
VILLAGE OF RIVER FOREST REDEVELOPMENT PLAN AND PROJECT NORTH AVENUE CORRIDOR TAX INCREMENT FINANCING DISTRICT

“Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “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 project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

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TABLE OF CONTENTS

I.	INTRODUCTION	1
II.	REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION	5
III.	LACK OF DEVELOPMENT AND GROWTH AND FISCAL IMPACT ON TAXING DISTRICTS	6
	➤ Evidence of the Lack of Development and Growth	6
	➤ Assessment of Fiscal Impact on Affected Taxing Districts.....	6
IV.	QUALIFICATION FACTORS PRESENT.....	7
V.	GOALS AND OBJECTIVES.....	8
VI.	REDEVELOPMENT PROJECT	12
	➤ Strategies for Achieving Plan Goals and Objectives	12
	➤ Redevelopment Activities	13
	➤ General Land Use Plan	18
	➤ Additional Design and Control Standards.....	18
	➤ Eligible Redevelopment Project Costs	19
	➤ Projected Redevelopment Project Costs.....	24
	➤ Sources of Funds to Pay Redevelopment Project Costs.....	27
	➤ Nature and Term of Obligations to be Issued.....	28
	➤ Most Recent Equalized Assessed Valuation (EAV)	29
	➤ Anticipated Equalized Assessed Valuation (EAV).....	29
VII.	DESCRIPTION & SCHEDULING OF REDEVELOPMENT PROJECT	30
	➤ Potential Redevelopment Project Actions	30
	➤ Commitment to Fair Employment Practices and Affirmative Action	31
	➤ Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs	32
VIII.	PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT	33
	➤ APPENDIX A: Legal Description of Project Area	
	➤ APPENDIX B: Boundary Map of RPA	
	➤ APPENDIX C: Housing Impact Study	
	➤ APPENDIX D: TIF Qualification Report	
	➤ APPENDIX E: Existing Land Use Map	
	➤ APPENDIX F: Future Land Use Map of RPA	

I. INTRODUCTION

Executive Summary

Kane, McKenna and Associates, Inc. ("KMA") has been retained by the Village of River Forest (the "Village") to conduct an analysis of the qualification of an area, which if found to qualify, would allow for the establishment of the North Avenue Corridor Tax Increment Finance District (the "TIF District," "Redevelopment Project Area," or "RPA"), and to assist the Village in drafting this North Avenue Corridor Tax Increment Financing Redevelopment Plan and Project (the "TIF Plan" or "Plan"). KMA found that the area qualifies under the guidelines governing "conservation areas" pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the "TIF Act" or "Act"). The Qualification Report detailing the area eligibility is attached hereto. The Village is pursuing the designation of the TIF District as part of its strategy to promote the revitalization of key under-utilized properties located within the Village. This Plan will detail the plan for the potential implementation of the TIF District and is intended to help guide the redevelopment of the RPA.

For the purpose of planning the North Avenue Redevelopment Project Area, the Village initiated actions related to the study of an area generally located on North Avenue in between Harlem Avenue on the east and Thatcher Avenue on the west. The study area extends a few parcels south of North Avenue at some points. The purpose of the study was to determine if the area in its entirety qualifies for consideration as a TIF District pursuant to the TIF Act. KMA consultants believe that the area does qualify under the guidelines of a "conservation area." Thus, the Village proposes this Plan to assist the area in overcoming a number of redevelopment barriers. Appendix A includes the RPA legal description and Appendix B includes the boundary map of the RPA.

TIF Plan Requirements

The Village is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish the TIF District the Village must adopt the TIF Plan and the TIF Qualification Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as 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 to be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2[b]).

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

The TIF District

The RPA sits on the northern border of River Forest along North Avenue and is generally bounded by Harlem Avenue on the east and Thatcher Avenue on the west. Most of the land uses within this area are commercial, institutional, mixed-use and residential. The RPA includes several mixed uses with varying setbacks and parking fields, as well as limited buffering to adjacent single family uses. In general the RPA consists of over three hundred seventy (370) tax parcels and approximately ninety three (93) structures.

Rationale for Redevelopment

The Village recognizes the need for implementation of a strategy to stabilize and encourage more investment in the RPA due to its pivotal nature within the Village. The analysis performed by KMA in conjunction with the guidance from the Village's 2010 Corridor Plan concludes that without further action by both public and private parties, underutilization of properties or under-investment is a possibility. The needed private investment to accomplish these goals may only be possible if TIF is adopted pursuant to the terms of the Act. Potential incremental property tax revenue generated by the potential redevelopment could play a decisive role in encouraging private development. Existing conditions that may have precluded intensive private investment in the past may be eliminated. Ultimately, the implementation of the Plan will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area wide deficiencies. The Village can use the provisions in the TIF Act to develop actions for the redevelopment of the RPA including but not limited to the following:

- Providing viable uses/redevelopment for the properties located within the RPA;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial, retail, residential, recreational, institutional and other Village redevelopments;

- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage programs; and
- Coordinating site preparation and facilitating assembly in order to provide sites for more modern redevelopment plans.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The small public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to the retention, expansion and attraction of commercial and other development into the Village in general and the RPA in particular.

The Redevelopment Plan

The Village recognizes the need for implementation of a strategy to revitalize existing properties within the boundaries of the RPA and to stimulate and enhance private development. Private investment attraction and expansion are key components of the strategy. The needed private investment may only be possible if tax increment financing is adopted pursuant to the terms of the TIF Act. Incremental property tax revenue generated by redevelopment activities will play a decisive role in encouraging private redevelopment. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the area in the form of a significantly expanded tax base.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of a Redevelopment Plan and Project. The Village, with the assistance of Kane, McKenna and Associates, Inc. has commissioned this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres.

Through this Redevelopment Plan and Project, the Village will serve as a force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new employment and investment opportunities within the Village as a result of new private redevelopment in the area.

Housing Impact

There are approximately three hundred seventy nine (365) housing units in the RPA and there are no current plans to displace any residents. The Village will conduct a Housing Impact Study to explore all possible scenarios while taking the most comprehensive and conservative approach pursuant to the requirements of the Act. The Housing Impact Study is attached as Appendix C.

Summary

It is found and declared by the Village that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve redevelopment goals. Without the redevelopment focus and resources provided under the Act, the redevelopment goals of the municipality would not reasonably be expected to be achieved.

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

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 TIF.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix A and the boundary map is attached in Appendix B.

III. LACK OF DEVELOPMENT, GROWTH AND FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth

As documented in the TIF Qualification Report, see Appendix D of this Plan, the RPA has suffered from a lack of development and the RPA qualifies as a “conservation area.” In recent years, the area has not benefited from sustained private investment and/or redevelopment. Absent intervention by the Village, properties within the RPA are not unlikely to increase in market value.

The RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen and continue to discourage private sector investment in business enterprises. Consequently, the Village finds that actions taken, at least in part, through the implementation of this Plan will significantly mitigate such problems.

Assessment of Fiscal Impact on Affected Taxing Districts

It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the decline or lag in property values, as measured by equalized assessed valuations (EAV). The RPA’s equalized assessed valuation (EAV) has decreased significantly since 2008, please see the Qualification Report for more details. The establishment of a TIF district is an attempt to halt this decline and reverse the effects. If the RPA is successful then it would protect other taxing districts from the potential downside risk of continued declining EAV and lack of redevelopment.

There is the potential for new development and the Village may permit new residential development to occur within the RPA. As such, there could be an increased burden placed on the area’s school districts. To the extent that such development does occur, and additional school age children result from new community arrivals, the school taxing districts could potentially be affected if these new pupils enroll in their schools. The Village has made allowances in this Plan for revenue distributions to such taxing districts for this scenario and will follow the guidelines provided by the Act to compensate the districts at levels dictated by the increase in students and the formulas found in the Act.

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

IV. TIF QUALIFICATION FACTORS PRESENT

Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies for designation as a TIF District under the guidelines concerning "conservation areas" under Illinois law. See Table 1 below for a summary of the qualifying factors. Refer to the TIF Qualification Report, (Appendix D) which is attached as part of this Plan for more details.

