04-10-100-004	04-10-103-001	04-10-109-013
04-03-311-011	04-10-103-002	04-10-109-015
04-03-311-010	04-10-104-003	04-10-109-016
04-15-101-023	04-10-104-004	04-10-109-017
04-03-300-002	04-10-106-016	04-10-109-018
04-03-300-011	04-10-106-019	04-10-109-019
04-03-300-012	04-10-106-031	04-10-109-020
04-03-300-013	04-10-106-032	04-10-109-021
04-03-300-014	04-10-106-033	04-10-110-003
04-03-300-015	04-10-106-034	04-10-110-004
04-03-300-016	04-10-106-035	04-10-110-005
04-03-300-017	04-10-106-036	04-10-110-006
04-03-300-026	04-10-106-037	04-10-110-019
04-03-300-076	04-10-106-039	04-10-110-021
04-03-300-080	04-10-106-041	04-10-111-001
04-03-300-085	04-10-107-001	04-10-111-002
04-03-300-092	04-10-107-004	04-10-111-003
04-03-300-096	04-10-107-005	04-10-112-001
04-03-300-098	04-10-107-006	04-10-112-002
04-03-300-099	04-10-107-007	04-10-112-003
04-03-300-100	04-10-107-008	04-10-112-004
04-03-300-101	04-10-107-009	04-10-112-005
04-03-300-102	04-10-107-010	04-10-113-001
04-03-301-003	04-10-107-011	04-10-113-003
04-03-301-004	04-10-107-012	04-10-113-004
04-03-305-002	04-10-107-013	04-10-113-005
04-03-305-010	04-10-107-014	04-10-116-001
04-03-309-025	04-10-107-015	04-10-116-003
04-03-309-027	04-10-107-016	04-10-116-004
04-09-408-017	04-10-107-017	04-10-116-005
04-09-408-018	04-10-107-018	04-10-116-006
04-09-408-019	04-10-107-019	04-10-116-007
04-09-408-020	04-10-107-020	04-10-116-008
04-09-408-024	04-10-107-021	04-10-301-001
04-10-100-001	04-10-107-022	04-10-301-002
04-10-100-002	04-10-107-023	04-10-301-005
04-10-100-009	04-10-107-025	04-10-301-006
04-10-102-028	04-10-107-026	04-10-301-007
04-10-102-029	04-10-107-027	04-10-301-008
04-10-102-031	04-10-107-028	04-10-301-009
04-10-102-033	04-10-316-027	04-10-301-010

PIN

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04-10-301-011	04-10-316-028
04-10-301-012	04-10-316-029
04-10-301-015	04-15-100-006
04-10-301-017	04-15-101-001
04-10-301-018	04-15-101-005
04-10-301-019	04-15-101-006
04-10-301-020	04-15-101-007
04-10-301-021	04-15-101-008
04-10-301-022	04-15-101-017
04-10-301-023	04-15-101-018
04-10-301-024	04-15-101-019
04-10-301-025	04-15-101-020
04-10-302-001	04-15-101-021
04-10-302-002	04-15-107-001
04-10-302-003	04-15-107-002
04-10-302-004	04-16-200-074
04-10-302-020	04-16-202-003
04-10-302-021	04-16-202-004
04-10-302-022	04-15-100-007
04-10-306-041	
04-10-307-001	
04-10-307-007	
04-10-307-027	
04-10-307-028	
04-10-307-029	
04-10-307-030	
04-10-307-031	
04-10-307-032	
04-10-307-033	
04-10-311-001	
04-10-312-002	
04-10-312-007	
04-10-312-008	
04-10-312-009	
04-10-312-010	
04-10-312-019	
04-10-312-024	
04-10-312-026	
04-10-312-027	
04-10-312-028	
04-10-316-006	
04-10-316-007	
04-10-316-023	
04-10-316-026	

**APPENDIX B**  
**Boundary Map of RPA**



I:\CRYSTAL LAKE, MINNIA\181212-SHERIDAN RD. 181212-GENERAL MUNICIPAL SERVICES\PLATS\181212 - PLATS DWG E.dwg  
 Plotted: 12/17/2018 10:45 AM By: 554AEB  
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 License No. - 184-001121 - Expires: 4-30-15

REVISION DATE:	COMMENTS:
12-17-2018	Initial Submittal

**EXHIBIT - 2018 TIF DISTRICT BOUNDARY**

**BAXTER & WOODMAN**  
 Consulting Engineers

9678 BRIDGEFORD ROAD • CRYSTAL LAKE, IL 60012  
 PHONE: 815-455-1200 • FAX: 815-455-0450

DRAWN BY: AEB	
CHECKED BY: AEB	
S.T.R.: 5/18/15 18-44-12	SCALE: N.T.S.
CLIENT: Village of Winthrop Harbor	<b>JOB NO: 181212</b>