
**VILLAGE OF CHICAGO RIDGE
HARLEM AVENUE AND 103rd STREET
(HARLEM AVENUE TRIANGLE SUBAREA)
REDEVELOPMENT PLAN AND PROJECT**

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And

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EXHIBITS

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I. INTRODUCTION

The Village of Chicago Ridge (the "Village") is located in Cook County, Illinois, approximately twenty (20) miles south of the City of Chicago's "Loop". The Village generally lies adjacent to the municipalities of Oak Lawn, Bridgeview, Hickory Hills, Palos Hills, and Worth. The Village was incorporated in 1914 and is a home rule unit of government.

The Village of Chicago Ridge encourages controlled growth within the community through the use of the Village's Zoning Ordinance and 1997 Comprehensive Plan (as amended May 1, 2012), which are intended to guide Chicago Ridge's evolution and development in the future. In terms of redevelopment, the Village intends to attract and encourage retail and commercial uses development for the area described below.

The area discussed in this Plan (the "Redevelopment Project Area" or "RPA") is generally bounded by Interstate 294, on the north and east, Harlem Avenue on the west, and Stoney Creek and Southwest Highway to the south. Three tax parcels located south of Stoney Creek, facing Southwest Highway are also included. Adjacent right of ways are included. The RPA is legally described in a subsequent section. A boundary map of the RPA is included as part of Exhibit 2.

The RPA contains commercial, industrial, and retail uses. The RPA contains approximately twenty-two (22) buildings and approximately twenty-six (26) total tax parcels.

Conditions of excessive vacancies, obsolescence, lack of community planning, inadequate utilities, deterioration, and lagging Equalized Assessed Valuation (EAV), are evidenced throughout the area and have been documented pursuant to site visits and Village and County data. The RPA's equalized assessed valuation for the area has lagged behind the balance of the Village's EAV for three (3) of the last five (5) years for which data has been available.

The RPA exhibits limitations for redevelopment due to the special use nature of its structures, related obsolescence and vacancies, and lack of coordinated planning. Other sources of potential concern regarding the RPA include the need for coordinated access and egress, and improved infrastructure. These factors taken in combination tend to limit the opportunities for retail and commercial mixed use redevelopment of the RPA.

The RPA is suitable for redevelopment for mixed uses including, commercial and retail. The RPA's best opportunity for redevelopment is related to its proximity to Harlem Avenue, visibility from I-294, and overall site size. The Village has undertaken an initiative, through the designation of the RPA, to redevelop strategic areas including the RPA within the Village and, in doing so, stabilize and expand benefits to the community and affected taxing districts.

The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development within the area. Business attraction and expansion are key components of the strategy. The needed private investment in the RPA may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act"), Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the RPA in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address RPA deficiencies including (but not limited to):

- Redevelop vacant properties and bring to productive reuse;
- Establishing a pattern of land use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent retail and commercial uses;
- Coordinating land assembly in order to provide sites featuring more modern redevelopment plans; and
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within The RPA;
- Improving area appearance through landscape, design guidelines, streetscape, and signage programs;
- Providing infrastructure that supports redevelopment activities.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Redevelopment Plan and Project. The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. ("KMA") has prepared this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the proposed area. By means of public investment, the RPA will become a more viable area that will attract more private investment. The additional public investment will set the stage for the redevelopment of the area

with private capital. This in turn will lead to operation of viable mixed- use retail, and commercial uses within the RPA.

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 RPA is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of this redevelopment plan will create a stabilized and expanded tax base, the creation of new development opportunities, enhanced retention of existing businesses, and the creation of new employment opportunities within the Village as a result of new private development in the RPA.

Summary

It is found and declared by the Village, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing 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. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the development focus and resources provided under the Act, the development goals of the Village would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the Redevelopment Project Area for the payment of redevelopment project costs is of benefit to those taxing districts. The reason for the use of incremental tax revenues is that these taxing districts whose jurisdictions include the Redevelopment Project Area would not derive the benefits of an increased assessment base without the Village addressing the coordination of redevelopment.

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 ten (10) or more inhabited residential units. Therefore, this Plan and Project does not include a housing impact study as is required under the Act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by utilizing tax increment financing.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

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

III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in accordance with the Village's Zoning Ordinance and 1997 Comprehensive Plan (including any amendments thereto). The Redevelopment Plan and Project also conform to the Village's comprehensive planning process.

General Goals to the Village

- 1) To provide for implementation of economic development and redevelopment strategies that benefit the Village and its residents.
- 2) To encourage positive and feasible redevelopment of underutilized facilities.
- 3) To strengthen the property tax base of the Village and overlapping tax districts.
- 4) To create new jobs and retain existing jobs for Village and area residents.
- 5) To coordinate all redevelopment within the Village in a comprehensive manner, avoiding land use conflicts and negative community impacts with redevelopment projects.
- 6) To create a cooperative partnership between Village and proposed developers, and users.
- 7) To provide public infrastructure improvements within the RPA to promote redevelopment efforts, where necessary.

Specific Objectives for the RPA

- 1) Promote the redevelopment of property in the RPA pursuant to the goals and objectives included in the "The Harlem Avenue Triangle Subarea Plan, Appendix I of the Village of Chicago Ridge Comprehensive Plan, as amended May 1, 2012.
- 2) Improve existing infrastructure including stormwater, sewer, water, sidewalks, crosswalks and streetscape.
- 3) Provide for the necessary environmental remediation, site preparation, grading, and excavation of property located within the RPA as a means to promote more modern land development uses.
- 4) Increase the Village's property tax and sales tax base.
- 5) Redevelop vacant properties within the RPA in order to generate new tax revenues for the Village and affected taxing districts.

Redevelopment Objectives

The "Harlem Triangle Subarea Plan" states that:

"The key objective of the proposed subarea plan is to enhance economic development within the Harlem Triangle by making the best use of its marginally used industrial land. This subarea plan acknowledges that land uses along Harlem Avenue have evolved in recent years. In the past, industrial uses were prevalent on Harlem Avenue throughout the southwest suburbs, but much of the corridor has transitioned to commercial, retail and personal service uses south of 71st Street. Therefore the Village seeks to redevelop the area to achieve the following objectives:

- Attract and encourage a mix of uses that will facilitate economic growth within the Village and appeal to a wide segment of the community.
- Create a coordinated mixed-use environment that responds to the changing economic landscape of Harlem Avenue and facilitates redevelopment of the subarea.
- Improve existing infrastructure in regard to transportation and stormwater management.
- Facilitate necessary environmental remediation to insure viable redevelopment opportunities.
- Expand the Village's tax base by attracting new businesses.

