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**VILLAGE OF CLARENDON HILL, ILLINOIS  
55th STREET TIF DISTRICT  
REDEVELOPMENT PLAN AND PROJECT**

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**Prepared For: Village of Clarendon Hills, Illinois**

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**December 2024**

**VILLAGE OF CLARENDON HILLS  
TIF REDEVELOPMENT PLAN  
55<sup>th</sup> STREET TIF DISTRICT  
REDEVELOPMENT PROJECT AREA**

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## **I. Introduction**

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In this report, the Village proposes a Tax Increment Financing Redevelopment Plan and Project (the “proposed TIF district”) pursuant to the TIF Act (as defined below) to enable a certain area within the Village to overcome a number of redevelopment barriers. Ryan, LLC (“Ryan”) has been retained by the Village to assist in the drafting of this Redevelopment Plan.

The Village of Clarendon Hills is a west suburban Chicago community located in eastern DuPage County, just west of I-294 and Route 83 and just south of I-88 and Ogden Avenue. Originally planned in the 1870s, facilitated by the construction of the Burlington Railroad, and later incorporated in 1924, the Village is now home to approximately 8,700 people according to the 2020 U.S. Census. Clarendon Hills is located approximately eighteen miles southwest of Chicago and approximately twenty miles from O’Hare International Airport and approximately nineteen miles from Midway Airport. The Village is comprised primarily of single-family homes.

The Village is surrounded by Oak Brook to the north, Hinsdale to the east, Westmont to the west, and Willowbrook and unincorporated DuPage County to the south. The Village is essentially landlocked with little vacant land available for development.

In order to help achieve the goals and objectives of the Village’s 1991 Comprehensive Plan (“the Comprehensive Plan”), and more recently, the Village’s 2017 55<sup>th</sup> Street SubArea Plan, (“the SubArea Plan”), the Village has proposed the creation of a “55<sup>th</sup> Street TIF District” (as defined below) to facilitate redevelopment of the proposed TIF district in a coordinated manner. The parcels contained in the proposed 55<sup>th</sup> Street TIF District are among most of the parcels in the 55<sup>th</sup> Street SubArea. The SubArea Plan “lays out a vision for the future of the area between 55<sup>th</sup> Street to the north and 59<sup>th</sup> Street to the south, and between Richmond Avenue to the west and Route 83 to the east.”

The SubArea Plan is intended to “provide long range guidance, and actions for the near term, that spell out a measured approach to servicing areas south of 55th Street,” The SubArea Plan also identified certain challenges facing the area including access by all forms of transportation, the condition of the infrastructure, variable quality of public services, and lack of a sense of place. It also identified certain opportunities to address these challenges including “partnerships with residents/institutions/communities, clarifying a character and identity, and fiscal predictability for the Village and area residents” The SubArea Plan also “identifies opportunities along 55th Street and in the rest of the sub-area related to economic development, effective public services, and community character.” The Village has commissioned this redevelopment plan (the “Redevelopment Plan”) to use tax increment financing in order to alleviate some of these conditions which deter private investment in the area and meet the Village’s redevelopment goals and objectives.

## **A. Overview of Tax Increment Financing (TIF)**

Tax Increment Financing (“TIF”) is an economic development tool which uses future tax revenues to finance redevelopment activity. In the State of Illinois, an area can be designated as a “redevelopment project area” pursuant to the TIF Act if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the redevelopment project area. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” or base equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish various community and economic development goals.

## **B. The Redevelopment Plan**

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”), enables Illinois municipalities to establish a “redevelopment project area” either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish an area as a “redevelopment project area” pursuant to the Act, Illinois municipalities must adopt several documents including a redevelopment plan and qualification report that provides, in reasonable detail, the basis for the eligibility of the RPA. A redevelopment plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a “blighted area,” “conservation area,” (or combination thereof), or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized Ryan, a global tax services firm, to study the area identified in the boundary map attached hereto as Exhibit 1 (the “Redevelopment Project Area,” “RPA,” or “TIF District”) in relation to its eligibility as a Redevelopment Project Area under the TIF Act, to prepare a report for the eligibility of the RPA (the “Qualification Report”) and to prepare this Redevelopment Plan for the RPA.

## **C. Findings Pursuant to the TIF Act**

It is found and declared by the Village through legislative actions as required by the Act that:

1. To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
2. Public/private partnerships are determined to be necessary in order to achieve development goals;
3. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of this redevelopment plan;
4. The use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs that are incurred in the redevelopment of the RPA will incentivize such redevelopment and benefit such taxing districts in the long run, by alleviating the conditions identified in the Qualification Report and increasing the assessment base;
5. Such increased assessment base is not likely to be achieved without using such incentives to first alleviate such conditions; and
6. The Redevelopment Plan and Project conforms to the Comprehensive Plan which guides development of the Village as a whole.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Redevelopment Plan pursuant to 65 ILCS 5/11-74.4-3(n)(5) of the Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan 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 the RPA.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the Redevelopment Plan. Also pursuant to the Act, the area of the RPA in the aggregate is more than 1½ acres.

## II. Redevelopment Project Area

### A. Redevelopment Project Area Summary

The proposed TIF District is generally located along the north and south sides of 55<sup>th</sup> Street between Western Avenue to the west and Holmes Avenue to the east, and also includes certain parcels on the east and west sides of Western Avenue and Bentley Avenues, and the west side of Virginia and Clarendon Hills Avenues, all south of 55<sup>th</sup> Street. The uses within this area are commercial and residential.

As noted previously, the proposed TIF District is located within the geographic area covered by the SubArea Plan (the “SubArea”)(refer to Figure 1 below for SubArea map). Multiple planning efforts have been completed by the Village of Clarendon Hills for the SubArea. These plans have noted that the SubArea is somewhat disconnected from the rest of the Village, lacks a clear, uniform character, lacks suitable infrastructure, has issues with standing water and water quality, has underutilized poorly maintained public spaces, and lacks sidewalks.

Figure 1: Location of Sub-Area Map



**B. Legal Description of Redevelopment Project Area**

The Redevelopment Project Area legal description of property is attached as Exhibit 2.

### III. Redevelopment Goals

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#### A. Village Goals

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

Important underlying documents are the Comprehensive Plan and the SubArea Plan, both of which describe the overall vision for the Village and are the foundations for Village initiatives in this area. These planning document influence all other Village planning processes for the RPA, including those related to proposed TIF district. Table 1, shown below, summarizes goals and objectives in the Comprehensive Plan and SubArea Plan that are applicable to the RPA.

**Table 1.** Comprehensive Plan and SubArea Plan Goals and Objectives Relevant to Redevelopment of the RPA

Goals	Objectives
New development/redevelopment	Ensure that new development/redevelopment is compatible with existing uses on adjacent land.
Revenue generation	Utilize the various revenue sources available to the Village for the funding of its approved programs and projects in a manner which best matches the funding the characteristic of the related project while minimizing the costs of any financing and maintaining the Village's current bond rating.  Develop and put into place revenue-generating mechanisms that assure adequate funding to carry out the Goals and Objectives of the without placing an unreasonable tax burden on the citizens.  Where appropriate, utilize special service areas, grants, TIFs, or other revenue sources which directly relate to the project being financed.
Clear understanding of annexation alternatives, concerns, and opportunities.	Complete annexation of all incorporated areas south of 55 <sup>th</sup> Street, consistent with existing boundary agreements (on a voluntary basis as water infrastructure allows).  Properties in Clarendon Hills or that become annexed should reflect all Village standards to the extent possible.  Apply established strategies for consideration of proposals for new commercial and residential development.



<p>Improve pedestrian and vehicular safety within the sub-area</p>	<p>Add sidewalks where needed . . .</p> <p>Develop a program for accelerating construction of missing sidewalk links and for rehabilitation of existing public sidewalks throughout the Village.</p> <p>Enhance existing pedestrian walkways on vacant rights-of-way to make for a better pedestrian experience</p> <p>Improve both vehicular and pedestrian circulation.</p> <p>Improve availability and safety of crossings on 55th Street</p> <p>Address flooding issues related to the wetland.</p>
<p>Maintain residential nature – does this hurt the qualification for the TIF if we add more commercial in this area?</p>	<p>Adopt policies and take action to ensure that all new development and redevelopment will protect the primarily residential nature of the Village.</p> <p>Encourage construction of housing for residents of all ages,</p> <p>Minimal impact on residential properties should result from adjacent or nearby commercial uses.</p>
<p>Infrastructure</p>	<p>Provide the level of Public Works/Water Department capabilities that ensure timely, effective, and cost-efficient delivery of services and adequate maintenance of Village infrastructure (water system, roads, parkways, storm drainage, . . .)</p> <p>Develop a program for coordinating the rehabilitation or replacement of storm sewers and water mains with the improvement of street pavements.</p> <p>Develop a systematic infrastructure repair, preventative maintenance and extension programs.</p>
<p>Open Space</p>	<p>Work with appropriate organizations to provide the desired level of open space and recreational and community activities within the Village.</p>

*Source: 1991 Comprehensive Plan*

Implementation of this Redevelopment Plan will facilitate the accomplishment of these, and other goals described in the Comprehensive Plan and SubArea Plan. It is further expected that the “redevelopment projects” as defined in the TIF Act will return the RPA to economically productive use; accomplishing the Village’s general goals regarding enhancing and strengthening the Village’s tax base.