Table 1
Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed TIF District
13	3	6 <ul style="list-style-type: none">• Lagging/Declining EAV• Obsolescence• Deleterious Layout• Excessive Coverage• Deterioration• Inadequate Utilities

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

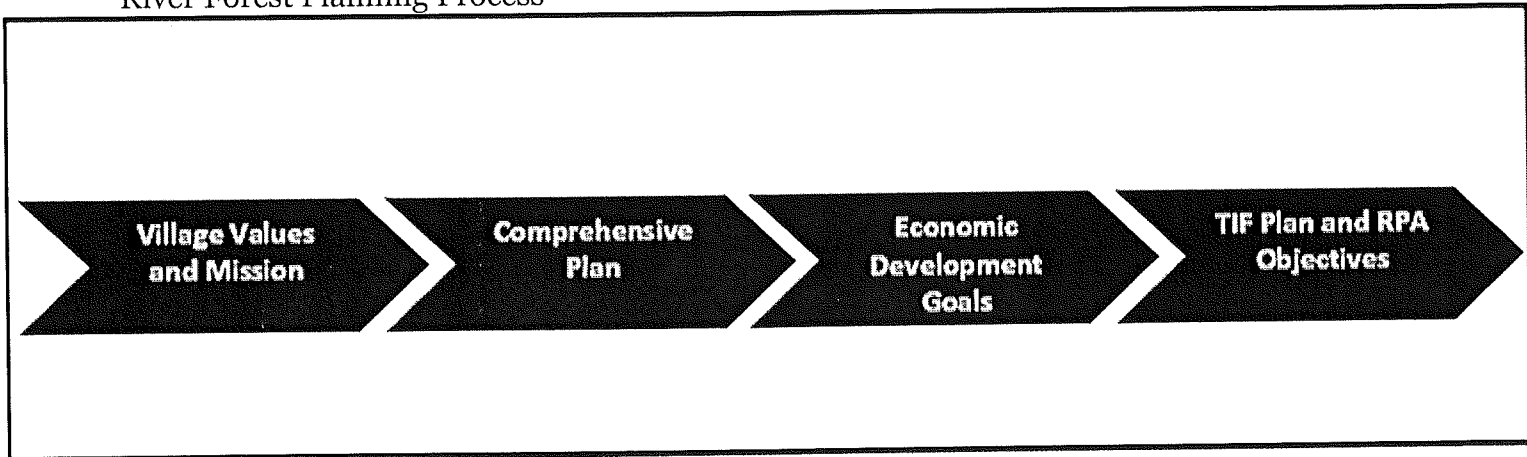
Eligibility Survey

The RPA was reviewed by representatives of Kane, McKenna and Associates, Inc., (KMA) and Village staff. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF district.

V. GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in conformance with the Village's Comprehensive Plan and amendments thereto and the Village's 2010 Corridor Plan. This Plan and the RPA are intended to help the Village obtain its planning goals for the community at large. The ideas and objectives represented below reflect the Village's mission to create a prosperous community for all its residents. Table 2 below illustrates the relationship between the Village's general planning processes and this Plan.

Table 2
River Forest Planning Process



Core Principals

- Promote responsible economic development;
- Protect and enhance residential neighborhoods;
- Protect the historic character and context of the Village; and
- Encourage sustainable development practices.

General Goal of the Village

Establish an attractive and vital retail/commercial and mixed use environment along North Avenue while accommodating appropriate residential and institutional uses and ensuring compatibility of adjacent land uses.

General Redevelopment Objectives for the RPA

- 1) Attract commercial development/redevelopment that reflects the character of River Forest;
- 2) Ensure that residential uses are effectively and sufficiently screened and buffered from adjacent commercial uses and activities along North Avenue;
- 3) Enhance the appearance of the corridor to reflect the character of River Forest, with particular attention the “gateways” at Harlem Avenue and Thatcher. Consideration should be given to adopting the Lake Street (streetscape) Guidelines for use along the North Avenue Corridor;
- 4) Work with adjacent communities, government agencies, and North Avenue businesses to ensure that planning, land development, and infrastructure improvements along North Avenue support the goals and objectives of the Comprehensive Plan;
- 5) Seek redevelopment options that enhance the tax base of the Village;
- 6) Work with the State of Illinois to improve traffic along North Avenue without the need to widen existing roadway or remove existing on-street parking that serves businesses;
- 7) Minimize non-local/commercial traffic in adjacent residential neighborhoods;
- 8) Develop additional off-street parking to better accommodate existing uses and ensure that future development provides adequate off-street parking for the proposed use. Every effort should be made to prevent commercial and multi-family parking for uses along North Avenue from spilling over onto north-south residential streets. Where possible, shared parking area and arrangements should be utilized to provide improved parking for adjacent uses;
- 9) Facilitate the desired quality of commercial development by the availability of deeper development sites. This type of site can accommodate contemporary forms of commercial development which provides adequate on-site parking and extensive landscaping and buffer treatments. Such deep lot commercial development may be appropriate at select locations along the corridor;
- 10) Minimize the number of curb-cuts along North Avenue to the extent possible. Side streets should be used where possible to provide access to on-site parking areas; and
- 11) Utilize existing ordinances, regulations, plans, guidelines, and plan review processes to ensure quality development (including, but not limited to Comprehensive Plan, Zoning Ordinance, Landscape Ordinance, Planned Development process, and Development Review Board), and development guidelines and an updated sign ordinance to further assist in providing quality commercial and multi-family development along the corridor.

Specific Transportation Objectives

- 1) Work with neighboring Elmwood Park and IDOT for the installation of Pedestrian countdown timers at Harlem, Lathrop and Thatcher, in that order;
- 2) Develop a striping standard / striping program for pedestrian cross walks;
- 3) Prepare detailed traffic studies to evaluate cul-de-sacs along the North Avenue Corridor as a possible traffic calming enhancement, beginning with Forest Avenue. Coordinate cul-de-sac design with the River Forest Fire Department to ensure Fire truck access;
- 4) Where possible, eliminate single lot curb cuts to small development parcel, in conjunction with redevelopment;
- 5) Develop Streetscape / Lighting plan for eastern half of corridor. Improved on-street parking is recommended between Monroe Street and Bonnie Brae Road;
- 6) Coordinate a complete restriping of existing parking spaces on street with future IDOT resurfacing project;
- 7) Relocate existing Pace bus shelter at Lathrop Avenue to Fresh Thyme site in conjunction with streetscaping enhancement project or redevelopment / renovation of existing Dominick's site.
- 8) Work with PACE on rapid transit implementation.

Measuring Results

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. If these objectives are achieved in the RPA then new employment opportunities for community and Village residents is possible.

To track success in meeting RPA-specific objectives, the Village may wish to consider establishing certain performance measures to monitor the success of projects undertaken within the RPA.

The Government Finance Officers Association recommends that municipalities adopting TIF districts evaluate "real" performance against projected performance by using metrics such as job creation or tax revenue generation. Table 3 identifies the types of performance measures the Village may consider to track the performance of projects within the RPA. Section VI of this Plan discusses the types of projects that the Village may pursue within the RPA, with the caveat that specific projects at this point are only conceptual in nature.

Table 3
TIF Performance Measures

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

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

VI. REDEVELOPMENT PROJECT

Strategies for Achieving Plan Goals and Objectives

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

Potential strategies for the achieving project-specific objectives envisioned for the RPA include the following:

- 1) Implementing a plan that provides for the attraction of users to redevelop properties as well as underutilized land and buildings that are within the RPA;
- 2) Constructing public improvements which may include (if necessary):
 - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with Village standards for context-sensitive design);
 - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
 - Signalization, traffic control and lighting;
 - Off-street parking and public parking facilities; and
 - Landscaping and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act;
- 4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation, as provided for under the TIF Act;
- 5) Redeveloping certain buildings through necessary rehabilitation and improvement of structures;
- 6) Implementing job training programs in coordination with any Village, federal, state, and county programs; and
- 7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

Redevelopment Activities

Pursuant to the project objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, and Demolition

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

Land Assembly

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation may also be required and the Village would conform to the provisions of the Act.

The Village agrees that the properties listed below, identified by address and parcel index numbers ("PIN") will not be the subject of acquisition by the Village under eminent domain during the term of the tax increment financing district known as the North Avenue Tax Increment Financing District." The Village agrees should future Village officials wish to alter or amend the enabling TIF ordinances, such ordinances that alter the right of the Village to use eminent domain against the properties identified by the PINs below shall constitute and be deemed a substantial change of the redevelopment project that would require the municipality to give notice, convene a joint review board, and conduct a public hearing pursuant to the procedures set forth in Section 11-74.4-5 and pursuant to Section 11-74.4-6 of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* The Village acknowledges and agrees that the owners of the properties identified by the PINs below may reasonably rely on this eminent domain restriction.