These objectives build upon current trends and regional plans. The Harlem Avenue Corridor Plan (URS Corporation, 2012) is a recently completed vision for the future development of Harlem Avenue from 63rd Street in Bedford Park to I-80 in Tinley Park. Overall, the plan unites the activities and character of the corridor by complementing the existing plans of the communities along Harlem Avenue. In addition to transportation improvements, the Plan seeks to support the on-going redevelopment of parcels along the corridor, from major opportunity sites to key commercial parcels.

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to its economic development. The implementation of the RPA will provide new job opportunities for community residents.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the Proposed RPA

As found in Exhibit 5 of this Plan, the RPA has not undergone coordinated or sustained redevelopment. The RPA has not benefited from coordinated private investment and/or development. The RPA's growth in equalized assessed valuation has lagged behind the Village's for three (3) of the last five (5) years. The largest portion of the RPA, the former Yellow Freight facility has remained vacant for over thirty-six (36) months.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting inflation-adjusted declines in assessed valuations.

Should the Village achieve success in attracting private investment which does result in the demonstrated need for increased services from any other taxing district, the Village would consider declaring sufficient TIF related surpluses, which funds are neither expended nor obligated for redevelopment activities, as provided by the Act, to assist such taxing districts in paying the costs for any increased services.

Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's redevelopment potential. Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (as long as those funds are not already obligated to the TIF), to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, 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.

V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

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 Illinois law. Refer to the TIF Qualification/Designation Report, (Exhibit 5) which is attached as part of this plan.

Eligibility Survey

The RPA was evaluated beginning in early 2011 and continuing to the present by representatives of KMA. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the retention of existing businesses, and the attraction of users to redevelop vacant land and buildings within the RPA.
- 2) By constructing public improvements which may include (if necessary):
 - i. Street and sidewalk improvements (including new street construction and widening of current streets)
 - ii. Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation)
 - iii. Signalization, traffic control and lighting
 - iv. Off-street parking (if applicable)
 - v. Urban design components
 - vi. Landscaping and beautification
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of interest rate subsidy as allowed under the Act.
- 4) By providing for environmental remediation, if needed, site assembly, site preparation, clearance, and demolition, including grading and excavation.
- 5) By the redevelopment of existing building inventory through necessary rehabilitation and improvement of structures.
- 6) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, environmental remediation, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

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

Environmental Remediation

Property within the RPA may require remediation of various types of contamination, in order to use property for commercial, mixed-use, and residential redevelopment.

Land Assembly and Relocation

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation activities may also be undertaken by the Village.

Public Improvements

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

- Improvements and/or construction of public utilities, including extension of water mains, as well as sanitary and storm sewer systems; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance 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 owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on an annual basis 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;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan

Existing land use in the RPA generally consists of a mix of industrial and commercial uses. Existing land uses are shown in Exhibit 3, attached hereto and made a part of this Plan. Exhibit 4, attached hereto and made a part of this Plan, designates future land uses in the RPA that include mixed uses including activity center uses, entertainment uses, auto mall, and large scale commercial establishments. Other uses could include a regional mixed use center or a unified development that incorporates different land uses such as smaller scale commercial uses, a destination center, office uses or commercial/residential uses. The proposed future land uses will conform to the Comprehensive Plan of the Village of Chicago Ridge, as it may be amended from time to time.

The Village's Comprehensive Plan states that:

"The recommended future land use plan for the Village, (See Figure 11: Future Use Plan of the Comprehensive Plan) best meets the objectives for this subarea. It is broad enough to accommodate redevelopment proposals emerging from various developers for specific portions of the site. Thus, the Village can be in a position to respond to various markets. The future land use provides the opportunity for the Village to develop an underutilized area as a centerpiece of the community and takes advantage of existing local commercial development. The regional mixed-use component includes master planned and coordinated redevelopment with uses such as hotel, convention and entertainment, large

single purpose commercial facilities and commercial centers, which expand market choice in the community and support the Chicago Ridge Mall market and similar destination uses. The local mixed-use element will include residential development, small office space and commercial uses servicing local community needs. This future land use plan provides flexibility for the Village in the types of commercial development that may eventually be developed, that ranges from a destination center to a mixed-use center to open space amenities. This mix of uses may vary both in composition and layout to fit the realities of market conditions and the results of detailed site condition investigations.”

Source: Page 16, Appendix 1 – Harlem Triangle Subarea Plan, Village of Chicago Ridge Comprehensive Plan, Amended May 1, 2012.

D. Additional Design and Control Standards for Community Development in the Village of Chicago Ridge

The appropriate design controls, as set forth in the Village’s Zoning Ordinance and other Village planning efforts, shall apply to the RPA.

E. Estimated 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 91st 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 City 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 City, are set forth in a written agreement by or among the City 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.

**VILLAGE OF CHICAGO RIDGE
ESTIMATED PROJECT COSTS**

<u>Program Actions/Improvements</u>	<u>Estimated Costs (A)</u>
1. Land Acquisition and Assembly Costs, Including Relocation Costs	\$25,000,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$20,000,000
3. Public Improvements including, but not limited to, water, storm, and sanitary sewer service, parking facilities, and road/traffic related improvements	\$25,000,000
4. Rehabilitation/Taxing District Capital Costs	\$ 2,500,000
5. Interest Costs Pursuant to the Act	\$ 2,500,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 2,500,000
7. Job Training	\$ 500,000
8. School District Tuition Costs	<u>\$ 1,000,000</u>
TOTAL ESTIMATED	\$79,000,000

(A) All project cost estimates are in year 2014 dollars. Total budgeted costs exclude any financing costs, including annual interest expense, capitalized interest, and any and all closing costs associated with any obligations issued by the Village. Adjustments to the estimated line item costs above are expected. 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 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 as provided for in the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived solely from property tax increment revenues, proceeds from municipal obligations to be retired solely with tax increment revenues, and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the RPA. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment 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 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 2012 tax year.

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. The Village reserves the right to utilize revenues received under the Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment 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/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after the year of adoption of the ordinance approving the Redevelopment Project Area. 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 Redevelopment Plan and Project. 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, 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.

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

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The most recent estimate of equalized assessed valuation (EAV) for 2013 of the property within the RPA is approximately \$11,787,754. The Boundary Map, Exhibit 2, shows the location of the RPA.

I. Anticipated Equalized Assessed Valuation (EAV)

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will be approximately \$80,000,000 to \$85,000,000.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed 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 are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site. Relocation activities may also be undertaken pursuant to the requirements of the Act and Village policies.

Demolition and Site Preparation: Existing improvements may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the RPA for desired redevelopment projects.