## **B. Redevelopment Project Area Goals**

Given the potential community benefits that may be gained from redevelopment of the RPA, efforts should be made to achieve the following goals for the RPA:

1. Reduce or address those adverse impacts described in the Qualification Report which deter private investment in the RPA;
2. Return underutilized property located within the RPA to productive use and strengthen and enhance the Village’s tax base;
3. Provide for high-quality development within the RPA that facilitates community and economic development goals; and
4. Accomplish redevelopment of the RPA over a reasonable time period.

These goals may be accomplished by pursuing the following objectives for the RPA:

1. Promotion of the redevelopment of underutilized property located within the RPA;
2. Provision for the assembly or coordination of private and public property for viable redevelopment projects;
3. Improvement of existing rights-of-way and infrastructure including, but not limited to, roadways, water mains, sanitary and storm sewers, sidewalks, streetscape, traffic signalization and parking improvements;
4. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation; and
5. Provision of public investment that improves the physical condition and visual aesthetic of the area including those in the public realm (e.g., streetscaping and recreational areas) and the private realm (e.g., facades and signage).

These objectives may be pursued independently by the Village or in public-private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

#### **IV. Evidence of Lack of Development and Growth**

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##### **A. Qualification Report**

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of Ryan from September 2023 through the date of this report. Analysis was aided by certain reports obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized.

The reported results of this evaluation are attached as Exhibit 3 of this Redevelopment Plan.

##### **B. Findings**

As found in Exhibit 3 of this Redevelopment Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the property as a "conservation area" and which impair sound growth in the RPA are: (i) lagging EAV; (ii) inadequate utilities; (iii) deleterious layout; (iv) lack of community planning, and (v) obsolescence.

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

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It is anticipated that the implementation of this Redevelopment Plan will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance its tax base through the implementation of this Redevelopment Plan will also have a positive impact on the affected taxing districts.

Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

It is anticipated that the RPA will require minimal increased services from affected taxing districts other than the Village. 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 (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs, either expended or incurred as an obligation by the Village, will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

## **VI. Housing Impact Study**

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The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

A housing impact study is not required to be completed because the Village will certify that it will not displace ten (10) or more residential units. There are fifty-seven (57) residential units currently located within the RPA.

If, later, the Village does decide that it is necessary to dislocate ten (10) or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

## **VII. Redevelopment Project**

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### **A. Redevelopment Activities**

Pursuant to the objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, property acquisition, marketing, site preparation, environmental remediation, provision of public infrastructure and related public improvements. The City's redevelopment activities may include any permissible redevelopment activities under the TIF Act including but not limited to the following:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

Site Preparation, Clearance and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation or demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include, but are not limited to: (i) public utilities and infrastructure including roadways, sidewalks, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; and (iv) landscaping, lighting, traffic signalization, signage and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village.

Environmental Remediation: Property within the RPA may require remediation of various types of contamination, in conjunction with the redevelopment of areas of the RPA.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to the Clarendon Hills Municipal Code provisions. Improvements may include commercial signage upgrades, and façade-related work as well as interior-related work.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to, federal programs, state programs, applicable local vocational educational programs including community college-sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

School District and Library District Costs: The Village will provide for the payment of eligible school district and library district costs pursuant to the TIF Act.

## **B. General Land Use Plan**

Existing land uses consist largely of residential, office and commercial. Existing land uses are shown in Exhibit 4, attached hereto.

Proposed land uses in the RPA are to consist primarily of residential, office, and commercial uses. Intended land uses will generally conform to Exhibit 5 attached hereto and made a part of this Plan, which designates the proposed general land uses in the RPA.

## **C. Additional Design and Control Standards**

The appropriate design controls, including for any Planned Unit Development, as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

## **D. Eligible Redevelopment Project Costs**

Redevelopment project costs mean and include the sum 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. Private investments, which supplement municipal 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 include:

1. *Professional Services* - 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;
2. *Marketing* - 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. *Rehabilitation Costs* - 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. *Public Works and Improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
6. *Job Training* - 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 Incentives* - 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. *Capital Costs* - 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) cost 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. *School-related Costs* - 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 1996-96 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. *Library Costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum. The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an

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

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

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

11. *Relocation Costs* - to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;
12. *Payment in Lieu of Taxes* - Those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area.
13. *Job Training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a

written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. *Interest Costs* – incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
  - b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer pertaining 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. *Day Care* - If the redevelopment project area is located within a municipality with 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.

The TIF Act prohibits certain costs, including the following:

*Construction of Privately-owned Buildings* - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

*Retail Displacement* - 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;

*Historic Building Demolition* - 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 in the below Table 2.

**Table 2. Redevelopment Project Cost Estimates**

<b>Program Actions/Improvements</b>	<b>Estimated Costs</b>
Land and Property Acquisition and Assembly Costs (including Relocation Costs)	\$ 2,000,000
Site Preparation, Demolition, and Environmental Cleanup	\$ 2,250,000
Public Works or Improvements including, but not limited to, water, storm sewer, sanitary sewer, traffic management, roadway and streetscape improvements, and utility relocations	\$ 10,000,000
Rehabilitation of Existing Structures	\$ 1,325,000
Professional Service Costs (Including without limitation Planning, Legal, Engineering, Architectural, Financial, Administrative, Annual Reporting and Marketing)	\$ 425,000
Interest Costs Pursuant to the Act	\$ 350,000
School Tuition/Library Costs/Capital Improvements (per the TIF Act)	\$ 150,000
Job Training	\$ 100,000
<b>TOTAL ESTIMATED TIF BUDGET</b>	<b>\$ 16,600,000</b>

**Notes:**

- (1) All project cost estimates are in 2024 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the exhibit above, any bonds, notes or other obligations issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, notes, or other obligations, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall Total Estimated TIF Budget amount outlined above and all as provided for in the Act.

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

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded “redevelopment project costs” as defined in the TIF Act are subject to (a) approval by the Village; (b) having specific cost categories as set forth in the TIF Act; and (c) pursuant to the Village’s incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from 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 2022 tax year for the RPA.

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

#### **F. Nature and Term of Obligations**

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 powers pursuant to the Illinois State Statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such 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, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty 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. 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, 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.

#### **G. Most Recent and Anticipated Equalized Assessed Value (EAV)**

The most recent estimate of equalized assessed valuation (“EAV”) for tax year 2023 of the property within the RPA is approximately \$12,601,721. This is only an estimate and the certified EAV of the RPA will be determined by the County subsequent to adoption of the Village’s TIF ordinances.

Upon completion of the anticipated private development of the Redevelopment Project Area over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$20,000,000 to \$30,000,000.

## **VIII. Scheduling of Redevelopment Project**

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### **A. Redevelopment Project**

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific 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, those redevelopment activities described in Section VII may be included in each phase.

### **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 parties 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 Village' most recent 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 or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age or the presence of physical disabilities. 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, all 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.