Address	Property Identification Number
1534 Park Avenue	15-01-103-026-0000
1530 William Street	15-01-202-017-0000
1534 Clinton Place	15-01-203-024-0000
1530 Clinton Place	15-01-203-025-0000
1535 Clinton Place	15-01-204-015-0000
1531 Clinton Place	15-01-204-016-0000
1534 Bonnie Brae Place	15-01-204-024-0000

Address

Property Identification Number

1530 Bonnie Brae Place	15-01-204-043-1001
1530 Bonnie Brae Place	15-01-204-043-1002
1530 Bonnie Brae Place	15-01-204-043-1003
1530 Bonnie Brae Place	15-01-204-043-1004
1531 Forest Avenue	15-01-103-081-1001
1531 Forest Avenue	15-01-103-081-1002
1531 Forest Avenue	15-01-103-081-1003
1535 Park Avenue	15-01-103-057-1001
1535 Park Avenue	15-01-104-057-1002
1535 Park Avenue	15-01-104-057-1003
1535 Park Avenue	15-01-104-057-1004
1535 Park Avenue	15-01-104-057-1005
1535 Park Avenue	15-01-104-057-1006
1535 Park Avenue	15-01-104-057-1007
1535 Park Avenue	15-01-104-057-1008
1535 Park Avenue	15-01-104-057-1009
1535 Park Avenue	15-01-104-057-1010
1535 Park Avenue	15-01-104-057-1011
1535 Park Avenue	15-01-104-057-1012
1535 Park Avenue	15-01-104-057-1013
1535 Park Avenue	15-01-104-057-1014
1535 Park Avenue	15-01-104-057-1015
1535 Park Avenue	15-01-104-057-1016
1535 Park Avenue	15-01-104-057-1017
1535 Park Avenue	15-01-104-057-1018
1535 Park Avenue	15-01-104-057-1019
1535 Park Avenue	15-01-104-057-1020

Address	Property Identification Number
1531 William Street	15-01-203-039-1001
1531 William Street	15-01-203-039-1002
1531 William Street	15-01-203-039-1003
1531 William Street	15-01-203-039-1004
1531 William Street	15-01-203-039-1005
1531 William Street	15-01-203-039-1006
1531 William Street	15-01-203-039-1007
1531 William Street	15-01-203-039-1008
1531 William Street	15-01-203-039-1009
1531 William Street	15-01-203-039-1010
1531 William Street	15-01-203-039-1011
1531 William Street	15-01-203-039-1012
1531 William Street	15-01-203-039-1013
1531 William Street	15-01-203-039-1014
1531 William Street	15-01-203-039-1015
1531 William Street	15-01-203-039-1016
1531 William Street	15-01-203-039-1017
1531 William Street	15-01-203-039-1018
1531 William Street	15-01-203-039-1019
1531 William Street	15-01-203-039-1020
1531 William Street	15-01-203-039-1021
1531 William Street	15-01-203-039-1022
1531 William Street	15-01-203-039-1023
1531 William Street	15-01-203-039-1024
1531 William Street	15-01-203-039-1025
1531 William Street	15-01-203-039-1026
1531 William Street	15-01-203-039-1027
1531 William Street	15-01-203-039-1028
1531 William Street	15-01-203-039-1029
1531 William Street	15-01-203-039-1030
1531 William Street	15-01-203-039-1031
1531 William Street	15-01-203-039-1032
1521 Bonnie Brae Place	15-01-205-060-1001
1521 Bonnie Brae Place	15-01-205-060-1002
1521 Bonnie Brae Place	15-01-205-060-1003
1521 Bonnie Brae Place	15-01-205-060-1004
1521 Bonnie Brae Place	15-01-205-060-1005
1521 Bonnie Brae Place	15-01-205-060-1006

Address	Property Identification Number
1531 Bonnie Brae Place	15-01-205-065-1001
1531 Bonnie Brae Place	15-01-205-065-1002
1531 Bonnie Brae Place	15-01-205-065-1003
1531 Bonnie Brae Place	15-01-205-065-1004
1531 Bonnie Brae Place	15-01-205-065-1005
1531 Bonnie Brae Place	15-01-205-065-1006
1531 Bonnie Brae Place	15-01-205-065-1007
1531 Bonnie Brae Place	15-01-205-065-1008
1531 Bonnie Brae Place	15-01-205-065-1009
1531 Bonnie Brae Place	15-01-205-065-1010
1533 Bonnie Brae Place	15-01-205-065-1011
1524 Forest Avenue	15-01-102-029-0000
1526 Forest Avenue	15-01-102-070-0000
1530 Forest Avenue	15-01-102-104-0000
1523 Forest Avenue	15-01-103-006-0000
1530 Park Avenue	15-01-103-027-0000
1526 Park Avenue	15-01-103-056-0000
1525 Park Avenue	15-01-104-025-0000
1530 Franklin Avenue	15-01-104-028-0000
1526 Franklin Avenue	15-01-104-029-0000
1534 Franklin Avenue	15-01-104-061-0000
1534 Ashland Avenue	15-01-105-025-0000
1530 Ashland Avenue	15-01-105-026-0000
1526 Ashland Avenue	15-01-105-028-0000
1535 Franklin Avenue	15-01-105-035-0000
1531 Franklin Avenue	15-01-105-037-0000
1525 Franklin Avenue	15-01-105-038-0000
1533 Ashland Avenue	15-01-106-009-0000
1531 Ashland Avenue	15-01-106-010-0000
1527 Ashland Avenue	15-01-106-023-0000
1526 Lathrop Avenue	15-01-106-028-0000
1530 Lathrop Avenue	15-01-106-042-0000
1526 Monroe Avenue	15-01-201-018-0000
1527 Jackson Avenue	15-01-201-028-0000
1527 Monroe Avenue	15-01-202-009-0000
1526 William Street	15-01-202-018-0000
1527 William Street	15-01-203-017-0000
1526 Clinton Place	15-01-203-026-0000
1527 Clinton Place	15-01-204-017-0000
1526 Bonnie Brae Place	15-01-204-026-0000

Public Improvements

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

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, detention facilities, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures);
- Beautification, identification markers, landscaping, lighting, signage of public right-of-ways, and other elements of a streetscaping program; and
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new retail/commercial, mixed use, or light industrial uses.

Rehabilitation

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

Interest Rate Write-Down

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

Job Training

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

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

School District Costs

The Village may provide for payment of school district costs as provided for in the Act relating to residential components assisted through TIF funding.

General Land Use Plan

As noted in Section I of this Plan, the land-use within the RPA currently contains primarily commercial, institutional, mixed uses and residential. Existing land uses are shown in Appendix E attached hereto and made a part of this Plan. Appendix F designates future land uses in the Redevelopment Project Area. Future land uses will conform to the Zoning Ordinance and the comprehensive planning process as either may be amended from time to time.

Additional Design and Control Standards

The appropriate design standards (including any Planned Unit Developments) as set forth in the Village's Zoning Ordinance and the comprehensive planning process shall apply to the RPA.

Eligible Redevelopment Project Costs

Under the Act, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) *Professional Service Costs* – Costs of studies, 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, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), 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 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
 - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
 - Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
 - In addition, redevelopment project costs shall *not* include lobbying expenses;
- (2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

Improvements to Public or Private Buildings – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost 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 Globes¹ or LEED-certified construction elements or construction elements with an equivalent certification per the TIF Act;

- (3) *Public Works* – 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 November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the 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;
- (4) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (5) *Financing Costs* – 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 hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;
- (6) *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 costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;

¹ Green Globes is an environmental assessment and certification program for commercial buildings, operated by the Green Buildings Initiative.

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.²

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. Certain library district costs may also be paid as provided for in the Act;

² The calculation is 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 the 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 the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the 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 districts, 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 the Act; (ii) for elementary school districts, 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 the 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) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (7) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;
- (8) *Payment in Lieu of Taxes*;
- (9) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (10) *Developer Interest Cost* – Interest cost 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 redeveloper with regard to the redevelopment project during that year;
 - (C) If there are not sufficient funds available in the special tax allocation fund to make the payment 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) of paragraph 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. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D); and

- (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).³

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs 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.⁴

³ 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) of paragraph (11) 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.

⁴ 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, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

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.

Projected Redevelopment Project Costs

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

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Table 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act. As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the RPA.

Table 4
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Costs of studies, 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, financial, planning or other services	\$3,500,000
Costs of marketing sites within the redevelopment project area to prospective businesses, developers, and investors	\$500,000
Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land	\$10,000,000
Costs of rehabilitation, reconstruction of repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost 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	\$15,000,000

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	\$15,000,000
Costs of job training and retraining projects	\$500,000
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 hereunder including interest 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	\$500,000
A taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project	\$100,000
Statutory School Payments	\$2,500,000
Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law	\$50,000
Payments in lieu of taxes	\$50,000
Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts	\$50,000

Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project as set forth in the Act	\$2,150,000
Transfers to contiguous TIF District(s) 4	\$100,000
TOTAL ESTIMATED TIF BUDGET	\$50,000,000

Notes:

- (1) All project cost estimates are in 2018 dollars. Costs may be adjusted for inflation per the TIF Act.
- (2) In addition to the costs identified in the table above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.
- (4) Per 65 ILCS 5/11-74.4-4(q), as amended, the Village may utilize revenues, other than State sales tax increment revenue, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either: (i) contiguous to the redevelopment project area from which the revenues are received, (ii) separated only by a public right of way from the redevelopment project area from which the revenues are received, or (iii) separated by forest preserve property from the redevelopment project area from which the revenues are received if the closest boundaries of the redevelopment project areas that are separated by the forest preserve property are less than one mile apart.

Sources of Funds to Pay Redevelopment Project Costs

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

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

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2016 tax year for the RPA.

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

Nature and Term of Obligations to Be Issued

The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution. Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

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

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

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

Most Recent Equalized Assessed Valuation

The most recent equalized assessed valuation for the RPA is based on the 2016 EAV, and is estimated to be approximately \$18,864,345.

Anticipated Equalized Assessed Valuation

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately \$40,000,000 to \$55,000,000 depending upon market conditions and the scope of the redevelopment projects.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Potential Redevelopment Project Actions

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

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

Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed as part of redevelopment activities.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.

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

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The Village may also undertake the provision/upgrade of necessary detention or retention ponds.

Roadway/Street/Parking Improvements: The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Facility-Related Infrastructure: Certain public facility improvements including, but not limited to, public signage, public facilities, and streetlights may be rehabilitated, constructed or implemented.