Landscaping/Urban Design Components/Streetscaping: The Village may fund certain landscaping and design projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Environmental Remediation: Property within the RPA may require remediation of various types of contamination, in order to re-use property for commercial, retail, and mixed-use redevelopment.

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 provision of necessary detention or retention ponds may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. 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 general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of property.

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.

Rehabilitation/Taxing District Capital Costs: The Village may fund certain rehabilitation costs or certain taxing district capital improvements as provided for under the 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.

School District Tuition Costs: The Village may fund eligible school tuition costs as provided for under the Act.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices, which provide equal opportunity to all people regardless of sex, color, race, sexual orientation, or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, sexual orientation, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. 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) calendar 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 which the ordinance approving the RPA is adopted.

VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

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

EXHIBIT 1

LEGAL DESCRIPTION

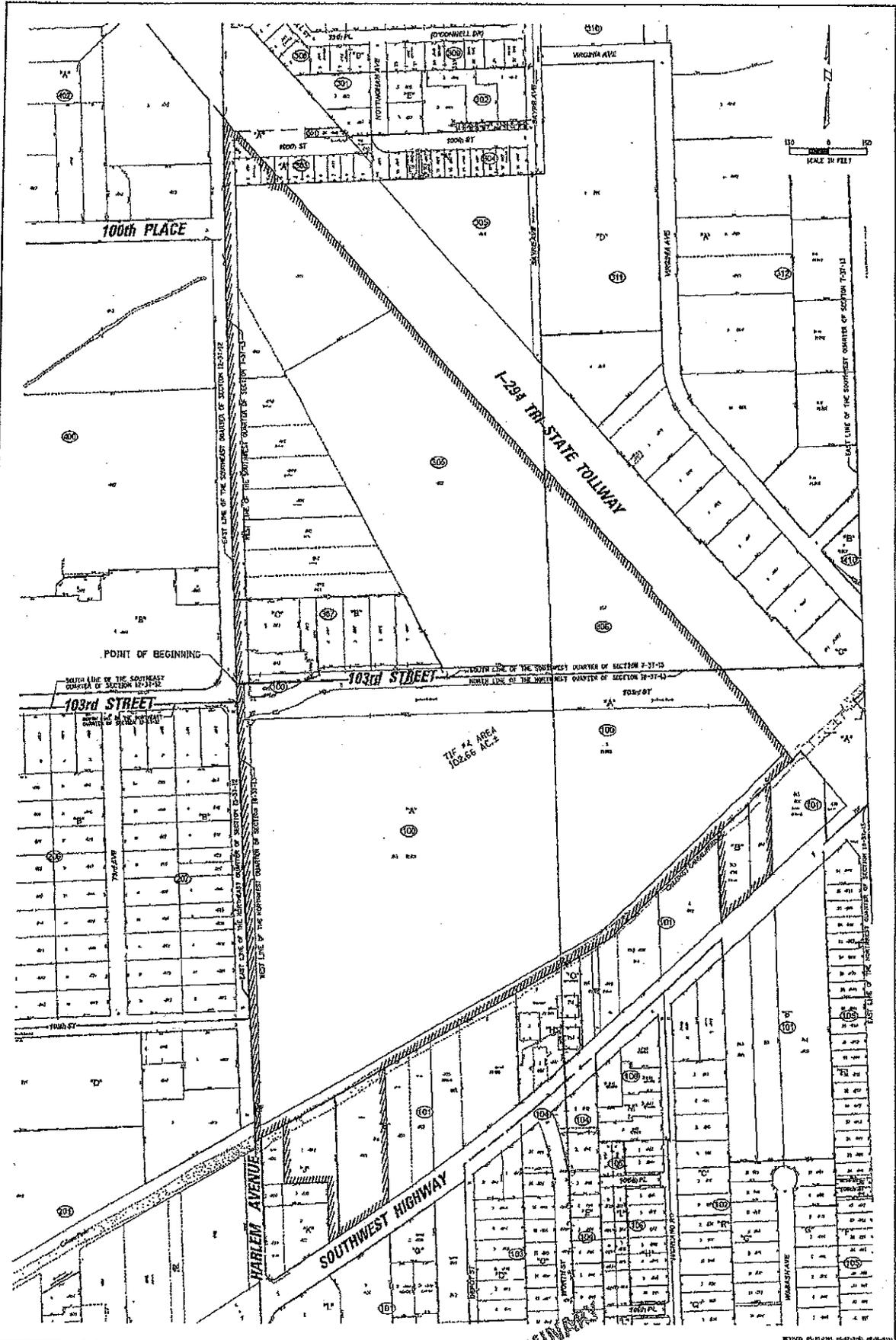
LEGAL DESCRIPTION:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 18; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO A POINT ON THE SOUTHERLY LINE OF THE CALUMET CANAL FEEDER; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON A LINE 115.80 FEET EAST OF AND PARALLEL WITH SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 18; THENCE SOUTHERLY ALONG SAID PARALLEL LINE TO A POINT ON THE NORTH LINE OF LOT 1 IN SOUTHWEST- HARLEM PLAT OF RESUBDIVISION OF LOT 2 IN ALDI SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF SAID NORTHWEST QUARTER OF SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 31, 2001 AS DOCUMENT NO. 0011019997; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 1 AND EAST LINE OF LOT 2 IN SAID SOUTHWEST- HARLEM PLAT OF RESUBDIVISION OF LOT 2 IN ALDI SUBDIVISION TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHWEST HIGHWAY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE WEST 90.70 FEET OF THE EAST 178.08 FEET OF LOT 8 IN THE COUNTY CLERKS DIVISION OF LOT 2, BEING A SUBDIVISION IN THE WEST HALF OF SAID SECTION 18, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1894 AS DOCUMENT NO. 2050110; THENCE NORTHERLY ALONG SAID WEST

LINE TO A POINT ON THE SOUTHERLY LINE OF SAID CALUMET CANAL FEEDER;
THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WEST
LINE OF LOT 3 IN SAID COUNTY CLERKS DIVISION OF LOT 2; THENCE SOUTHERLY
ALONG THE WEST LINE OF SAID LOT 3 TO A POINT ON THE NORTHERLY RIGHT-OF-
WAY LINE OF SOUTHWEST HIGHWAY; THENCE NORTHEASTERLY ALONG SAID
NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF LOT 2 IN SAID
COUNTY CLERKS DIVISION; THENCE NORTHERLY ALONG SAID EAST LINE TO A POINT
ON SAID SOUTHERLY LINE OF THE CALUMET CANAL FEEDER; THENCE
NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A POINT ON THE WESTERLY
RIGHT-OF-WAY LINE OF THE I-294 TRI-STATE TOLLWAY; THENCE NORTHWESTERLY
ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE SOUTH LINE OF LOT
3 IN FRANK DELUGACH LORETTA HIGHLANDS SUBDIVISION, BEING A SUBDIVISION IN
SAID SOUTHWEST QUARTER OF SECTION 7, ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 25, 1937 AS DOCUMENT NO. 12018299; THENCE WESTERLY ALONG
SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTHERLY
ALONG THE WEST LINE OF SAID LOT 3 TO A POINT ON SAID WESTERLY RIGHT-OF-
WAY LINE OF THE I-294 TRI-STATE TOLLWAY; THENCE NORTHWESTERLY ALONG SAID
WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF SAID SOUTHWEST
QUARTER OF SECTION 7; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE POINT
OF BEGINNING.