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**

This Redevelopment Plan will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31<sup>st</sup> of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

## **IX. Provisions for Amending the Redevelopment Plan and Project**

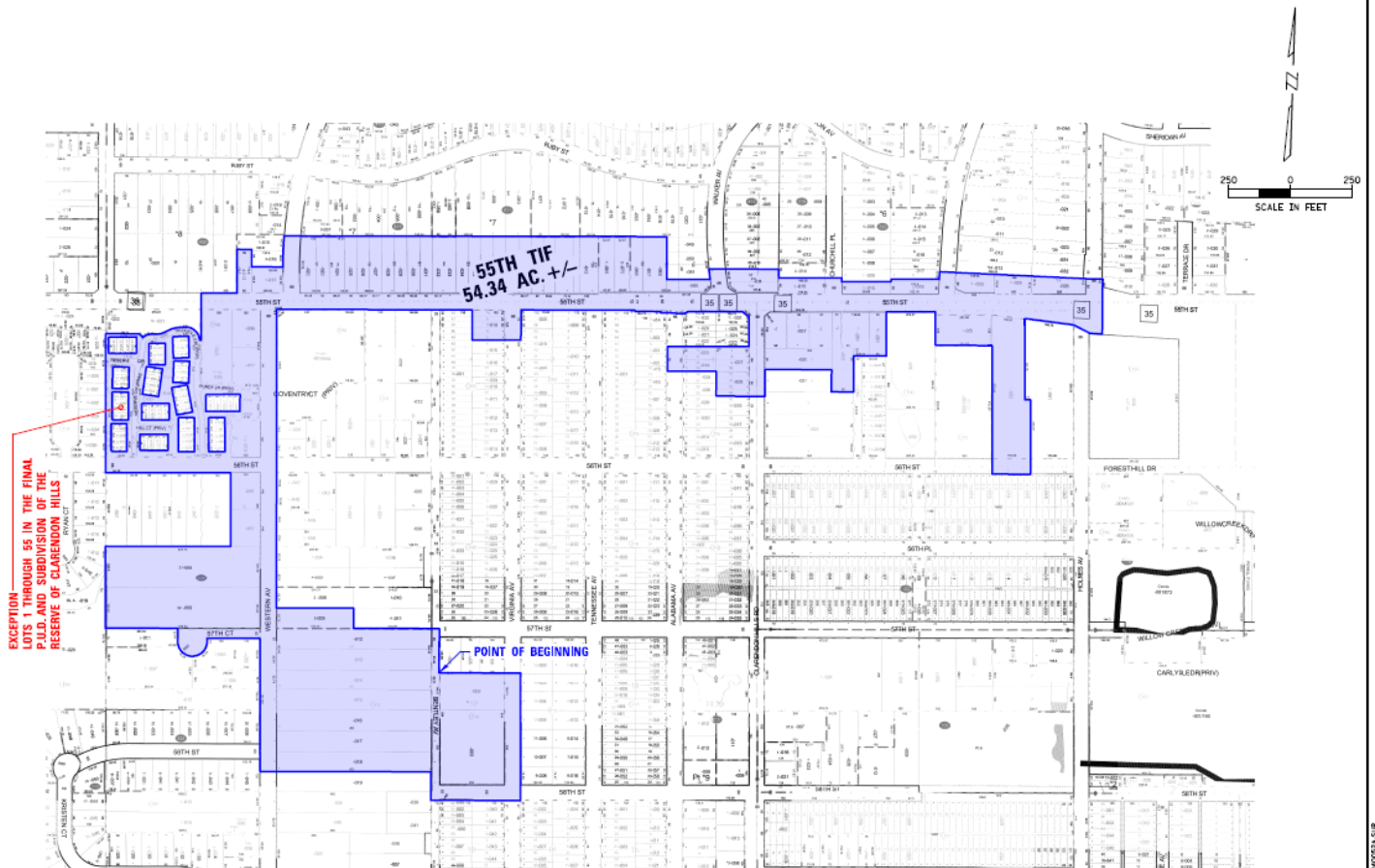
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This Redevelopment Plan may be amended pursuant to the provisions of the TIF Act.

**EXHIBIT 1**

**BOUNDARY MAP AND PARCELS LIST**

# 55<sup>th</sup> STREET TIF BOUNDARY MAP



**EXCEPTION—  
LOTS 1 THROUGH 55 IN THE FINAL  
P.U.D. AND SUBDIVISION OF THE  
RESERVE OF CLARENDON HILLS**

- POINT OF BEGINNING

CALC.	JRM	PROJECT NO. 240052
DWN.	AJK	
CHKD.	JRM	SHEET 1 OF 1
SCALE:	1"=250'	DRAWING NO. TIF240052A
DATE:	02-12-2024	

REVISID: 11-19-2024

**55<sup>th</sup> STREET TIF  
TAX PARCELS**

09-11-319-015	09-10-411-038	09-15-200-007
	09-10-411-039	09-15-200-013
09-11-320-010	09-10-411-040	09-15-200-019
09-11-320-018	09-10-411-041	09-15-200-020
	09-10-411-042	
09-11-321-026	09-10-411-043	09-15-202-018
09-11-321-028	09-10-411-065	
09-11-321-033	09-10-411-066	09-15-205-027
	09-10-411-067	09-15-205-028
09-10-405-012	09-10-411-068	09-15-205-033
09-10-405-017	09-10-411-069	09-15-205-034
	09-10-411-070	
09-10-411-022		09-15-206-006
09-10-411-023	09-10-412-014	09-15-206-007
09-10-411-024		09-15-206-008
09-10-411-025	09-14-100-020	09-15-206-009
09-10-411-026	09-14-100-035	
09-10-411-027	09-14-100-053	09-15-207-009
09-10-411-028	09-14-100-054	09-15-207-012
09-10-411-029	09-14-100-055	09-15-207-013
09-10-411-030	09-14-100-057	09-15-207-014
09-10-411-031	09-14-100-060	09-15-207-015
09-10-411-032		09-15-207-016
09-10-411-033		09-15-207-017
09-10-411-034		09-15-207-018
09-10-411-035		
09-10-411-036	09-15-200-005	09-15-212-002
09-10-411-037	09-15-200-006	09-15-212-003

**EXHIBIT 2**  
**LEGAL DESCRIPTION**



**LEGAL DESCRIPTION (Clarendon Hills – 55<sup>th</sup> Street TIF):**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, THE SOUTHWEST QUARTER OF SECTION 11, THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SPOHN'S 7<sup>TH</sup> SUBDIVISION, AS RECORDED AUGUST 12, 1999 AS DOCUMENT NUMBER R1999-176844;

THENCE EAST ALONG THE SOUTH LINE OF SAID SPOHN'S 7<sup>TH</sup> SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF VIRGINIA AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF VIRGINIA AVENUE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 58<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 58<sup>TH</sup> STREET AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BENTLEY AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF BENTLEY AVENUE TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 43 IN CLARENDON HILLS FARMS SUBDIVISION, AS RECORDED FEBRUARY 8, 1922 AS DOCUMENT NUMBER R1922-153727;

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOT 43 IN CLARENDON HILLS FARMS SUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WESTERN AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF WESTERN AVENUE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 57<sup>TH</sup> COURT;

THENCE WEST, SOUTHWESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 57<sup>TH</sup> COURT TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 57<sup>TH</sup> COURT, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF LOT 32 IN SAID CLARENDON HILLS FARMS SUBDIVISION;

THENCE WEST ALONG SAID SOUTH LINE OF LOT 32 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SECTION 15;

THENCE NORTH ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15 TO THE NORTHWEST CORNER OF LOT 31 IN SAID CLARENDON HILLS FARMS SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 31 IN CLARENDON HILLS FARMS SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 26 IN SAID CLARENDON HILLS FARMS SUBDIVISION;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 26 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 56<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 56<sup>TH</sup> STREET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15;

THENCE NORTH ALONG SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15 TO THE SOUTHWEST CORNER OF LOT 58 IN THE FINAL P.U.D. AND SUBDIVISION PLAT OF THE RESERVE OF CLARENDON HILLS, AS RECORDED JUNE 18, 1996 AS DOCUMENT NUMBER R1996-100589;

THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 58 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 58 AND THE NORTHERLY EXTENSION THEREOF

TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 55<sup>TH</sup> STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF 55<sup>TH</sup> STREET TO THE SOUTHWEST CORNER OF LOT 4 IN HIRSHMAN RESUBDIVISION, AS RECORDED JANUARY 9, 1963 AS DOCUMENT NUMBER R1963-000872;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4 IN HIRSHMAN RESUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4 IN HIRSHMAN RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4 IN HIRSHMAN RESUBDIVISION TO THE NORTHWEST CORNER OF LOT 3 IN SAID HIRSHMAN RESUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 IN HIRSHMAN RESUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WESTERN AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WESTERN AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 17 IN BLOCK 7 IN CLARENDON HILLS RESUBDIVISION, AS RECORDED NOVEMBER 4, 1873 AS DOCUMENT NUMBER R1873-017060;

THENCE EAST ALONG SAID WESTERLY EXTENSION, THE NORTH LINE OF LOTS 17 THROUGH 31, INCLUSIVE, IN BLOCK 7 TO A POINT ON EAST LINE OF THE WEST 50 FEET OF SAID LOT 31 IN BLOCK 7;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 50 FEET OF LOT 31 IN BLOCK 7 TO A POINT ON THE NORTH LINE OF THE SOUTH 58 FEET OF SAID LOT 31 IN BLOCK 7;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH 58 FEET OF LOT 31 AND LOT 32 IN BLOCK 7 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 34 IN BLOCK 6 IN SAID CLARENDON HILLS RESUBDIVISION;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 34 IN BLOCK 6 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 34 IN BLOCK 6 TO THE NORTHWEST CORNER OF LOT 1 IN LODEWYCK'S RESUBDIVISION, AS RECORDED JULY 8, 2005 AS DOCUMENT NUMBER R2005-144554;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 IN LODEWYCK'S RESUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF CHURCHILL PLACE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CHURCHILL PLACE TO THE SOUTHWEST CORNER OF LOT 11 IN SAID BLOCK 6 IN CLARENDON HILLS RESUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 11 IN BLOCK 6 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 11 IN BLOCK 6 TO A POINT ON THE SOUTH LINE OF THE NORTH 40 FEET OF LOT 8 IN SAID BLOCK 6;