School District Costs: Provide for the payment of such costs pursuant to the requirements of the TIF Act.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

Commitment to Fair Employment Practices and 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 most recent Village policies and plans.

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

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

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

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

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

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

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

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

APPENDIX A
LEGAL DESCRIPTION OF PROJECT AREA

LEGAL DESCRIPTION (RIVER FOREST NORTH AVENUE TIF):

THAT PART OF THE NORTH HALF OF SECTION 1 IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 1 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET 11 INCHES OF LOT 30 IN BLOCK 1 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST, BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1926 AS DOCUMENT NO. 9301663; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE OF THE NORTH 20 FEET 11 INCHES OF LOT 30 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE NORTH-SOUTH ALLEY IN SAID BLOCK 1; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 15 FEET OF LOT 18 IN BLOCK 2 OF SAID ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE OF THE NORTH 15 FEET OF LOT 18 AND ALONG THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE BONNIE BRAE PLACE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 30 IN BLOCK 3 OF SAID ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 30 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 17 IN SAID BLOCK 3; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 17 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 1 OF O.C. BRAESE'S SUBDIVISION, BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7788819; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE

SOUTHEAST CORNER OF LOT 6 IN SAID BLOCK 2 OF SAID O.C. BRAESE'S SUBDIVISION ;
THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER
THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 6 IN
BLOCK 3 OF SAID O.C. BRAESE'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH
LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER
ALSO BEING THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 1 IN WILLIAM H. BECKMAN'S
SUBDIVISION, BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO
THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790766; THENCE
WESTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER
THEREOF, SAID SOUTHWEST CORNER BEING A POINT ON THE EAST RIGHT-OF-WAY LINE
OF JACKSON AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A
POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF LEMOYNE STREET;
THENCE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT OF
INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LATHROP AVENUE; THENCE
NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH
THE NORTH LINE OF THE SOUTH 2.67 FEET OF LOT 56 IN EDWIN E. WOOD'S SUBDIVISION,
BEING A SUBDIVISION IN SAID NORTH HALF OF SECTION 1 ACCORDING TO THE PLAT
THEREOF RECORDED AS TORRENS DOCUMENT NO. 202871; THENCE WESTERLY ALONG
SAID NORTH LINE TO A POINT ON THE EAST LINE OF LOT 51 IN SAID EDWIN E. WOOD'S
SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER
OF SAID LOT 51; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 51 TO THE
SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST
CORNER OF LOT 43 IN SAID EDWIN E. WOOD'S SUBDIVISION; THENCE WESTERLY ALONG
THE SOUTH LINE OF SAID LOT 43 TO THE SOUTHWEST CORNER THEREOF, SAID
SOUTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 33 IN SAID EDWIN E.
WOOD'S SUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 33 TO A
POINT ON THE SOUTH LINE OF THE NORTH 19 FEET OF SAID LOT 33; THENCE WESTERLY
ALONG SAID SOUTH LINE AND WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST

RIGHT-OF-WAY LINE OF FRANKLIN AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER OF LOT 27 IN SAID EDWIN E. WOOD'S SUBDIVISION; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 27 TO A POINT ON THE EAST LINE OF LOT 135 IN SAID EDWIN E. WOOD'S SUBDIVISION; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF SAID LOT 135; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 135 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 135 TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN THE RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD, BEING A RESUBDIVISION IN SAID NORTH HALF OF SECTION 1, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1923 AS DOCUMENT NO. 8070779; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 2, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 7 IN SAID RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 10 IN SAID RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 14 IN SAID RESUBDIVISION OF THAT PART OF LOT 2 IN OWNER'S SUBDIVISION LYING EAST OF THATCHER ROAD; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 14 AND WESTERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THATCHER AVENUE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND NORTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 1; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

APPENDIX B
BOUNDARY MAP OF RPA



CALC.	KJR	PROJECT NO. 170329
DWN.	AJK	SHEET 1 OF 1
CHKD.	JRM	
SCALE:	1"=200'	DRAWING NO. TIF170329
DATE:	07-10-2017	

RIVER FOREST NORTH AVENUE TIF
 IN
 VILLAGE OF RIVER FOREST, ILLINOIS
 PREPARED FOR
 KANE, MCKENNA AND ASSOCIATES, INC.

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

APPENDIX C
HOUSING IMPACT STUDY

**VILLAGE OF RIVER FOREST
HOUSING IMPACT STUDY FOR THE
PROPOSED NORTH AVENUE TAX INCREMENT FINANCING
REDEVELOPMENT PROJECT STUDY AREA**

A Housing Impact Study undertaken by the Village of River Forest pursuant to the requirements of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-3, et. seq., as amended.

Prepared by: The Village of River Forest

And

Kane, McKenna and Associates, Inc.

April, 2018

**VILLAGE OF RIVER FOREST
HOUSING IMPACT STUDY FOR THE
PROPOSED NORTH AVENUE
REDEVELOPMENT PROJECT STUDY AREA**

TABLE OF CONTENTS

<u>Part</u>	<u>Title</u>	<u>Page</u>
I.	Residential Unit Data	1
	A. Introduction and Background	
	B. Type of Units	
	C. Rooms in Units	
	D. Status of Units	
	E. Ethnic Composition of Residents	
II.	Impacted Sites and Relocation Assistance	7
	A. Potentially Impacted Units	
	B. Village's Plans for Relocation Assistance	
	C. Identification of Replacement Housing Alternatives	
	D. Relocation Assistance to be Provided	
III.	Requirements for Very Low and Low-Income Residents	23
 Appendix		
A.	Study Area Map	

I. RESIDENTIAL UNIT DATA

Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-3 et seq., as amended (the "TIF Act" or "Act"), if a redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project contains seventy-five (75) or more inhabited residential units and no certification stating that displacement will not occur is made, then the Village of River Forest, Illinois (the "Village") must prepare a Housing Impact Study ("HIS").

The Village has jointly prepared this document with Kane, McKenna and Associates, Inc. ("KMA") in order to conform to the provisions of the TIF Act.

A. Introduction and Background

The Village is exploring the possibility of creating a Tax Increment Financing District ("TIF" or "TIF District") initiating a Redevelopment Project Area ("RPA"). The initial study area for the RPA is located at the north end of the Village along North Avenue between Harlem and Thatcher Avenues (see Map 1 in the Appendix). The Village proposes to redevelop the RPA promoting mixed uses, including commercial, retail, and residential uses. The aim of redevelopment is to encourage economic activity within the RPA while increasing the quality of life for the neighborhood residents. **The Village understands that the redevelopment of the RPA could result in the relocation of some residential units but the goal of the redevelopment project is to produce net positive housing for the RPA.** At the time of this report there are no specific plans for relocation activities; the purpose of the Housing Impact Study is to comply with the requirements of the TIF Act in the event that housing dislocation occurs as a result of future development.

This Housing Impact Study ("HIS") is being produced in compliance with the TIF Act due to the possibility that some redevelopment activity could result in the displacement of residential units. **The HIS is not a plan for the dislocation or relocation of residential units.** The Village has no current plans for such dislocations or relocations. The HIS will outline the current mix of housing stock, the vacancy rate in the housing stock, the racial and ethnic makeup of the residents, any plans for relocation and the relocation assistance to be made available.

The TIF Act has specific guidelines for a Housing Impact Study and these guidelines have been followed in this report. According to the Act:

Part I of the housing impact study shall include (i) data as to whether the residential units are single family or multi-family units, (ii) the number and type of rooms within the units, if that information is available, (iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 is passed, and (iv) data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic

composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

Part II of the housing impact study shall identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify (i) the number and location of those units that will or may be removed, (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed, (iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.

I. Data Source

The Housing Impact Study will first examine the type of units in the RPA. The data used for this analysis was provided by the Village, Cook County, Kane McKenna and the US Census. Per the TIF Act, the following characteristics will be identified for the housing within the RPA: the type of housing, number of rooms, type of rooms, inhabitation, and racial and ethnic composition. The HIS will also make an identification of the potential impacted units, the Village plans for relocation assistance and the availability of replacement housing.

This study has used the most accurate and recent data available as of March 2018. Representatives from Kane McKenna made multiple site visits to the RPA concerning the structure type and vacancy rate. Village staff made the determination of potentially impacted sites. Data from the most recent US Census was used to determine the number of rooms per structure and the racial and ethnic composition.

II. Low Income Residents and Replacement Housing

Any residents who are deemed to be low-income or very low-income will be given the necessary support as dictated by the TIF Act and the Federal Uniform Relocation Act. The Village staff supplied a list of potential replacement housing for sale and rent generated by a Multiple Listing Service search by a real estate professional following strict parameters to replicate then price, type and location of housing in the RPA. Every effort was made to identify replacement housing as most similar to the original housing in location, structure, type and price.

B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the Housing Impact Study. Based on data provided by the Village, Cook County and multiple site surveys, KMA has determined that there are 70 structures in the RPA with 365 units see Table 1 below for a breakout of the unit structures, quantities and type.