EXHIBIT 2
BOUNDARY MAP



CHRISTOPHER B. BURKE ENGINEERING, LTD.
 9575 West Higgins Road, Suite 600
 Rosemont, Illinois 60018
 (847) 823-0500

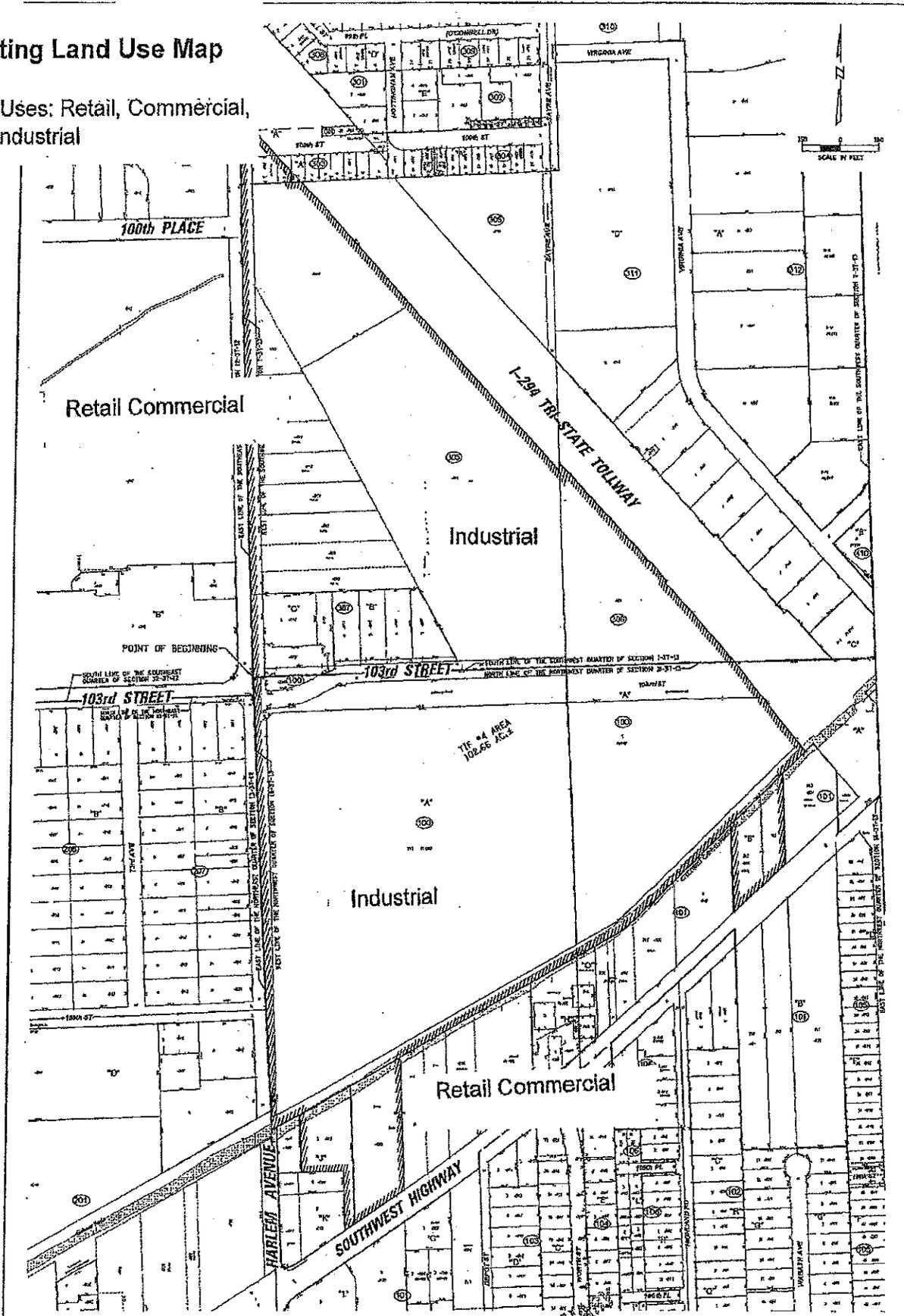
CHICAGO RIDGE TIF #4
 IN
 VILLAGE OF CHICAGO RIDGE, ILLINOIS
 PREPARED FOR
 VILLAGE OF CHICAGO RIDGE

DATE	05-03-11	PROJECT NO.	14010014
DRAWN BY	JW	SHEET	2 OF 3
SCALE	1" = 150'	DATE	05-03-11
DATE	05-03-11	PROJECT NO.	14010014