THENCE EAST ALONG SAID SOUTH LINE OF THE NORTH 40 FEET OF LOT 8 IN BLOCK 6 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF JACOBSON'S RESUBDIVISION, AS RECORDED OCTOBER 21, 1977 AS DOCUMENT NUMBER R1977-096313;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY LINE OF JACOBSON'S RESUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 50 FEET OF LOT 19 IN BLOCK 5 IN SAID CLARENDON HILLS RESUBDIVISION;

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTH 50 FEET OF LOT 19 IN BLOCK 5 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOLMES AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF HOLMES AVENUE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 55<sup>TH</sup> STREET (AS WIDENED);

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF 55<sup>TH</sup> STREET (AS WIDENED) TO THE NORTHEAST CORNER OF LOT 1 IN LM RESUBDIVISION AS RECORDED SEPTEMBER 13, 2011 AS DOCUMENT NUMBER R2011-107815;

THENCE SOUTH, EAST AND SOUTH ALONG THE EAST LINE OF SAID LOT 1 IN LM RESUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 56<sup>TH</sup> STREET (AKA FOREST HILL DRIVE);

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 56<sup>TH</sup> STREET (AKA FOREST HILL DRIVE) TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF BARCLAY COURT CONDOMINIUMS, AS RECORDED OCTOBER 4, 1984 AS DOCUMENT NUMBER R1984-080287;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF BARCLAY COURT CONDOMINIUMS TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID BARCLAY COURT CONDOMINIUMS TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF BIRCHES CONSOLIDATION PLAT, AS RECORDED FEBRUARY 19, 2010 AS DOCUMENT NUMBER R2010-023890;

THENCE NORTH ALONG SAID EAST LINE OF BIRCHES CONSOLIDATION PLAT TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 55<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID 55<sup>TH</sup> STREET TO THE NORTHEAST CORNER OF THE FINAL P.U.D. AND SUBDIVISION PLAT CLUB CLARENDON, AS RECORDED FEBRUARY 28, 1996;

THENCE SOUTH ALONG THE EAST LINE OF SAID FINAL P.U.D. AND SUBDIVISION PLAT CLUB CLARENDON TO THE SOUTHEAST CORNER OF LOT 2 IN SAID FINAL P.U.D. AND SUBDIVISION PLAT CLUB CLARENDON;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 AND LOT 1 TO A POINT ON THE WEST LINE OF SAID FINAL P.U.D. AND SUBDIVISION PLAT CLUB CLARENDON;

THENCE SOUTH ALONG SAID WEST LINE OF THE FINAL P.U.D. AND SUBDIVISION PLAT CLUB CLARENDON TO THE SOUTHEAST CORNER OF LOT 4 IN RICHERT'S SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 IN RICHERT'S SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST 90 FEET OF SAID LOT 4 IN RICHERT'S SUBDIVISION;

THENCE NORTH ALONG SAID WEST LINE OF THE EAST 90 FEET OF LOT 4 TO A POINT ON THE NORTH LINE OF SAID LOT 4;

THENCE WEST ALONG SAID NORTH LINE OF LOT 4 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF

CLARENDON HILLS ROAD;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF CLARENDON HILLS ROAD TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 14 IN BLOCK 1 IN OSCAR H. SECRIST'S SUBDIVISION, AS RECORDED NOVEMBER 20, 1983 AS DOCUMENT NUMBER R1893-053901;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 14 IN BLOCK 1 IN OSCAR H. SECRIST'S SUBDIVISION TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 AND LOTS 13,12 AND 11 IN BLOCK 1 TO THE NORTHWEST CORNER OF SAID LOT 11, SAID NORTHWEST CORNER OF LOT 11 ALSO BEING THE SOUTHEAST CORNER OF LOT 39 IN SAID BLOCK 1;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 39 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ALABAMA AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ALABAMA AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 42 IN SAID BLOCK 1;

THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 42 IN BLOCK 1 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 7 IN SAID BLOCK 1;

THENCE EAST ALONG SAID NORTH LINE OF LOT 7 IN BLOCK 1 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID CLARENDON HILLS ROAD;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID CLARENDON HILLS ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 55<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 55<sup>TH</sup> STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF VIRGINIA AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF VIRGINIA AVENUE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 5 IN BLOCK 4 IN SAID OSCAR H. SECRIST'S SUBDIVISION;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF LOT 5 IN BLOCK 4 TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 5 AND LOTS 4,3,2 AND 1 IN BLOCK 4 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID 55<sup>TH</sup> STREET;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF 55<sup>TH</sup> STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID WESTERN AVENUE;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF WESTERN AVENUE TO THE NORTHWEST CORNER OF LOT 3 IN REHAK'S PLAT OF SURVEY, AS RECORDED AUGUST 11, 1949 AS DOCUMENT NUMBER R1949-573790;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 IN REHAK'S PLAT OF SURVEY TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 IN REHAK'S PLAT OF SURVEY TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF SAID REHAK'S PLAT OF SURVEY;

THENCE EAST ALONG SAID SOUTH LINE OF REHAK'S PLAT OF SURVEY AND THE EASTERLY

EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF SAID BENTLEY AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF SAID BENTLEY AVENUE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

LOTS 1 THROUGH 55 IN THE FINAL P.U.D. AND SUBDIVISION PLAT OF THE RESERVE OF CLARENDON HILLS, AS RECORDED JUNE 18, 1996 AS DOCUMENT NUMBER R1996-100589;

**EXHIBIT 3**  
**QUALIFICATION REPORT**

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**VILLAGE OF CLARENDON HILLS  
TAX INCREMENT FINANCE (TIF) QUALIFICATION REPORT  
PROPOSED 55<sup>th</sup> STREET TIF DISTRICT  
REDEVELOPMENT PROJECT AREA**

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A study to determine whether all or a portion of an area located in the Village of Clarendon Hills qualifies as a “conservation area” as set forth in the definitions in the Tax Increment Allocation Redevelopment Act, 65 ILCS Section 5/11-74.4-3, et seq., as amended.



**Prepared For: Village of Clarendon Hills, Illinois**

**Prepared By: Ryan LLC**

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**December 2024**

**VILLAGE OF CLARENDON HILLS  
TIF QUALIFICATION REPORT  
55<sup>th</sup> STREET TIF DISTRICT  
REDEVELOPMENT PROJECT AREA**

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Appendix I - TIF District Boundary Map

Appendix II - Tax Parcels



## **I. INTRODUCTION AND BACKGROUND**

In considering the designation of the proposed 55<sup>th</sup> Street TIF District Redevelopment Project Area (“TIF District”), the Village of Clarendon Hills (the “Village”) has authorized the study of the area indicated in the map attached hereto as Appendix I (the “Study Area”) to determine whether it qualifies for consideration as a “redevelopment project area” (“TIF”) pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (“TIF Act” or the “Act”). Ryan has agreed to undertake the study of the Study Area. The Study Area consists of sixty-nine (69) tax parcels (as described in Appendix II) comprised of approximately thirty-eight (38) acres and sixty-three (63) buildings. The proposed TIF designation will serve to help address the Village’s needs related to future growth and change in this key part of the Village.

The proposed TIF District was found to have various qualification factors that would enable the Village to designate the Study Area as a “conservation area” as defined in the TIF Act. Fifty (50) of the sixty-three (63) buildings within the Study Area, or almost eighty percent (80%), are thirty-five (35) years in age or older. These building ages qualify the Study Area as a “conservation area”. Additional qualifying factors in the Study Area include lagging or declining EAV, obsolescence, inadequate utilities, deleterious layout, and lack of community planning.

### **Village Goals**

The Village’s 1991 Comprehensive Plan (“The Plan”) notes that the Village “can maintain the high quality of life which its residents expect and value” by “continuing to make improvements in a fiscally responsible manner.” According to the Plan, the general goal of the Village is to “maintain the desirability of the Village as residential community with a quiet, small-town character; a community that is desirable as a destination for newcomers and a permanent place for a diverse range of citizens.” The Plan also notes, “Given the scarcity of vacant land, most new development, rehabilitation or expansion will have to occur on previously developed sites”. In addition, the Plan identifies the “development of land parcels to the south of 55<sup>th</sup> Street and west of Barclay Court” as one of the “major land use issues facing the Village.”