Table 1		
Type of Housing	Units	Buildings
Total Housing Units	365	70
Detached Single Family Units	29	29
Townhouses	54	10
Multi-Family	53	11
Condominiums	207	14
Mixed-Use (Commercial/Residential)	22	6
Data Source: Kane McKenna site visits		

C. Number of Rooms in Units

The TIF Act requires that the Village provide a breakdown of the number of rooms and types of rooms in the units in the RPA, if available. The US Census makes data available for the number of rooms within a Census Tract but not the type of rooms. The type of rooms within the units in the RPA is not available and therefore not a part of this report. The data used in the study was provided by the US Census and is based on Census Tracts, which are the most detailed level of data available from the most recent census. Census Tract 8119 listed in the table below encompasses a larger region than the RPA, but is the best fit in relation to the RPA boundaries. Although the US Census Bureau does collect data for smaller geographic units (Census Blocks and Census Block Groups), such data was not available. Please refer to Table 2 below.

Table 2				
Census Tract 8119	Estimate	Margin of Error	Percent	Margin of Error
Total housing units	1,881	+/-103	-	-
1-unit, detached	1,370	+/-104	72.8%	+/-3.9
1-unit, attached	64	+/-40	3.4%	+/-2.1
2 units	54	+/-34	2.9%	+/-1.8
3 or 4 units	11	+/-17	0.6%	+/-0.9
5 to 9 units	229	+/-73	12.2%	+/-3.8
10 to 19 units	49	+/-47	2.6%	+/-2.5
20 or more units	104	+/-38	5.5%	+/-2.0
Mobile home	0	+/-15	0.0%	+/-1.4
Boat, RV, van, etc.	0	+/-15	0.0%	+/-1.4
Data source: 2016 US Census. 2012-2016 ACS 5 Year Estimates DP04 Selected Housing Characteristics				

D. Status of Units

The TIF Act requires that a determination be made regarding the status of each unit's habitation in the RPA no less than forty-five (45) days before the date that the ordinance or resolution establishing the public hearing is adopted.

Based upon Kane McKenna's site visits and the Village's data, a determination has been made as of March, 2018 that 100% of the residential structures within the RPA are inhabited. Note that habitation status was determined at a fixed point in time and was based on Kane McKenna and the Village's assessment to the best of their abilities and is subject to change. This information will be updated as required by the TIF Act.

E. Racial and Ethnic Composition

The TIF Act requires that the racial and ethnic composition of the residents in the inhabited residential units in the RPA be identified. Under the TIF Act, the data requirement for the racial and ethnic composition of the residents in the inhabited residential units shall be deemed fully satisfied by data from the most recent US Census. Accordingly, the most recent US Census data was used to identify the racial and ethnic makeup of the area. For racial and ethnic composition, the most recent US Census makes data available at the Block Group level. **Please see Table 3 below. While many of the estimates reflect a value of zero please ensure that you review the entire table including the margin of error.**

Pursuant to the US Census 2012-16 ACS 5 Year Estimates it is important to note that: "Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error. The effect of nonsampling error is not represented in these tables."

Block Group 1 roughly encompasses the RPA east of Lathrop Avenue and Block Group 4 roughly encompasses the RPA west of Lathrop Avenue.

Table 3				
	Block Group 1 Census Tract 8119		Block Group 4 Census Tract 8119	
	Estimate	Margin of Error	Estimate	Margin of Error
Total	997	+/-298	2,327	+/-321
Not Hispanic or Latino:	951	+/-298	2,126	+/-338
White alone	751	+/-288	1,660	+/-321
Black or African American alone	189	+/-124	235	+/-221
American Indian and Alaska Native alone	0	+/-11	0	+/-11
Asian alone	0	+/-11	178	+/-107
Native Hawaiian and Other Pacific Islander alone	0	+/-11	0	+/-11
Hispanic or Latino:	46	+/-33	201	+/-117
White alone	46	+/-33	109	+/-63
Black or African American alone	0	+/-11	40	+/-60
American Indian and Alaska Native alone	0	+/-11	0	+/-11
Asian alone	0	+/-11	23	+/-33
Native Hawaiian and Other Pacific Islander alone	0	+/-11	0	+/-11
Data source: 2016 US Census 2012-2016 ACS 5 Year Estimates B03002 Hispanic or Latino by Race				

II. IMPACTED SITES AND RELOCATION ASSISTANCE

Pursuant to the TIF Act, Section II of the Housing Impact Study must contain four components: (a) identification of units that may be removed in the proposed redevelopment project; (b) the Village's plan for relocation assistance; (c) relocation assistance to be provided; and (d) the identification of potential replacement housing.

A. Potentially Impacted Units

The TIF Act requires that the Housing Impact Study identify those units, by location and number that may be removed, either through a voluntary sale or through eminent domain, as a result of the redevelopment plan. However, removal through eminent domain of the residences below marked with an asterisk (*) shall not occur, as set forth in the restriction on the use of the eminent domain Section VI of the redevelopment plan. The residences below that are not subject to eminent domain remain on the list in the event there are voluntary sales of those residences in furtherance of the redevelopment plan, and to ensure any such residence voluntarily removed would be benefited by the relocation assistance set forth in the TIF Act.

In the RPA there are potentially 365 impacted units in 70 different structures (refer to Tables 4-8 for a detailed list). Although the Village does not contemplate any displacement as of the date of this study, at a future point in time it is possible that the Village could pursue redevelopment that results in removal of these potential dislocation of inhabited units.

Table 4					
PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-103-026-0000*	1534 PARK AVE	101, 102, 201, 202, 203, 301	Apartments	6	1
15-01-103-077-0000	7827 NORTH AVE	1,2,3,4,5,6,7,8,9	Apartments	9	1
15-01-105-040-0000	7711 NORTH AVE	1,2,3,4,5,6,7,8	Apartments	8	1
15-01-202-017-0000*	1530 WILLIAM ST	1,2,3,4	Apartments	4	1
15-01-203-024-0000*	1534 CLINTON PL	1,2	Apartments	2	1
15-01-203-025-0000*	1530 CLINTON PL	1,2	Apartments	2	1
15-01-204-015-0000*	1535 CLINTON PL	1,2,3	Apartments	3	1
15-01-204-016-0000*	1531 CLINTON PL	1,2,3	Apartments	3	1
15-01-204-024-0000*	1534 BONNIE BRAE PL	GS, GN, 1S, 2S, 2N, 2S	Apartments	6	1
15-01-204-043-1001*	1530 BONNIE BRAE PL	1	Apartments	1	1
15-01-204-043-1002*	1530 BONNIE BRAE PL	2	Apartments	1	
15-01-204-043-1003*	1530 BONNIE BRAE PL	3	Apartments	1	
15-01-204-043-1004*	1530 BONNIE BRAE PL	4	Apartments	1	
15-01-205-063-0000	1534 N HARLEM AVE	1E, 1W, 2E, 2W, 3E, 3W	Apartments	6	1
			Total:	53	11

Table 5					
PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-203-003-0000	7373 NORTH AVE	1NW, 2NW, 1SW, 2SW,1, 2	Commercial/Residential	6	1
15-01-203-005-0000	7369 NORTH AVE		Commercial/Residential	2	1
15-01-203-006-0000	7367 NORTH AVE	1,2	Commercial/Residential	2	1
15-01-203-007-0000	7365 NORTH AVE	2 nd Floor	Commercial/Residential	4	1
15-01-203-013-0000	7353 NORTH AVE	2C,2D, 2E ,2F	Commercial/Residential	4	1
15-01-204-002-0000	7223 NORTH AVE	1, 2, 3, 4	Commercial/Residential	4	1
			Total:	22	6