EXHIBIT 3
EXISTING LAND USE MAP

Existing Land Use Map

Land Uses: Retail, Commercial, and Industrial



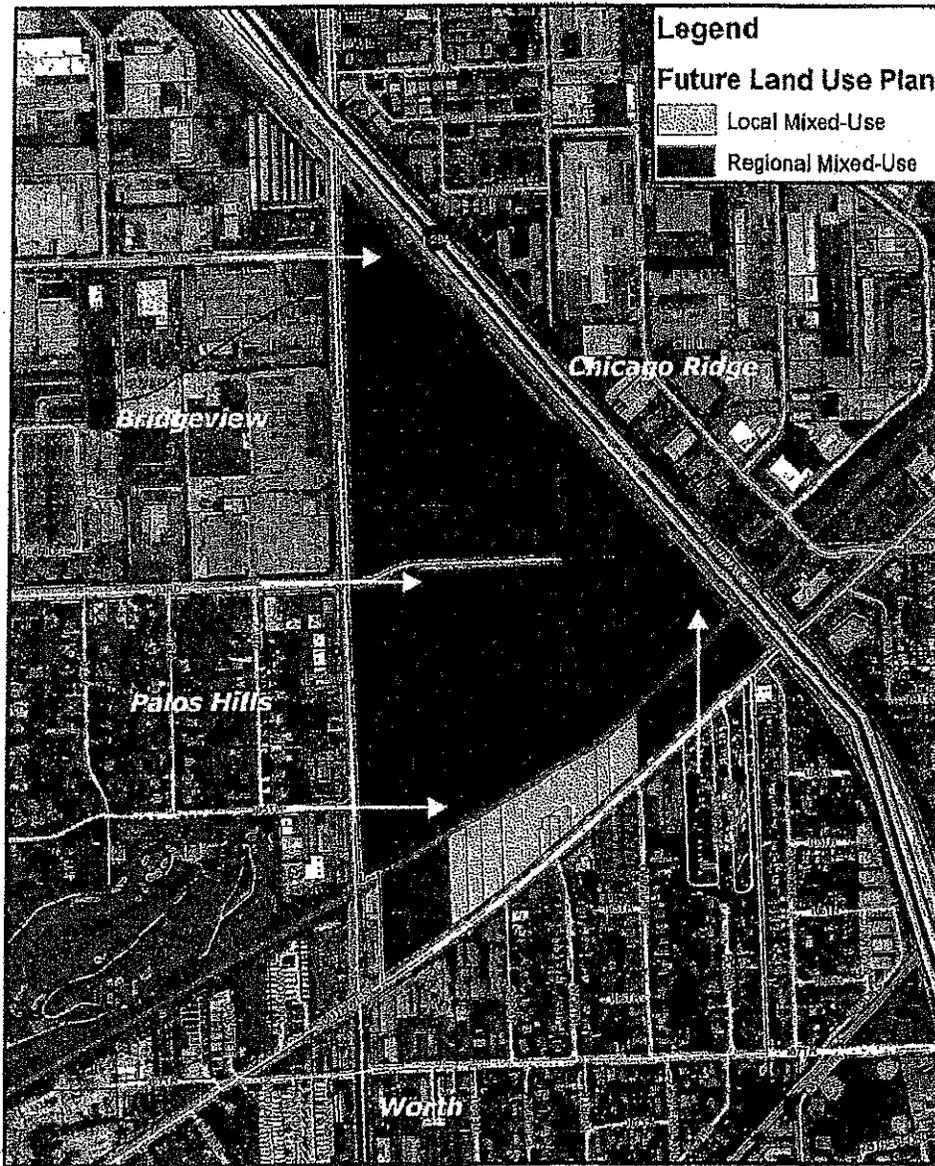
 CHRISTOPHER B. BURKE ENGINEERING, LTD. 2575 West Higgins Road, Suite 600 Rosemont, Illinois 60018 (847) 823-0500	CHICAGO RIDGE TIF #4 IN VILLAGE OF CHICAGO RIDGE, ILLINOIS PREPARED FOR VILLAGE OF CHICAGO RIDGE		
	CALC. E.M. DWG. E.M. CHN. J.M. SCALE: 1"=150' DATE: 05-28-11	PROJECT NO. 94021014 SHEET 3 OF 1 DRAWING NO. 1173467014	

EXHIBIT 4

FUTURE LAND USE MAP

EXHIBIT 4 - FUTURE LAND USE MAP

Figure 11: Future Land Use Plan



*Data Source: Cook County GIS; Camiros

Future Land Use Plan

Harlem Triangle Subarea Plan
 Village of Chicago Ridge, Illinois



CAMIROS

EXHIBIT 5

TIF QUALIFICATION/DESIGNATION REPORT

**VILLAGE OF CHICAGO RIDGE, ILLINOIS
HARLEM AVENUE AND 103rd STREET (TIF NO. 4)
TIF QUALIFICATION REPORT**

September, 2014

A study to determine whether certain properties within the Village of Chicago Ridge qualify as a blighted improved area and as a blighted vacant area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes.

Prepared for: Village of Chicago Ridge, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

Village of Chicago Ridge
TIF Qualification Report
Harlem Avenue and 103rd Street (TIF No. 4)

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I. INTRODUCTION AND BACKGROUND

Background

The purpose of this report is to provide a summary of factors that qualify property generally described herein as a "blighted area" based on qualification factors found in the Tax Increment Allocation Redevelopment Act. The area under study is generally described herein as the 103rd Street and Harlem Avenue (TIF No. 4) Area of the Village of Chicago Ridge, Illinois. This study seeks to determine the eligibility of this area for status as a TIF District pursuant to the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, 5/11-4-1, et. seq., as amended (the "Act").

The Act addresses the elimination or reduction of factors that will cause an area to be either in a blighted state, or in danger of declining into a blighted state. The Act authorizes the use of tax increment revenues derived from the tax rates of various taxing districts in a Redevelopment Project Area (the "RPA" or the TIF District) for the payment of redevelopment project costs. For redevelopment eligibility under this legislation (in connection to this Report), the subject area must contain conditions that warrant its designation as a "blighted area", as such terms are fully defined herein. The following sections of this report will describe physical and economic conditions that have been found to conform to the provisions of the Act.

The proposed 103rd Street and Harlem Avenue (TIF No. 4) RPA boundaries are generally described as follows:

Interstate 294 to the north and east, Harlem Avenue to the west, and Stony Creek to the south. Three tax parcels bordering Southwest Highway are also included. Adjacent right of ways are included.

A map of the RPA is attached as Exhibit A to this Report.

Surveys of building conditions and site characteristics of, and related data collection for, the area were undertaken by Kane, McKenna and Associates, Inc. ("KMA") beginning in early 2011 and supplemented periodically to the date of this report. Additionally, discussions with Village staff and officials concerning redevelopment efforts were also utilized to aid in KMA's analysis of the area.

The RPA is largely comprised of improved land north of Stony Creek. Two vacant parcels located south of Stony Creek are comprised of vacant land and one parcel includes the former Aldi's grocery (now vacant). The RPA is located along Harlem Avenue within the Village and has evidenced recent large scale vacancies over the last few years. Many of the improved parcels within the RPA include structures that are 35 years old or greater, which exhibit various degrees of obsolescence and excessive vacancies. The presence of the vacant and underutilized Yellow Freight facility represents over 65 acres or approximately 80% of the area. For these and other redevelopment related reasons including frontage on Harlem Avenue, the Village has targeted this area as an important area for Village redevelopment efforts.

KMA, on behalf of the Village, has evaluated the proposed RPA for examination of factors and conditions that justify its further consideration for designation of a TIF District. KMA has determined through this examination that sufficient evidence exists to recommend that the Village proceed with this designation process, including the creation and adoption of a Redevelopment Plan and Project as permitted by the Act.