To address this issue, the Village prepared and adopted the 55<sup>th</sup> Street SubArea Plan Existing Conditions Report prepared by Teska Associates, Inc., Business District, Inc., and Baxter & Woodman Engineers in 2017 (the “SubArea Plan Report”). This SubArea’s geographic boundaries include the Study Area, and sets out a vision for the future of this SubArea and provides recommendations that can help the Village meet the following goals in the 55th Street Sub-Area:

- Clear understanding of annexation alternatives, concerns, and opportunities.
- Dependable water quality and service and other local public services.
- A neighborhood with good connectivity inside its boundaries and to northern Clarendon Hills.
- Preserved character of the area, including the wetland as a community asset.

- Preservation of fundamental existing design/development characteristics of sub-area portions related to suburban, semi-rural, and commercial areas.

*Source: Village of Clarendon Hills 1991 Comprehensive Plan and 2017 55<sup>th</sup> Street SubArea Plan*

Given these Village goals under its comprehensive planning process and the conditions briefly summarized above, the Village has made a determination that it is highly desirable to promote redevelopment of the proposed TIF District, implement annexation of certain unincorporated properties in the proposed TIF district, and improve infrastructure and public utilities within the Study Area. The Village has determined that these redevelopment objectives may only be feasible with public financial assistance coordinated with private sector investment. The Village intends to create and utilize this TIF redevelopment plan to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the area. The use of TIF relies upon induced private redevelopment in the area, thus creating higher real estate value that would otherwise decline or stagnate without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

## II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Ryan examined the Study Area from November 2023 thru the date of this report, and reviewed information collected for the Study Area to determine the presence or absence of appropriate qualifying factors listed in the TIF Act. The relevant sections of the TIF Act are found below. The TIF Act sets out specific procedures which 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 area or a conservation area, or a combination of both blighted area and conservation area.”

Under the TIF Act, a “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the factors identified below may be considered as a “conservation area”.

### Conservation Area

In accordance with the TIF Act, Ryan assessed the following factors to determine qualification of the Study Area as a “conservation area”. Pursuant to the TIF Act, such an area qualifies as a “conservation area” provided that:

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

### **III. THE STUDY AREA**

The Study Area consists of sixty-nine (69) tax parcels generally located along the north and south sides of 55<sup>th</sup> Street between Western Avenue to the west and Holmes Avenue to the east, including certain parcels on the east and west sides of Western Avenue and Bentley Avenues, the west side of Virginia and Clarendon Hills Avenues all south of 55<sup>th</sup> Street.

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

In evaluating the area's potential qualification as a TIF, the following methodology was utilized:

- 1) A site survey of the area was undertaken by representatives from Ryan.
- 2) Ryan completed an exterior evaluation of structures, as part of the review. Additionally, Ryan assessed 2018 through 2023 tax information from the DuPage County Clerk's Office, DuPage County GIS parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning). Ryan reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed with Village staff. A photographic analysis of the area was conducted and was used to aid this evaluation.
- 3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act criteria factors of specific structures and site conditions on the parcels.
- 4) The area was examined to assess the applicability of the different factors, required for qualification for TIF designation under the TIF Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The area was examined to determine the applicability of the thirteen (13) different "conservation area" factors for qualification for TIF designation under the TIF Act.

## V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of Ryan’s evaluation of the area included in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of part of the proposed TIF District as a “conservation area”.

### A. Conservation Area Threshold Factors

#### Age

According to building permit data provided by Village staff and data from the Cook County Assessor’s office, fifty (50) of the sixty-three (63) structures, or almost seventy-nine percent (79%), are 35-years of age or older.

### B. Other Conservation Area Factors (Must Include Three or More Additional Factors)

#### 1. Lag or Decline in EAV:

The Act states that if the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years. The finding is based on the last 5 tax years for which information is available.

The table below indicates that the total EAV of the Redevelopment Project Area has been increasing at an annual rate that is less than the annual CPI for three (3) of the last five (5) calendar years for which information is available.

	2023	2022	2021	2020	2019	2018
Total EAV	12,601,721	11,890,861	11,356,871	10,947,421	10,494,851	10,653,561
% Change	7.79%	<u>2.94%</u>	<u>3.74%</u>	4.31%	<u>-1.49%</u>	
Village EAV	677,322,225	639,287,457	626,662,133	613,352,479	594,274,371	589,886,781
Village EAV (excluding area)	664,720,664	627,596,596	615,305,262	602,405,058	583,779,520	576,771,449
% Change	5.92%	2.00%	2.14%	3.19%	0.78%	
CPI- All Urban Consumers	4.10%	<u>8.0%</u>	<u>4.7%</u>	1.2%	<u>1.8%</u>	



## 2. Inadequate Utilities:

Under the Act, underground and overhead utilities include 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.

### Storm Sewer

A large section of the proposed TIF district is serviced by drainage ditches in rights-of-way and culverts under driveways. According to the Village's consulting engineers, there is not adequate Village storm sewer within the proposed TIF boundaries of the Study Area. Storm sewers, where they do exist, are generally over thirty to forty years old and not designed meet contemporary standards. According to the Village's engineers, the sewers are aging and lack sufficient capacity to accommodate new development in accordance with current stormwater management standards. According to Village staff, nearly all the single-family residences on the north side 55<sup>th</sup> had storm water issues in rear yards. In addition, the SubArea Plan Report", states, "There are some inlets that are clogged or appear to be able to clog easily that will require maintenance or could be replaced."

### Water Main

According to the SubArea Plan Report, "Of greatest concern is the water services; quality of the water, water pressure and concern from a public safety perspective that limited pressure and availability would impact fire suppression are all points of emphasis for the area. As an example, planning for fighting fires includes running hoses to hydrants on 55th Street (Clarendon Hills water) or using pumper trucks that bring water to the site." This SubArea Plan Report also notes that "based on limited observations, it is assumed that the existing system uses sub-standard diameter water mains and hydrants. While further investigation is needed to determine if portions of the system could be brought into conformance with applicable regulatory requirements, it is most likely that the existing system would require full replacement". The SubArea Plan Report goes on to state "A recent study of the Village's current distribution system revealed pressure deficiencies for the area south of 55th Street and an area on the north side of the Village. The arrangement and components of the existing system limit available capacity and delivery pressure within high elevation areas of the Village. Revisions are needed to increase distribution system pressures to meet regulatory requirements, and to increase the availability of fire flow throughout the Village."

In addition, according to the Village's engineers, many of the Village-owned watermain that currently serve the Study Area are aging and may have capacity restrictions to serve redevelopment of the area. New watermain with additional fire hydrants may be needed to meet capacity demand and modern fire protection standards. Further evaluation will also be needed to determine if additional storage (water tower) will be required to increase capacity and pressure requirements of a modern water distribution system.

### Sanitary Sewer:

According to the SubArea Plan Report, the existing sanitary sewer system is owned, operated, and maintained by the Flagg Creek Water Reclamation District (FCWRD) and “the FCWRD is aware of the ground conditions and high groundwater in the sub-area. FCWRD has had sewer pipes and manholes sink and settle in some areas. According to the Village’s consulting engineers, modern sanitary sewer standards, particularly with respect to inflow and infiltration, may dictate that the sanitary sewers within the area be either replaced or lined to reduce inflow and infiltration. According to the Village’s engineers, capacity analyses would also be warranted to determine if additional sewer capacity is needed.

### 3. Deleterious Layout

Pursuant to the Act, deleterious layout consists of 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.

The Study Area is located at the south end to the Village of Clarendon Hills, along the south side of 55<sup>th</sup> Street, and is adjacent to the municipal corporate limits of Willowbrook and Westmont, as well as unincorporated parts of DuPage County. In addition, 55th Street is part of a regional roadway system that provides access across and beyond DuPage County. According to the SubArea Plan Report “55th Street stands as a barrier between the Village and the sub-area” which serves to “hinder the cohesiveness of the sub area with the rest of the Village.” Indeed, this was noted by as far back as 1980, when one of the key findings of the Village’s 1980 “Report of Planning for the South 55<sup>th</sup> Street Study Area,” found a “need to better relate the sub-area to streets north of 55<sup>th</sup> Street.”

This “disconnect” is partly attributable to some factors related to deleterious street layouts that still exist today. For example, many streets within the sub-area have dead-ends abutting vacant rights-of-way and then continue on the other side. The dead ends add to the area’s semi-rural character as they often end at unkept greenery or vacant rights-of-way.” The SubArea Plan Report goes on to state, “Within the sub-area, practical transportation access is limited by the discontinuity of east / west streets,” and “The dead ends make the sub-area tough to navigate requiring residents to drive down long blocks with no interconnections or have longer commute times in and out of the area. This creates challenges in a range of matters, from agencies providing public services to residents giving directions to visitors.”