Table 6					
PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-103-080-1001	1535 FOREST AVE	201	Condominiums	1	1
15-01-103-080-1002	1535 FOREST AVE	202	Condominiums	1	
15-01-103-080-1003	1535 FOREST AVE	203	Condominiums	1	
15-01-103-080-1004	1535 FOREST AVE	204	Condominiums	1	
15-01-103-080-1005	1535 FOREST AVE	205	Condominiums	1	
15-01-103-080-1006	1535 FOREST AVE	206	Condominiums	1	
15-01-103-080-1007	1535 FOREST AVE	301	Condominiums	1	
15-01-103-080-1008	1535 FOREST AVE	302	Condominiums	1	
15-01-103-080-1009	1535 FOREST AVE	303	Condominiums	1	
15-01-103-080-1010	1535 FOREST AVE	304	Condominiums	1	
15-01-103-080-1011	1535 FOREST AVE	305	Condominiums	1	
15-01-103-080-1012	1535 FOREST AVE	306	Condominiums	1	
15-01-103-080-1013	1535 FOREST AVE	401	Condominiums	1	
15-01-103-080-1014	1535 FOREST AVE	402	Condominiums	1	
15-01-103-080-1015	1535 FOREST AVE	403	Condominiums	1	
15-01-103-080-1016	1535 FOREST AVE	404	Condominiums	1	
15-01-103-080-1017	1535 FOREST AVE	405	Condominiums	1	
15-01-103-080-1018	1535 FOREST AVE	501	Condominiums	1	
15-01-103-080-1019	1535 FOREST AVE	502	Condominiums	1	
15-01-103-080-1020	1535 FOREST AVE	503	Condominiums	1	
15-01-103-080-1021	1535 FOREST AVE	504	Condominiums	1	
15-01-103-080-1022	1535 FOREST AVE	505	Condominiums	1	
15-01-103-080-1023	1535 FOREST AVE	506	Condominiums	1	
15-01-103-081-1001*	1531 FOREST AVE	1	Condominiums	1	1
15-01-103-081-1002*	1531 FOREST AVE	2	Condominiums	1	
15-01-103-081-1003*	1531 FOREST AVE	3	Condominiums	1	
15-01-103-082-1001	1540 PARK AVE	1A	Condominiums	1	1
15-01-103-082-1002	1540 PARK AVE	1B	Condominiums	1	
15-01-103-082-1003	1540 PARK AVE	1C	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-103-082-1004	1540 PARK AVE	1D	Condominiums	1	
15-01-103-082-1005	1540 PARK AVE	2A	Condominiums	1	
15-01-103-082-1006	1540 PARK AVE	2B	Condominiums	1	
15-01-103-082-1007	1540 PARK AVE	2C	Condominiums	1	
15-01-103-082-1008	1540 PARK AVE	2D	Condominiums	1	
15-01-103-082-1009	1540 PARK AVE	3A	Condominiums	1	
15-01-103-082-1010	1540 PARK AVE	3B	Condominiums	1	
15-01-103-082-1011	1540 PARK AVE	3C	Condominiums	1	
15-01-103-082-1012	1540 PARK AVE	3D	Condominiums	1	
15-01-104-057-1001*	1535 PARK AVE	201	Condominiums	1	1
15-01-104-057-1002*	1535 PARK AVE	202	Condominiums	1	
15-01-104-057-1003*	1535 PARK AVE	203	Condominiums	1	
15-01-104-057-1004*	1535 PARK AVE	204	Condominiums	1	
15-01-104-057-1005*	1535 PARK AVE	205	Condominiums	1	
15-01-104-057-1006*	1535 PARK AVE	301	Condominiums	1	
15-01-104-057-1007*	1535 PARK AVE	302	Condominiums	1	
15-01-104-057-1008*	1535 PARK AVE	303	Condominiums	1	
15-01-104-057-1009*	1535 PARK AVE	304	Condominiums	1	
15-01-104-057-1010*	1535 PARK AVE	305	Condominiums	1	
15-01-104-057-1011*	1535 PARK AVE	401	Condominiums	1	
15-01-104-057-1012*	1535 PARK AVE	402	Condominiums	1	
15-01-104-057-1013*	1535 PARK AVE	403	Condominiums	1	
15-01-104-057-1014*	1535 PARK AVE	404	Condominiums	1	
15-01-104-057-1015*	1535 PARK AVE	405	Condominiums	1	
15-01-104-057-1016*	1535 PARK AVE	501	Condominiums	1	
15-01-104-057-1017*	1535 PARK AVE	502	Condominiums	1	
15-01-104-057-1018*	1535 PARK AVE	503	Condominiums	1	
15-01-104-057-1019*	1535 PARK AVE	504	Condominiums	1	
15-01-104-057-1020*	1535 PARK AVE	505	Condominiums	1	
15-01-104-058-0000	1541 PARK AVE	Vacant	Condominiums	4	1
15-01-104-059-0000	1539 PARK AVE		Condominiums	4	
15-01-105-047-1001	1539 FRANKLIN AVE	1	Condominiums	1	1
15-01-105-047-1002	1539 FRANKLIN AVE	2	Condominiums	1	
15-01-105-047-1003	1539 FRANKLIN AVE	3	Condominiums	1	
15-01-105-047-1004	1539 FRANKLIN AVE	4	Condominiums	1	
15-01-105-047-1005	1539 FRANKLIN AVE	5	Condominiums	1	
15-01-105-047-1006	1539 FRANKLIN AVE	6	Condominiums	1	
15-01-105-048-1001	1540 ASHLAND AVE	1540-1	Condominiums	1	1
15-01-105-048-1002	1540 ASHLAND AVE	1540-2	Condominiums	1	
15-01-105-048-1003	7705 NORTH AVE	1542-1	Condominiums	1	
15-01-105-048-1004	1540 ASHLAND AVE	1542-2	Condominiums	1	
15-01-105-048-1005	1542 ASHLAND AVE	1544-1	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-105-048-1006	1540 ASHLAND AVE	1544-2	Condominiums	1	
15-01-105-048-1007	7705 NORTH AVE	1546-1	Condominiums	1	
15-01-105-048-1008	7705 NORTH AVE	1546-2	Condominiums	1	
15-01-105-048-1009	1548 ASHLAND AVE	1548-1	Condominiums	1	
15-01-105-048-1010	1540 ASHLAND AVE	1548-2	Condominiums	1	
15-01-105-048-1011	7705 NORTH AVE	1550-1	Condominiums	1	
15-01-105-048-1012	1550 ASHLAND AVE	1550-2	Condominiums	1	
15-01-202-028-1001	1541 MONROE AVE	1/2	Condominiums	1	1
15-01-202-028-1002	1543 MONROE AVE	1543-1	Condominiums	1	
15-01-202-028-1003	1543 MONROE AVE	1543-2	Condominiums	1	
15-01-202-028-1004	1543 MONROE AVE	3	Condominiums	1	
15-01-202-028-1005	1545 MONROE AVE	1	Condominiums	1	
15-01-202-028-1006	1545 MONROE AVE	2	Condominiums	1	
15-01-202-028-1007	1545 MONROE AVE	3	Condominiums	1	
15-01-202-028-1008	1547 MONROE AVE	1	Condominiums	1	
15-01-202-028-1009	1547 MONROE AVE	2	Condominiums	1	
15-01-202-028-1010	1547 MONROE AVE	3	Condominiums	1	
15-01-202-028-1011	1549 MONROE AVE	1	Condominiums	1	
15-01-202-028-1012	1549 MONROE AVE	2	Condominiums	1	
15-01-202-028-1013	1549 MONROE AVE	3	Condominiums	1	
15-01-202-028-1014	1551 MONROE AV	1	Condominiums	1	
15-01-202-028-1015	1551 MONROE AV	2	Condominiums	1	
15-01-202-028-1016	1551 MONROE AV	3	Condominiums	1	
15-01-202-028-1017	1553 MONROE AVE	1	Condominiums	1	
15-01-202-028-1018	1553 MONROE AVE	2	Condominiums	1	
15-01-202-028-1019	1553 MONROE AVE	3	Condominiums	1	
15-01-202-028-1020	1555 MONROE AVE	1	Condominiums	1	
15-01-202-028-1021	1555 MONROE AVE	2	Condominiums	1	
15-01-202-028-1022	1555 MONROE AVE	3	Condominiums	1	
15-01-202-028-1023	1557 MONROE AVE	1	Condominiums	1	
15-01-202-028-1024	1557 MONROE AVE	2	Condominiums	1	
15-01-202-028-1025	1557 MONROE AVE	3	Condominiums	1	
15-01-202-028-1026	7417 NORTH AVE	C-1	Condominiums	1	
15-01-202-028-1027	7417 NORTH AVE	C-2	Condominiums	1	
15-01-202-028-1028	7417 NORTH AVE	C-3	Condominiums	1	
15-01-202-028-1029	7417 NORTH AVE	C-4	Condominiums	1	
15-01-202-028-1030	7429 NORTH AVE	G-1	Condominiums	1	
15-01-202-028-1031	7429 NORTH AVE	G-2	Condominiums	1	
15-01-202-028-1032	7429 NORTH AVE	G-3	Condominiums	1	
15-01-202-028-1033	7429 NORTH AVE	G-4	Condominiums	1	
15-01-202-028-1034	7429 NORTH AVE	G-5	Condominiums	1	
15-01-202-028-1035	1549 MONROE AVE	1	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-202-030-1001	1531 MONROE AVE	1	Condominiums	1	1
15-01-202-030-1002	1531 MONROE AVE	2	Condominiums	1	
15-01-202-030-1003	1531 MONROE AVE	3	Condominiums	1	
15-01-202-030-1004	1533 MONROE AVE	1	Condominiums	1	
15-01-202-030-1005	1533 MONROE AVE	2	Condominiums	1	
15-01-202-030-1006	1533 MONROE AVE	3	Condominiums	1	
15-01-202-030-1007	1535 MONROE AVE	1	Condominiums	1	
15-01-202-030-1008	1535 MONROE AVE	2	Condominiums	1	
15-01-202-030-1009	1535 MONROE AVE	3	Condominiums	1	
15-01-202-030-1010	1537 MONROE AVE	1	Condominiums	1	
15-01-202-030-1011	1537 MONROE AVE	2	Condominiums	1	
15-01-202-030-1012	1537 MONROE AVE	3	Condominiums	1	
15-01-202-030-1013	1539 MONROE AVE	1	Condominiums	1	
15-01-202-030-1014	1539 MONROE AVE	2	Condominiums	1	
15-01-202-030-1015	1539 MONROE AVE	3	Condominiums	1	
15-01-202-030-1016	1541 MONROE AVE	1	Condominiums	1	
15-01-202-030-1017	1541 MONROE AVE	2	Condominiums	1	
15-01-202-030-1018	1541 MONROE AVE	3	Condominiums	1	
15-01-202-030-1019	1531 MONROE AVE	G-1	Condominiums	1	
15-01-202-030-1020	1531 MONROE AVE	G-2	Condominiums	1	
15-01-202-030-1021	1531 MONROE AVE	G-3	Condominiums	1	
15-01-202-030-1022	1531 MONROE AVE	G-4	Condominiums	1	
15-01-202-030-1023	1531 MONROE AVE	G-5	Condominiums	1	
15-01-202-030-1024	1531 MONROE AVE	G-6	Condominiums	1	
15-01-202-030-1025	1531 MONROE AVE	G-7	Condominiums	1	
15-01-202-030-1026	1531 MONROE AVE	G-8	Condominiums	1	
15-01-202-030-1027	1531 MONROE AVE	G-9	Condominiums	1	
15-01-203-039-1001*	1531 WILLIAM ST	1G	Condominiums	1	2
15-01-203-039-1002*	1531 WILLIAM ST	1	Condominiums	1	
15-01-203-039-1003*	1531 WILLIAM ST	2	Condominiums	1	
15-01-203-039-1004*	1533 WILLIAM ST	1E	Condominiums	1	
15-01-203-039-1005*	1533 WILLIAM ST	1W	Condominiums	1	
15-01-203-039-1006*	1533 WILLIAM ST	2E	Condominiums	1	
15-01-203-039-1007*	1533 WILLIAM ST	2W	Condominiums	1	
15-01-203-039-1008*	1535 WILLIAM ST	2G	Condominiums	1	
15-01-203-039-1009*	1535 WILLIAM ST	1-E	Condominiums	1	
15-01-203-039-1010*	1535 WILLIAM ST	1W	Condominiums	1	
15-01-203-039-1011*	1535 WILLIAM ST	2E	Condominiums	1	
15-01-203-039-1012*	1535 WILLIAM ST	2W	Condominiums	1	
15-01-203-039-1013*	1537 WILLIAM ST	1E	Condominiums	1	
15-01-203-039-1014*	1537 WILLIAM ST	1W	Condominiums	1	
15-01-203-039-1015*	1537 WILLIAM ST	2E	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-203-039-1016*	1537 WILLIAM ST	2W	Condominiums	1	
15-01-203-039-1017*	1533 WILLIAM ST	P-1	Condominiums	1	
15-01-203-039-1018*	1533 WILLIAM ST	P-2	Condominiums	1	
15-01-203-039-1019*	1533 WILLIAM ST	P-3	Condominiums	1	
15-01-203-039-1020*	1533 WILLIAM ST	P-4	Condominiums	1	
15-01-203-039-1021*	1533 WILLIAM ST	P-5	Condominiums	1	
15-01-203-039-1022*	1533 WILLIAM ST	P-6	Condominiums	1	
15-01-203-039-1023*	1533 WILLIAM ST	P-7	Condominiums	1	
15-01-203-039-1024*	1533 WILLIAM ST	P-8	Condominiums	1	
15-01-203-039-1025*	1533 WILLIAM ST	P-9	Condominiums	1	
15-01-203-039-1026*	1533 WILLIAM ST	P-10	Condominiums	1	
15-01-203-039-1027*	1533 WILLIAM ST	P-11	Condominiums	1	
15-01-203-039-1028*	1533 WILLIAM ST	P-12	Condominiums	1	
15-01-203-039-1029*	1533 WILLIAM ST	P-13	Condominiums	1	
15-01-203-039-1030*	1533 WILLIAM ST	P-14	Condominiums	1	
15-01-203-039-1031*	1533 WILLIAM ST	P-15	Condominiums	1	
15-01-203-039-1032*	1533 WILLIAM ST	P-16	Condominiums	1	
15-01-205-060-1001*	1521 BONNIE BRAE PL	1	Condominiums	1	1
15-01-205-060-1002*	1521 BONNIE BRAE PL	2	Condominiums	1	
15-01-205-060-1003*	1521 BONNIE BRAE PL	3	Condominiums	1	
15-01-205-060-1004*	1521 BONNIE BRAE PL	4	Condominiums	1	
15-01-205-060-1005*	1521 BONNIE BRAE PL	5	Condominiums	1	
15-01-205-060-1006*	1521 BONNIE BRAE PL	6	Condominiums	1	
15-01-205-065-1001*	1531 BONNIE BRAE PL	1	Condominiums	1	1
15-01-205-065-1002*	1531 BONNIE BRAE PL	6	Condominiums	1	
15-01-205-065-1003*	1531 BONNIE BRAE PL	7	Condominiums	1	
15-01-205-065-1004*	1531 BONNIE BRAE PL	2	Condominiums	1	
15-01-205-065-1005*	1531 BONNIE BRAE PL	8	Condominiums	1	
15-01-205-065-1006*	1531 BONNIE BRAE PL	5	Condominiums	1	
15-01-205-065-1007*	1531 BONNIE BRAE PL	10	Condominiums	1	
15-01-205-065-1008*	1531 BONNIE BRAE PL	4	Condominiums	1	
15-01-205-065-1009*	1531 BONNIE BRAE PL	11	Condominiums	1	
15-01-205-065-1010*	1531 BONNIE BRAE PL	3	Condominiums	1	
15-01-205-065-1011*	1533 BONNIE BRAE PL	9	Condominiums	1	
15-01-205-066-1001	1530 N HARLEM AVE	1W	Condominiums	1	1
15-01-205-066-1002	1530 N HARLEM AVE	1E	Condominiums	1	
15-01-205-066-1003	1530 N HARLEM AVE	2W	Condominiums	1	
15-01-205-066-1004	1530 N HARLEM AVE	2E	Condominiums	1	
15-01-205-066-1005	1530 N HARLEM AVE	3W	Condominiums	1	
15-01-205-066-1006	1530 N HARLEM AVE	3E	Condominiums	1	
15-01-205-066-1007	1530 N HARLEM AVE	1N	Condominiums	1	
15-01-205-066-1008	1530 N HARLEM AVE	1S	Condominiums	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-205-066-1009	1530 N HARLEM AVE	2N	Condominiums	1	
15-01-205-066-1010	1530 N HARLEM AVE	2S	Condominiums	1	
15-01-205-066-1011	1530 N HARLEM AVE	3N	Condominiums	1	
15-01-205-066-1012	1530 N HARLEM AVE	3S	Condominiums	1	
			Total:	207	14