It has been determined that this TIF Qualification Report will not require a Housing Impact Study, pursuant to the Act.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, KMA examined the RPA, and reviewed information collected for the area, beginning in December, 2010 in supplemented periodically to the date of this report, in order to determine the presence or absence of appropriate qualifying factors listed in the Illinois Tax Incremental Redevelopment Allocation Act (hereinafter referred to as "the Act") Ch. 65 ILCS Section 5/11-74.4-1 et. seq. of the Illinois Compiled Statutes, as amended. Based on this analysis, KMA has determined that the RPA does qualify for consideration of TIF District designation by the Village.

The relevant sections of the Act are found below.

The Act sets out specific procedures that must be adhered to in designating a redevelopment project area. By definition, a "Redevelopment Project Area" is:

"an area designated by the municipality, which is not less in the aggregate than 1 ½ 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 vacant area or a blighted improved area, or a combination of both blighted vacant area and blighted improved area."

Under the Act, "blighted area," means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

If improved, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of five (5) 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 have 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 and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks,

off-street parking and surface storage areas evidence deterioration, including, but 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 refer 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 one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close

proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

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

(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, provided that the remediation costs 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) Lag in Equalized Assessed Value: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or 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.

(2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of 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 to which it pertains:

(A) 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 of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

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

(E) 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) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 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 3 of the last 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 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is 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) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

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

(B) The area consists of unused railyards, 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 City 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.

The vacant portion of the RPA was examined as a "blighted area" by the definition of the Act. The detailed definition of a "blighted area" is located at the beginning of Section II. The improved portion of the RPA was examined as a "blighted area" by the definition of the Act.

The RPA is considered to consist of improved and vacant property for purposes of examination under the criteria for blighted area findings under the Act.

The improved land described herein met eligibility for the requirements for designation as a blighted improved area. This finding was made by virtue of the identification of evidence for at least seven (7) qualification factors compared to the minimum requirement of five (5) factors dictated by the Act for the blighted improved area standard. It was further found that in the required qualifying factors are reasonably distributed throughout the Proposed RPA. The vacant land findings for a blighted vacant area are met by the identification of two (2) of six (6) vacant land qualification factors dictated by the Act.

III. THE RPA

The RPA is as generally described in Section I above and the boundary map is attached as Exhibit A.

The RPA consists of a mix of commercial, industrial, and retail land uses. The improved properties are bounded by Interstate 294 to the north and east, Harlem Avenue to the west, and Stony Creek to the south and also include the vacant Aldi's grocery store near the northeast corner of the intersection of Southwest Highway and Harlem Avenue. The vacant properties are located south of Stony Creek and north of Southwest Highway. Adjacent right of ways are included. The properties were evaluated in relation to the qualification factors found in the TIF Act.

IV. METHODOLOGY OF EVALUATION

In evaluating the RPA's qualification, the following methodology was utilized:

- 1) Exterior site surveys of the proposed TIF District were undertaken by representatives from KMA. Site surveys were completed for each parcel within the RPA.
- 2) Exterior evaluation of structures and site improvements including right-of-ways as part of efforts to note deterioration, or other blighting factors.
- 3) The area was studied in relation to the Village's 1997 Comprehensive Plan and amendments to said plan undertaken in 2012, and other available economic development and planning information, Village ordinances, tax information by the County of Cook from 2006 through 2013; Sidwell parcel tax maps, engineering analyses, aerial photos, site data, local history (interviews with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., inadequate utilities, lack of community planning, deleterious land-use and layout, etc.). KMA reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff.
- 4) Individual structures and/or parcels were reviewed only in the context of checking, to the best and most reasonable extent available, the criteria factors of specific structures and/or site conditions on particular parcels, as well as area-wide factors for the entire RPA.
- 5) The RPA was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was completed by reviewing each source of data and determining how each measured when analyzed within the context of the relevant factors.

Improved properties and vacant properties within the RPA were examined to determine the applicability of blighted qualification factors for TIF designation under the TIF Act.

Summary of Area Findings

The following is a summary of relevant qualification findings required under the Act:

- 1) The area is contiguous and is greater than 1½ acres in size.
- 2) The area can be categorized as a "blighted improved area" and a portion as a "blighted vacant area". Factors necessary to make these findings are present to a meaningful extent and are reasonably distributed throughout the RPA.
- 3) All property in the area would benefit by any proposed redevelopment project improvements.
- 4) The sound growth of the taxing districts that are applicable to this area, including the Village has been impaired by the factors found present in the area.
- 5) The area as a whole would not be subject to redevelopment without the establishment of an RPA, and investment of public funds, including property tax increments.

V. TIF QUALIFICATION FACTORS

As a result of KMA's evaluation of the RPA, and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support the qualification of the RPA pursuant to the TIF Act.

A. Blighted Improved Area Qualification Factors – Improved Land

Area within Proposed RPA	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualification Factors Present in Proposed RPA
Blighted Area (Improved) (north of creek And former Aldi's store)	13	5	7 <ul style="list-style-type: none"> • Lag in EAV Growth • Inadequate Utilities • Lack of Community Planning • Excessive vacancies • Deterioration • Obsolescence • Environmental Remediation

The improved portion of the RPA includes approximately twenty-four (24) tax parcels and twenty-two (22) buildings.

The following is an evaluation and statement of findings on the presence of certain factors, as described in the previous section, for the improved land located within RPA.

1. Excessive Vacancies. The Act states that this factor is present if there is “the presence of buildings that are unoccupied or underutilized, and represent an adverse influence on the area because of the frequency extent, or duration of the vacancies.”

The former Yellow Freight terminal facility, consisting of approximately 65 acres represents almost 80% of total area in the TIF District. The extended period of vacancy – over 36 months - and the prominent location - along Harlem Avenue and Interstate 294 – support this finding. In addition, a former restaurant facility located on 103rd Street facing Harlem Avenue, has been vacant for over 4 years and the former Aldi's store remains vacant for over 12 months.

2. Lack of Community Planning - The RPA 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. The Village adopted its current comprehensive plan in 1997 and

updated portions of the Plan relating to the RPA in 2012, and over 80% of the area was constructed over 35 years ago, prior to such adoption. This factor was documented by evidence of inadequate street layout to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

Conflicts in land-uses are present, and were developed without the benefit of contemporary development standards (retail, commercial, motel, and industrial are interspersed). Modern development of the improved areas within the RPA would discourage the mixing of diverse land-uses without sufficient buffering, land development ratios and other coordination including parking to prevent problems that arise out of such uses (vehicle storage and parking, industrial truck traffic, and coordinated access/egress).