Further contributing to the lack of cohesiveness with areas north of 55<sup>th</sup> Street, is the finding in the SubArea Plan Report that the streets in the subarea “are generally narrow and lack curb and gutter. Almost all streets are rural cross sections, and the roadside ditches are in poor condition. The SubArea Plan Report notes, “Some streets will likely need to be reconstructed to meet Village standards to support new development within the area.” All of these characteristics contribute to the disconnect between the Study Area and the areas north of 55<sup>th</sup> Street.

Exacerbating the lack of unity between the Study Area and the rest of the Village to the north is the fact that 55<sup>th</sup> Street is a four-lane road no center turning lane, and has a high vehicular travel speed, with only one traffic signal at Clarendon Hills Road. According to the SubArea Plan Report, this condition further aggravated by the fact that “streets that cross 55th Street from south to north do not align, making for awkward and even sometimes dangerous turns. The SubArea Plan Report found that, “many of these factors contribute to the street being unsafe, as traffic accidents are common. The SubArea Plan Report notes that, “Crossing north of 55th Street is challenging on foot or by car,” concluding that “All of these characteristics of 55th Street deter people from crossing north or south, adding to the divide of the area.” from the rest of Clarendon Hills. To address some of these issues, the SubArea Plan Report recommended that Holmes Avenue and 55th Street be realigned with left turn lanes and that a traffic signal be added at 55th and Clarendon Hills Road.

Another example of deleterious layout can be found in the Study Area’s land uses. According to the SubArea Plan Report, “The character of the sub-area can be thought of in two ways: a classic suburban area with single- and multi-family residences, many of which are newly built developments, or as a semi-rural area with large lots without sidewalks or curbs. . . .the lack of cohesiveness provides little sense of place for the entire sub-area, especially when compared to the Village. In addition, the mix of incorporated and unincorporated properties in the sub-area causes confusion as sub-area residents aren’t always sure if they live in the Village or not. Building setbacks throughout the sub-area vary greatly, due to the different zoning districts of various governments in the area, as well as the historical zoning of DuPage County.” According to the SubArea Plan Report, setbacks “change from street to street, and occasionally on the same street.” The SubArea Plan Report also notes, “The frontages of some lots have been enclosed with culverts where others remain open and appear to be poorly graded.” Thus, the SubArea Plan Report concludes, “All of these differences add to the lack of continuity in the area and causes less of a unified atmosphere,” within the Study Area.

According to the SubArea Plan Report, “The sub-area has a mix of land uses as well as multiple zoning districts from different jurisdictions, which can often cause confusion.” Also according to the SubArea Plan Report, “The zoning nearby the sub-area is primarily single-family, low density residential while the zoning inside the sub-area is a mix of single-family, low density residential, and multi-family, medium density residential.” The SubArea Plan Report further states, “DuPage County and Willowbrook give attention to whether or not a residential parcel has public sewer or water, which creates additional characteristics to be compared among the many zoning districts. This results in more variation in their zoning districts, primarily concerning the minimum lot widths and minimum lot areas.” In addition, the SubArea Plan Report observes that “All of the zoning districts (Clarendon Hills, Willowbrook, Westmont, DuPage County) are different regarding their minimum setbacks while their maximum building heights and floor area ratios (FARs) are somewhat similar.” All of these differences add to the lack of continuity in the area and causes less of a unified atmosphere.

Also contributing to deleterious layout are inconsistent sidewalks within the Study Area. Sidewalks are not found on every street which, which, according to the SubArea Plan Report, “leads to lack of connectivity throughout the sub-area and to surrounding areas, as well as differences of street appearance throughout the neighborhoods. The SubArea Plan

Report also states that, “Sidewalks that do exist tend to vary in width or end abruptly” and that, “These conditions affect how people perceive the area.” as “some people enjoy the lack of sidewalks as it presents a semi-rural atmosphere, while others would prefer to have them for their permanent look and pedestrian safety.” Also according to the SubArea Plan Report, parkways in the sub-area are used for stormwater management,” and vary by size and design. The SubArea Plan Report concludes that, “This adds to the area’s disjointedness as streets look and act differently as one move through the area.” Parts of the Study Area also lack concrete curbs and gutters and in some locations gravel shoulders can be found, creating a more semi-rural atmosphere, but also affecting the life and appearance of the roads.

To summarize, all of the deleterious conditions noted above contribute to a lack of “sense of place” in the Study Area.

#### 4. Lack of Community Planning:

The Act provides that lack of community planning exists if 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.

The Study Area was developed prior to adoption of the Village’s first comprehensive plan. The Village’s first “comprehensive plan” was completed in 1987 and prepared by a ten-member committee of Clarendon Hills volunteers and DuPage County staff, and was intended to serve as a master plan, similar to a comprehensive plan, covering topics from open space to new development. In 1991, the Village adopted the Plan. According to the Plan, the Village developed in three phases: first, a slow start-up during which the municipality was established; second, a period of rapid growth in which most of the land was developed and the basic pattern of the community was set; and third, during the 1970’s, a period of stability and slow growth characteristic of a mature residential community. The Plan emphasized that over the prior several years, the Village had undertaken several planning studies, “*none of which have been fully implemented*”, and that “the Village must take action on unresolved issues.”

In addition, most of the Study Area was annexed to the Village *after* the 1991 Plan and had been developed pursuant to DuPage County development regulations, regulations which do not necessarily align with the Village’s development standards. According to the Plan, prior to annexation most of the parcels in the Study Area were zoned and used for extremely low-density residential use and adjacent parcels were used for a office building, single-family homes, and the Country House and Tracy’s Tavern. Until 1991, annexation had taken place “at a moderate but steady pace.” The Plan recognizes that there are challenges with directing “second phase” growth in annexed portions of the Village, including additional requirements related to the provision of infrastructure.

Evidence of a lack of community planning with the Study Area can be seen in inadequate street layout, adverse land-use relationships, and parcels of inadequate shape and size to meet contemporary development standards.

#### Inadequate Street Layout

Many streets within the sub-area have dead ends abutting vacant rights-of-way and then continue on the other side. The dead ends make the sub-area tough to navigate requiring residents to drive down long blocks with no interconnections or have longer commute times in and out of the area. The dead ends add to the area's semi-rural character as they often end at unkept greenery or vacant rights-of-way. The placement of the vacant rights-of-way could potentially offer street connections or opportunities to utilize the open space.

Further contributing to the lack of cohesiveness with areas north of 55<sup>th</sup> Street, is the finding in the SubArea Plan Report that the streets in the subarea "are generally narrow and lack curb and gutter. Almost all streets are rural cross sections, and the roadside ditches are in poor condition. Occasionally, gravel shoulders can be found." This serves to create a more semi-rural atmosphere and affects the road's life and appearance. In addition, "The frontages of some lots have been enclosed with culverts where others remain open and appear to be poorly graded." The SubArea Plan Report notes, "Some streets will likely need to be reconstructed to meet Village standards to support new development within the area."

#### Adverse Land Use Relationships

As noted previously, the Study Area, has several zoning districts consisting of low density residential, single-family and multi-family residential, and medium density residential. Some of these uses were legislated by the jurisdictions in which they were located prior to their annexation. These varying uses prescribe different zoning parameters, such as minimum lot areas, minimum lot widths, and minimum setbacks, and therefore, create inconsistent land use patterns which, in turn, can cause confusion. In some cases, these inconsistent land use regulations were dictated by whether or not a residential parcel had public sewer or water or whether they had well water and septic systems. Since the Village has one single-family zoning district (R1), DuPage County's single-family district (R-4) limits potential options for transition and adaptation to the Village of Clarendon Hills's zoning codes, and so some parcels simply do not align well with Village of Clarendon Hills zoning regulations.

In addition, buildings throughout the Study Area vary. Again, this is due to the annexation, over time, of DuPage County residential parcels that were subject to the respective historical zoning of DuPage County. The SubArea Plan Report notes that "These lots were zoned as "farmettes," making them larger than typical lot sizes in the area today. In addition to changing lot sizes, the setbacks within them change from street to street, and occasionally on the same street. All of these differences add to the lack of continuity in the area and causes less of a unified atmosphere."

#### Other Evidence Demonstrating an Absence of Effective Community Planning

Due to the annexation of many of the Study Area's parcels over time, the sub-area lacks a sense of place. As described previously, the character of the sub-area can be described as

having a suburban versus semi-rural senses of place, both as a classic suburban area with single- and multi-family residences, many of which are relatively new, and as a semi-rural area with large lots without sidewalks or curbs. This lack of cohesiveness provides little sense of place for the entire Study Area, especially when compared to the rest of the Village. A strong sense of place can create a better perception, increase attraction to the area, help establish a vision, and coordinate future planning efforts. According to the SubArea Plan Report, in the long run, the “open space character is likely to be challenged by additional residential development and issues with water or sanitary sewer services.”