Table 7

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-102-029-0000*	1524 FOREST AVE		Single Family Home	1	1
15-01-102-070-0000*	1526 FOREST AVE		Single Family Home	1	1
15-01-102-104-0000*	1530 FOREST AVE		Single Family Home	1	1
15-01-103-006-0000*	1523 FOREST AVE		Single Family Home	1	1
15-01-103-027-0000*	1530 PARK AVE		Single Family Home	1	1
15-01-103-056-0000*	1526 PARK AVE		Single Family Home	1	1
15-01-104-025-0000*	1525 PARK AVE		Single Family Home	1	1
15-01-104-028-0000*	1530 FRANKLIN AVE		Single Family Home	1	1
15-01-104-029-0000*	1526 FRANKLIN AVE		Single Family Home	1	1
15-01-104-061-0000*	1534 FRANKLIN AVE		Single Family Home	1	1
15-01-105-025-0000*	1534 ASHLAND AVE		Single Family Home	1	1
15-01-105-026-0000*	1530 ASHLAND AVE		Single Family Home	1	1
15-01-105-028-0000*	1526 ASHLAND AVE		Single Family Home	1	1
15-01-105-035-0000*	1535 FRANKLIN AVE		Single Family Home	1	1
15-01-105-037-0000*	1531 FRANKLIN AVE		Single Family Home	1	1
15-01-105-038-0000*	1525 FRANKLIN AVE		Single Family Home	1	1
15-01-106-009-0000*	1533 ASHLAND AVE		Single Family Home	1	1
15-01-106-010-0000*	1531 ASHLAND AVE		Single Family Home	1	1
15-01-106-023-0000*	1527 ASHLAND AVE		Single Family Home	1	1
15-01-106-028-0000*	1526 LATHROP AVE		Single Family Home	1	1
15-01-106-042-0000*	1530 LATHROP AVE		Single Family Home	1	1
15-01-201-018-0000*	1526 MONROE AVE		Single Family Home	1	1
15-01-201-028-0000*	1527 JACKSON AVE		Single Family Home	1	1
15-01-202-009-0000*	1527 MONROE AVE		Single Family Home	1	1
15-01-202-018-0000*	1526 WILLIAM ST		Single Family Home	1	1
15-01-203-017-0000*	1527 WILLIAM ST		Single Family Home	1	1
15-01-203-026-0000*	1526 CLINTON PL		Single Family Home	1	1
15-01-204-017-0000*	1527 CLINTON PL		Single Family Home	1	1
15-01-204-026-0000*	1526 BONNIE BRAE PL		Single Family Home	1	1
			Total:	29	29