Coordinated planning relating to access/egress, parking, and storage is also required, particularly relating to uses at the north and the former Yellow Freight facility at the south and central portion of the RPA

The deficiencies in terms of lack of buffers between commercial uses, the tollway, and industrial uses have not been addressed on an area-wide basis.

Internal traffic circulation is a primary challenge to coordinating future land-use and promoting redevelopment. There is an absence of internal roads and/or frontage roads that would connect stand-alone businesses along the east side of Harlem Avenue. The barriers to improved traffic circulation require coordination. Other issues relating to access/egress (such as the number of curb cuts on major arterials) and truck traffic routing also require coordination and planning by the Village.

3. Deterioration of Buildings and Site Improvements - With respect to buildings, defects including, but are not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, 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.

Deterioration of buildings and site improvements were also evidenced within the improved properties throughout the RPA. Of the approximate twenty-four (24) improved parcels located within the RPA, approximately ninety percent (90%) exhibited deteriorated conditions, primarily to site improvements. These conditions of deteriorations were characterized by occurrences that included the following:

- Surface cracking of pavement areas;
- Potholes and depressions in roadways and parking areas;
- Buckled and cracked asphalt and concrete driveways/ parking/storage areas;
- Requirements for tuckpointing and repair of exterior fascia;
- Rusted columns and frames in need of repair.

4. Obsolescence - The Act states that this factor is present if there the condition or process of falling into disuse or structures have become ill suited for the original use.

The largest of the parcels (former Yellow Freight terminal and facilities) within the RPA suffer from obsolescence connected in part to the factors of excessive vacancies, age, and underutilization of over 65 acres of single use facilities. Many of these structures exhibit special use design or characteristics including building design, loading dock provisions and outdoor storage that were designed for specific uses (truck terminal). A vacant restaurant facility has been vacant for approximately 48 months and its physical condition has worsened.

Many of the buildings and the sites themselves contain characteristics which limit the usefulness and marketability of the area. Buildings are land locked and unable to be expanded due to the existing uses surrounding the area. As a whole, the area suffers from poor design and layout which is manifested in several instances, one of which is internal circulation and access/egress. Many of the area's buildings lack adequate loading and buffering provisions. Some of the structures have been modified from original uses. Because of these factors, the area's overall usefulness and desirability for redevelopment is significantly limited for modern day redevelopment.

Other structures in the TIF District are over 40 years old and were originally designed as part of the truck terminal, single use facility. A former residential use and converted structures (garage) are located in the central portion of the area.

Newer standards for industrial buildings would include more efficiently designed loading/unloading functions as well as coordinated access/egress. The configuration of industrial uses in the RPA appear dated. In addition, industrial building layouts and storage lots have limited access and use in relation to the frontage along Harlem Avenue.

Overall, these older structures have a disproportionately negative "spill-over" effect on the area given the size of the properties (both the buildings and the associated land areas). Absent private and public sector reinvestment, said conditions may deter other property owners from reinvesting in or adjacent to the RPA. The physical characteristics of the properties and the condition of

infrastructure (see below) indicate that area wide obsolescence is present.

5. 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 RPA.

Based upon review by the Village's consulting engineer (Christopher B. Burke Engineering Ltd.), the following inadequate characteristics of the RPA's infrastructure are identified.

Condition and Layout of Road

103rd Street east of Harlem Avenue enters the intersection on an angle from the north. In relation to traffic planning, 103rd Street is also not mirroring the west leg of the intersection which can cause awkward traffic movements. The east leg of this intersection should be realigned to support redevelopment. Also, the pavement is in poor condition and is in need of substantial repair or replacement (i.e. the pavement is in need of more than routine maintenance such as crack sealing). The curb and gutter is also in need of substantial replacement.

Watermain and Sanitary Sewer

The sanitary sewer and watermains within the TIF area are in excess of 40 years old. These utility lines are constructed of materials no longer used in the industry. The layout of the existing utilities is also not configured to support the redevelopment of the property for adequate service and fire protection. There are routinely watermain breaks in the area, and because of the location and depth, are difficult to repair. If the area is redeveloped, it will be necessary to replace most, if not all of the watermains and sanitary sewers ductile iron watermain and PVC sanitary sewer.

Storm Sewer and Detention

With redevelopment of the site, it will be necessary to reconstruct all storm sewers using modern materials and to also provide stormwater detention in accordance with current Village Codes and MWRD requirements in order to address drainage within the area.

It is also important to note that the southern portion of the site adjacent to Stoney Creek includes regulatory floodplain and floodway. This will limit the development potential for a portion of the property.

6. Declining or Lagging Equalized Assessed Valuations - The TIF Act specifies that this factor is present if 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 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.

The total equalized assessed valuation (EAV) for the parcels located within the proposed RPA has increased at an annual rate that is less (and/or decreased at a greater rate) than the balance of the Village and the CPI for four (4) of the last five (5) calendar years as evidenced by the data presented in the table below and has declined for four (4) years as well.

Redevelopment Project Area

Year	TIF Improved Area EAV	Percent Change	Balance of the Village's EAV	Percent Change	CPI
2013	\$11,547,358	-7.85%	\$281,272,003	-6.17%	1.5%
2012	\$12,531,629	-28.86%	\$299,773,547	-8.67%	2.1%
2011	\$17,614,603	17.25%	\$328,231,594	-18.06%	3.2%
2010	\$15,023,385	-26.88%	\$400,553,171	-2.41%	1.6%
2009	\$20,546,190	-17.58%	\$410,434,106	4.86%	-0.4%
2008	\$24,928,336		\$391,405,879		

Source for EAV: Cook County Clerk's and Assessor's Office

7. Environmental Remediation:

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

A Supplemental Phase II Investigation dated October 29, 2010 for the Yellow Freight Corporation indicates the presence of leaking underground storage tanks (LUST) incidents, particularly at the southern portion of the RPA. The evaluation suggests that in the event a No Further Remediation (NFR) letter is required to facilitate the redevelopment of the property, engineered barriers (some of which are present in the form of existing site improvements) and restrictions to industrial/commercial uses will most likely be required. As part of the process, enrollment in the State's voluntary Site Remediation Program (SRP) would be required. Additional investigation and reports would be necessary in order to undertake remedial activities, including review to assess any offsite migration of groundwater contamination. In any event, the NFR designation would be required as part of future redevelopment activities. Actual costs and remedial actions would be determined as part of the SRP process.

B. Blighted Vacant Area Qualification Factors – Vacant Land

Area within Proposed RPA	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualification Factors Present in Proposed RPA
Blighted (Blighted-Vacant adjacent to Southwest Highway)	6	2	<ul style="list-style-type: none"> • Lag in EAV Growth • Adjacent to Deterioration

The "vacant area" includes two tax parcels located south of Stony Creek and bordering Southwest Highway.