The SubArea Plan Report observes that residents living in the 55<sup>th</sup> Street sub-area “note feeling separated physically by 55th Street . . .” and lack a “sense of connection to Clarendon Hills . . .”. As noted previously, 55th Street is part of a region roadway system that provides access across and beyond DuPage County. At the more local level, 55th Street stands as a barrier between the Village and the Study Area. Several factors contribute to it being such a substantial divide, including being a four-lane road without a center turning lane, and having a high travel speed, with only one traffic light (at Clarendon Hills Road) within the sub-area. Also as noted earlier, the north-south streets crossing 55th Street do not align, making crossing north at 55<sup>th</sup> Street on foot or by car to visit a park, or other residents, or the downtown challenging. All of these characteristics of 55th Street deter people from crossing north or south, adding to the divide of the area. This also creates challenges for agencies providing public services to residents or residents giving directions to visitors.

Sidewalks within the sub-area are not consistent. They are not found on every street which leads to lack of connectivity throughout the sub-area and to surrounding areas, as well as differences of street appearance throughout the neighborhoods. Sidewalks that do exist tend to vary in width or end abruptly. These conditions affect how people perceive the area. In addition, parkways in the sub-area and much of Clarendon Hills are used for stormwater management. Parkway in the sub-area vary by size and design. This adds to the area’s disjointedness as streets look and act differently as one move through the area.

## 5. Obsolescence:

The Act defines obsolescence as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.

Obsolescence can be present due to age, physical condition, poor layout and building orientation.

Obsolescence can also be seen at the parcels that formerly contained the Tracy’s Tavern improvements. The recent demolition of these building and site improvements are a consequence these parcels’ obsolescence. Tracy’s Tavern was built in 1932, making the improvements 92 years old when they were demolished. The property had been vacant for approximately six years prior to the demolition. An inspection of the improvements in late 2023 states that “the current facility was found to be unsafe because it is damaged, decayed, dilapidated, and structurally unsafe.” The inspection further states that “the code official found the structure to be unfit for human occupancy”, and “was deficient in having a system

to detect fire and actuate an alarm.” In general, maintenance is required to maintain a building’s performance, and without maintenance the building’s performance will eventually fail to meet user expectations and market demand, resulting in loss of economic efficacy.

The Village’s 1991 Comprehensive Plan states “For the parcels that are fronted by 55<sup>th</sup> Street, single-family development is not recommended partly due to the office and commercial uses directly to the east, and to the volume of traffic along 55<sup>th</sup> Street.” This land use planning directive suggests that the existing residential uses along the north and south sides of 55<sup>th</sup> Street are potentially obsolete. High traffic volumes can affect quality of life for adjacent residents in significant ways, including less social contact with neighbors and defining one’s home area more narrowly. In addition to these quality-of life concerns, the evolution of increased traffic and an increase in nearby commercial uses over time, can eventually have an impact on property values, which can serve to spur on economic obsolescence. Almost all of the single-family homes that abut 55<sup>th</sup> Street were built in the 1940s and 1950s, prior to 55<sup>th</sup> Street becoming a main arterial for high capacity. The ages of these residences, along with what has become relative incompatibility with 55<sup>th</sup> Street, as a main arterial, serves to put these parcels at risk of economic obsolescence.

## **VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION**

The following is a summary of relevant qualification findings as it relates to a proposed designation of the Study Area by the Village as a TIF District:

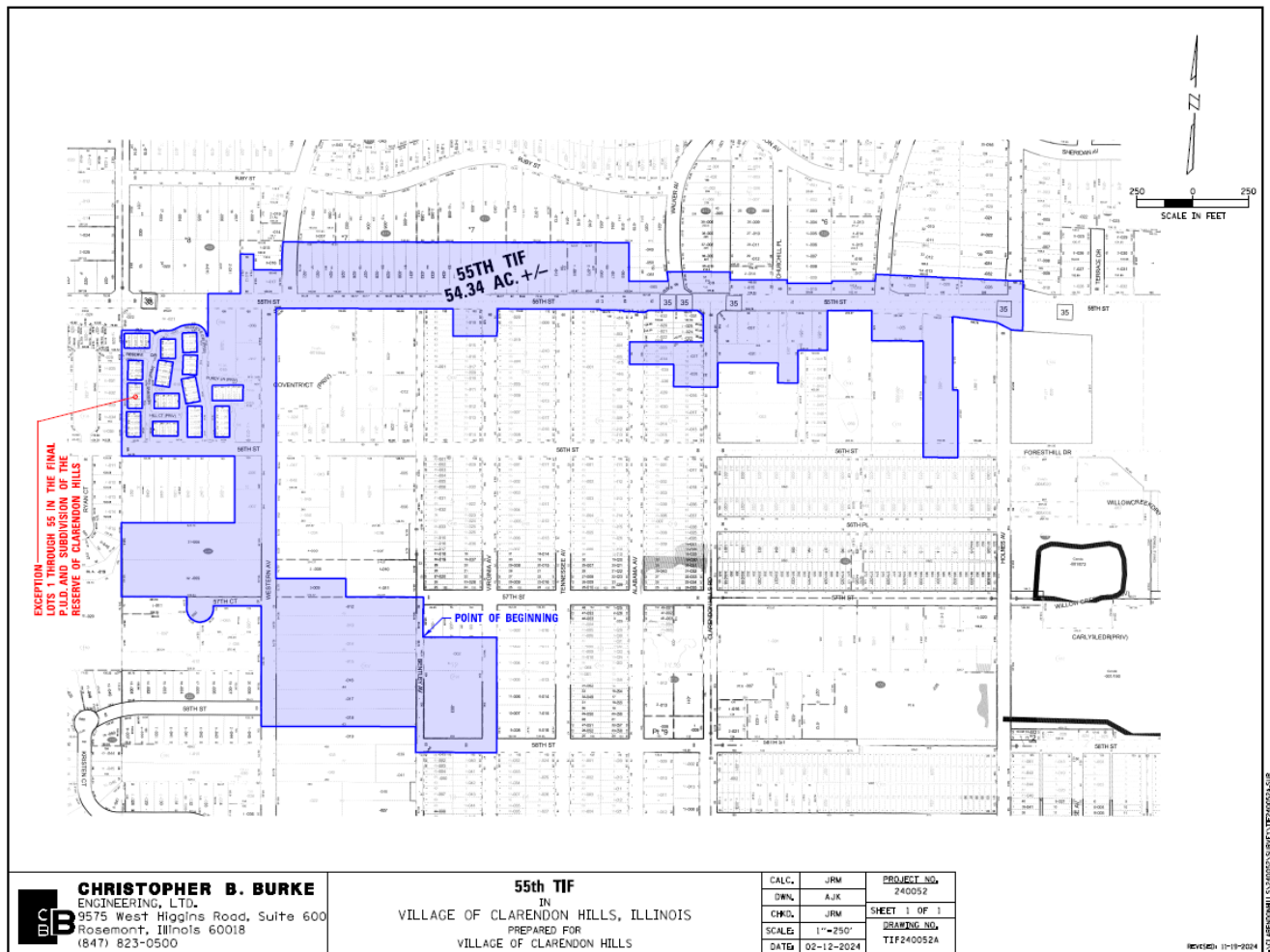
1. The area is contiguous and is greater than 1½ acres in size;
2. The area qualifies as a “conservation area;”;
3. All property in the area would substantially benefit from the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the 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.

These findings, in the judgment of Ryan, provide the Village with sufficient justification to consider designation of the area as a TIF District.

The area has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to business attraction and retention as well as the coordination of redevelopment efforts for modern uses. These efforts will be important to the area’s continued improvement and preservation of tax base.