1. Declining or Lagging Equalized Assessed Valuations – The TIF Act specifies that this factor is present if 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 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.

The total equalized assessed valuation (EAV) for the parcels located within the proposed RPA has increased at an annual rate that is less (and/or decreased at a greater rate) than the balance of the Village for five (5) of the last five (5) calendar years and has also declined for five (5) of the last five (5) years, and has lagged behind the CPI for five (5) of the last five (5) years as evidenced by the data presented in the table below.

Redevelopment Project Area

Year	TIF Vacant Area EAV	Percent Change	Balance of the Village's EAV	Percent Change	CPI
2013	\$240,398	-5.11%	\$292,578,961	-6.24%	1.5%
2012	\$253,357	-5.55%	\$312,051,819	-9.70%	2.1%
2011	\$268,257	-25.45%	\$345,577,940	-16.77%	3.2%
2010	\$359,842	-24.20%	\$415,216,714	-3.55%	1.6%
2009	\$474,715	-35.71%	\$430,505,581	3.59%	-0.4%
2008	\$738,440		\$415,595,775		

2. Deterioration of structures or site improvements in neighboring areas adjacent to vacant land

The former terminal buildings and site improvements located north of the vacant land exhibit deterioration and are described as part of this report, above.

VI. OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the Village's designation of the proposed TIF District.

1. The area is contiguous and is greater than 1½ acres in size;
2. The RPA will qualify as a Blighted Improved Area and a Blighted Vacant Area. Further, the Blighted Area 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 properties for inclusion within the proposed TIF District.

EXHIBIT A
RPA BOUNDARY MAP

EXHIBIT B
PARCEL LIST

Preliminary
Chicago Ridge TIF #4
Equalized Assessed Valuation Analysis

Improved	PIN	Tax Code	Class	EAV 2013	EAV 2012	EAV 2011	EAV 2010	EAV 2009	EAV 2008	EAV 2007
	1	24-07-301-001	39045 1-00	1,778	1,874	1,934	1,947	1,996	2,091	1,966
	2	24-07-303-001	39045 5-17	246,669	265,022	276,491	274,280	280,108	316,279	298,807
	3	24-07-303-002	39045 2-07	33,896	37,712	37,913	37,548	58,771	54,758	45,192
	4	24-07-305-012	39045 5-90	291,292	306,994	325,049	341,114	348,980	481,628	395,490
	5	24-07-305-013	39045 5-90	298,310	314,390	332,579	349,331	366,762	493,235	374,293
	6	24-07-305-014	39045 2-03	80,693	84,175	81,855	83,658	85,142	42,385	49,256
	7	24-07-305-015	39045 5-17	595,764	617,281	653,659	791,403	767,395	1,028,554	1,028,554
	8	24-07-305-016	39045 5-17	427,592	450,641	477,144	550,936	592,842	622,468	488,171
	9	24-07-305-017	39045 5-31	427,477	429,442	454,988	516,823	527,801	590,078	466,171
	10	24-07-305-018	39045 5-31	439,915	463,928	490,893	569,887	581,972	841,602	503,471
	11	24-07-305-021	39045 5-63	1,972,906	1,446,926	2,332,188	1,572,841	2,655,045	3,240,496	2,842,959
	12	24-07-305-023	39045 5-17	452,489	460,692	503,265	607,111	620,007	701,419	523,946
	13	24-07-305-024	39045 5-63	708,469	746,950	790,593	970,697	981,163	1,281,478	1,128,468
	14	24-07-305-003	39045 5-93	419,599	440,084	466,950	460,922	1,060,742	1,422,755	1,388,512
	15	24-07-307-004	39045 5-93	152,174	152,174	152,174	152,174	152,174	152,174	152,174
	16	24-07-307-005	39045 5-97	339,508	337,808	351,501	359,436	607,063	508,857	526,594
	17	24-07-307-006	39045 5-97	373,635	383,839	411,001	419,272	448,163	463,962	480,974
	18	24-07-307-007	39045 5-17	374,834	365,040	373,655	419,272	448,163	463,962	480,974
	19	24-07-307-013	39045 5-23	359,922	372,895	394,823	448,163	458,726	448,209	375,670
	20	24-07-307-014	39045 5-17	197,874	208,274	220,237	229,801	235,796	601,749	535,322
	21	24-18-100-002	39055 5-90	29,284	24,052	30,030	28,981	28,981	28,981	20,505
	22	24-18-100-003	39055 5-93	3,235,029	3,409,424	3,675,073	4,043,203	7,739,563	9,918,179	9,002,485
	23	24-18-101-008	39055 5-90	372,540	392,074	540,221	555,940	608,600	802,527	776,977

Total TIF Improved EAV	11,857,458	12,291,629	17,814,593	16,923,285	20,144,150	24,928,236	22,049,230
Percentage Increase/Decrease	-7.65%	-28.86%	17.25%	-50.86%	-17.98%	13.86%	
Village of Chicago Ridge	292,819,338	312,055,176	346,945,197	414,276,888	430,980,298	419,314,215	377,505,689
Balance of Village EAV	281,272,003	299,775,547	328,331,394	400,185,471	410,434,108	391,005,878	365,457,179
Percentage Increase/Decrease	-6.17%	-6.87%	-18.06%	-2.41%	4.85%	10.14%	
CPI	1.60%	2.10%	3.20%	1.60%	-0.40%	3.80%	

Vacant	PIN	Tax Code	Class	EAV 2013	EAV 2012	EAV 2011	EAV 2010	EAV 2009	EAV 2008	EAV 2007
	24-18-101-058	39055 1-00		77,046	81,200	85,975	127,347	150,052	202,301	193,152
	24-18-101-059	39055 1-00		189,352	172,157	182,282	232,483	344,853	556,139	511,893

Total TIF Vacant EAV	240,298	253,357	268,257	359,832	374,715	738,440	708,045
Percentage Increase/Decrease	-5.11%	4.58%	-23.05%	-24.20%	-3.57%	4.74%	6.03%
Village of Chicago Ridge	292,819,338	314,105,176	345,344,197	416,674,685	430,886,286	416,234,215	377,606,589
Balance of Village EAV	291,879,941	314,051,819	345,277,940	416,210,714	430,204,681	415,585,775	376,804,834
Percentage Increase/Decrease	-0.24%	-0.10%	-0.17%	-3.88%	3.89%	10.20%	
CPI	1.60%	2.10%	3.20%	1.60%	-0.40%	3.80%	