# TIF DISTRICT BOUNDARY MAP



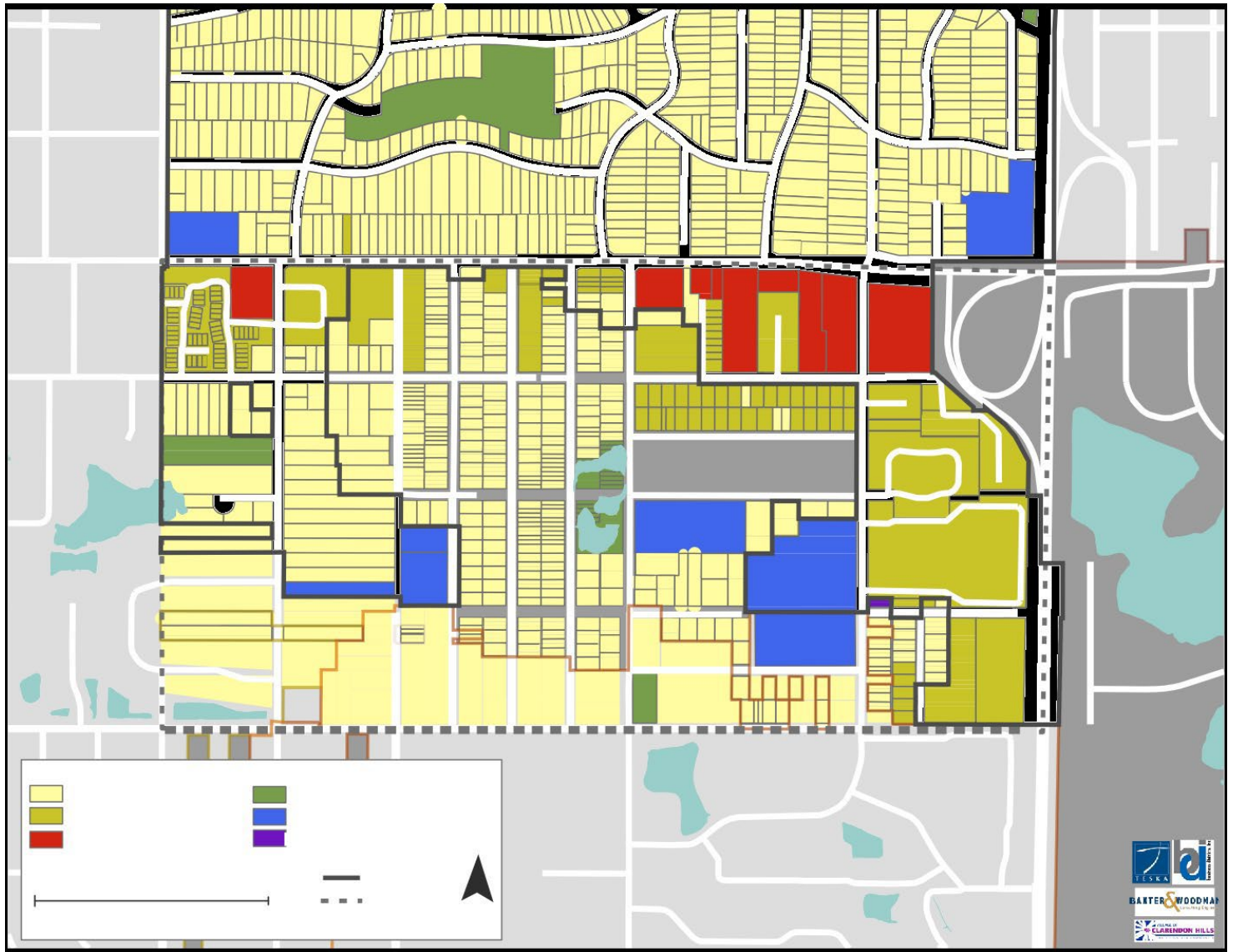
## APPENDIX 2

### TAX PARCELS

09-11-319-015	09-10-411-070	09-15-207-018
09-11-320-010	09-10-412-014	
09-11-320-018		09-15-212-002
	09-14-100-020	09-15-212-003
09-11-321-026	09-14-100-035	
09-11-321-028	09-14-100-053	
09-11-321-033	09-14-100-054	
	09-14-100-055	
09-10-405-012	09-14-100-057	
09-10-405-017		
09-10-411-022		
09-10-411-023	09-15-200-005	
09-10-411-024	09-15-200-006	
09-10-411-025	09-15-200-007	
09-10-411-026	09-15-200-013	
09-10-411-027	09-15-200-019	
09-10-411-028	09-15-200-020	
09-10-411-029		
09-10-411-030	09-15-202-018	
09-10-411-031		
09-10-411-032	09-15-205-027	
09-10-411-033	09-15-205-028	
09-10-411-034	09-15-205-033	
09-10-411-035	09-15-205-034	
09-10-411-036		
09-10-411-037	09-15-206-006	
09-10-411-038	09-15-206-007	
09-10-411-039	09-15-206-008	
09-10-411-040	09-15-206-009	
09-10-411-041		
09-10-411-042	09-15-207-009	
09-10-411-043	09-15-207-012	
09-10-411-065	09-15-207-013	
09-10-411-066	09-15-207-014	
09-10-411-067	09-15-207-015	
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09-10-411-069	09-15-207-017	
09-10-411-070		

**EXHIBIT 4**

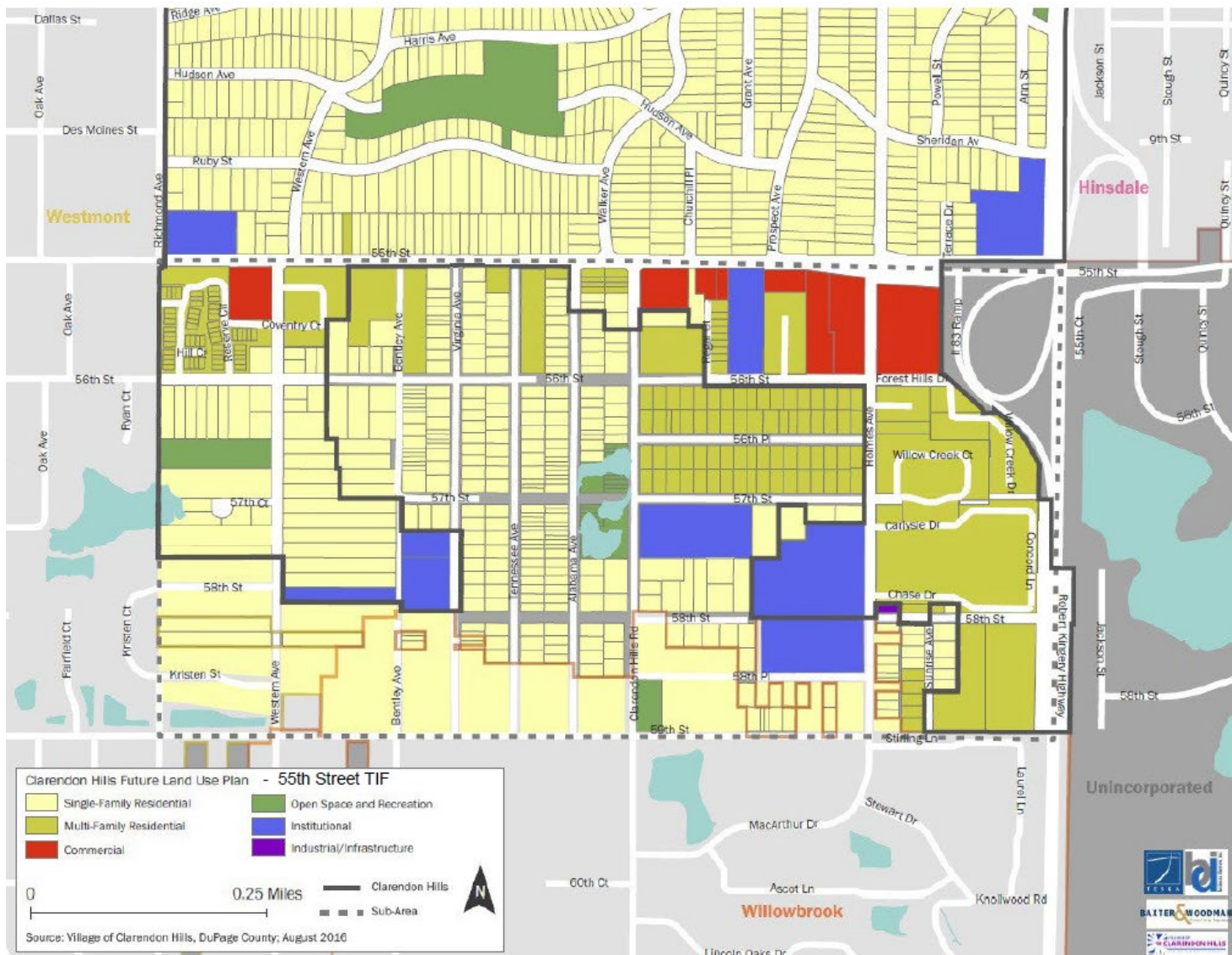
**CURRENT LAND USE MAP**



**55<sup>th</sup> STRET TIF  
CURRENT LAND USE MAP**

**EXHIBIT 5**

**FUTURE LAND USE MAP**



**55<sup>th</sup> STREET TIF  
FUTURE LAND USE MAP**