Table 8

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-102-077-0000	1546 FOREST AVE		Townhouse	1	1
15-01-102-078-0000	1544 FOREST AVE		Townhouse	1	
15-01-102-079-0000	1542 FOREST AVE		Townhouse	1	
15-01-102-080-0000	1540 FOREST AVE		Townhouse	1	
15-01-102-081-0000	1538 FOREST AVE		Townhouse	1	
15-01-102-085-0000	7919 NORTH AVE	A	Townhouse	1	1
15-01-102-086-0000	7919 NORTH AVE	B	Townhouse	1	
15-01-102-087-0000	7919 NORTH AVE	C	Townhouse	1	
15-01-102-088-0000	7919 NORTH AVE	D	Townhouse	1	
15-01-102-089-0000	7919 NORTH AVE	E	Townhouse	1	
15-01-102-090-0000	7919 NORTH AVE	F	Townhouse	1	
15-01-102-092-0000	7915 NORTH AVE	A	Townhouse	1	1
15-01-102-093-0000	7915 NORTH AVE	B	Townhouse	1	
15-01-102-094-0000	7915 NORTH AVE	C	Townhouse	1	
15-01-102-095-0000	7915 NORTH AVE	D	Townhouse	1	
15-01-102-096-0000	7915 NORTH AVE	E	Townhouse	1	
15-01-102-097-0000	7915 NORTH AVE	F	Townhouse	1	
15-01-102-098-0000	7911 NORTH AVE	A	Townhouse	1	1
15-01-102-099-0000	7911 NORTH AVE	B	Townhouse	1	
15-01-102-100-0000	7911 NORTH AVE	C	Townhouse	1	
15-01-102-101-0000	7911 NORTH AVE	D	Townhouse	1	
15-01-102-102-0000	7911 NORTH AVE	E	Townhouse	1	
15-01-102-103-0000	7911 NORTH AVE	F	Townhouse	1	
15-01-102-107-0000	7907 NORTH AVE	A	Townhouse	1	1
15-01-102-108-0000	7907 NORTH AVE	B	Townhouse	1	
15-01-102-109-0000	7907 NORTH AVE	C	Townhouse	1	
15-01-102-110-0000	7907 NORTH AVE	D	Townhouse	1	
15-01-102-111-0000	7907 NORTH AVE	E	Townhouse	1	
15-01-102-112-0000	7907 NORTH AVE	F	Townhouse	1	
15-01-103-068-0000	7813 NORTH AVE	D	Townhouse	1	1
15-01-103-069-0000	7813 NORTH AVE	C	Townhouse	1	
15-01-103-070-0000	7813 NORTH AVE	B	Townhouse	1	
15-01-103-071-0000	7813 NORTH AVE	A	Townhouse	1	
15-01-103-072-0000	7811 NORTH AVE	D	Townhouse	1	1
15-01-103-073-0000	7811 NORTH AVE	C	Townhouse	1	
15-01-103-074-0000	7811 NORTH AVE	B	Townhouse	1	
15-01-103-075-0000	7811 NORTH AVE	A	Townhouse	1	
15-01-104-045-0000	7761 NORTH AVE	A	Townhouse	1	1
15-01-104-046-0000	7759 NORTH AVE	B	Townhouse	1	
15-01-104-047-0000	7757 NORTH AVE	C	Townhouse	1	
15-01-104-048-0000	7755 NORTH AVE	D	Townhouse	1	

PIN	Address	Unit #	Resident Type	# of Units	# of Buildings
15-01-104-049-0000	7753 NORTH AVE	E	Townhouse	1	
15-01-104-050-0000	1544 NORTH AVE	F	Townhouse	1	
15-01-104-051-0000	1540 FRANKLIN AVE	A	Townhouse	1	1
15-01-104-052-0000	1540 FRANKLIN AVE	B	Townhouse	1	
15-01-104-053-0000	1540 FRANKLIN AVE	C	Townhouse	1	
15-01-104-054-0000	1540 FRANKLIN AVE	D	Townhouse	1	
15-01-104-055-0000	1540 FRANKLIN AVE	E	Townhouse	1	
15-01-104-056-0000	1540 FRANKLIN AVE	F	Townhouse	1	
15-01-105-041-0000	1545 FRANKLIN AVE		Townhouse	1	1
15-01-105-042-0000	1545 FRANKLIN AVE		Townhouse	1	
15-01-105-043-0000	1545 FRANKLIN AVE		Townhouse	1	
15-01-105-044-0000	1543 FRANKLIN AVE		Townhouse	1	
15-01-105-045-0000	1543 FRANKLIN AVE		Townhouse	1	
			Total:	54	10

B. The Village Plans for Relocation Assistance

The TIF Act requires that the Village establish a plan for relocation assistance for those units that may be removed as a result of the potential redevelopment of the RPA.

The Village will provide relocation assistance pursuant to regulations promulgated under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("URA") and as specified in the TIF Act. Said laws shall serve as the basis for the Village's relocation plan for any residents who would be displaced as a result of the TIF related redevelopment efforts. In addition to such guidelines, the Village may undertake assistance based upon the needs of the residents or the projects. Any low-income or very low-income residents will be given the needed assistance in compliance with the URA and other Federal requirements.

As stated above, the Village's plan for relocation assistance for those residents in the RPA whose residences may be removed shall be consistent with the requirements set forth in the TIF Act and other Federal requirements. Until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

C. Relocation Assistance to Be Provided

In addition to the relocation plan as identified above, the TIF Act states that the type and extent of relocation assistance to be provided by the Village must be identified. The Village plans on providing relocation assistance to those individuals who qualify under the TIF Act. As stated,

the Village will utilize URA guidelines and other Federal requirements as the basis for its relocation assistance where required.

D. Identification of Replacement Housing Alternatives

The TIF Act states that the Village shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing. Kane McKenna, with assistance of the Village and a real estate professional, identified replacement housing within the market area of the RPA. The replacement housing was identified based on a hierarchy of needs: type, price and location. Replacement housing was identified for both renters and for potential home buyers. These different groups of housing will be identified in different tables as well.

The information contained in this section is not meant to be exhaustive, but serves as an example of alternative housing available in price ranges similar to the existing housing within the RPA.

Replacement Housing for Rent

Table 9				
Address	City	List Rent	Type	Rooms
506 Bonnie Brae Pl Unit G2	River Forest	1,250	Condo, Courtyard	4
8225 Forest Ave Unit D2	River Forest	1,295	Other	4
508 Bonnie Brae Pl Unit J3	River Forest	1,300	Condo, Courtyard	4
1540 Ashland Ave Unit 2	River Forest	1,300	Condo	5
1510 N Harlem Ave Unit 1N	River Forest	1,300	Other	5
1534 Park Ave Unit 201	River Forest	1,375	Condo	5
1553 Monroe Ave Unit 1	River Forest	1,395	Other	5
7225 Thomas St Unit 2	River Forest	1,400	Other	5
7212 Oak Ave Unit 4SE	River Forest	1,450	Condo	4
508 Bonnie Brae Pl Unit J3	River Forest	1,300	Condo, Courtyard	4
407 Park Ave Unit 2	River Forest	1,700	Vintage	5
150 Forest Ave	River Forest	1,813	High Rise (7+ Stories)	4
341 S Taylor Ave Unit 1	Oak Park	2,100	1/2 Duplex, Low Rise (1-3 Stories)	8
1136 S Elmwood Ave Unit 2	Oak Park	1,950	2 Stories	6
338 S Euclid Ave Unit 2	Oak Park	1,200	Condo	3
2 Chicago Ave Unit 2W	Oak Park	1,200	Condo	4
511 N Humphrey Ave Unit 3W	Oak Park	1,200	Condo	4
845 Clarence Ave Unit 3	Oak Park	1,250	Condo	3
431 S Euclid Ave Unit 6B	Oak Park	1,250	Condo	4

Address	City	List Rent	Type	Rooms
317 Wisconsin Ave Unit 2A	Oak Park	1,265	Condo	4
501 N Harlem Ave Unit 3	Oak Park	1,275	Condo	4
1010 N Austin Blvd Unit 2S	Oak Park	1,400	Condo	5
426 S Lombard Ave Unit 205	Oak Park	1,450	Condo	5
632 Harrison St Unit 3	Oak Park	1,550	Condo	4
401 S Grove Ave Unit 3H	Oak Park	1,700	Condo	5
435 N Lombard Ave Unit 3	Oak Park	1,700	Condo	4
1041 W Susan Collins Ln Unit 105	Oak Park	1,700	Condo	5
431 S Kenilworth Ave Unit 1N	Oak Park	1,950	Condo	6
531 S Cuyler St South Unit 1	Oak Park	2,500	Condo	8
242 S Maple Ave Unit 3E	Oak Park	1,250	Condo, Vintage	4
1046 Chicago Ave Unit 2E	Oak Park	1,850	Flat	5
917 Wenonah Ave Unit 2	Oak Park	1,890	Flat	6
701 Gunderson Ave	Oak Park	2,200	Flat	6
150 Forest Ave	Oak park	1,643	High Rise (7+ Stories)	3
100 Forest Pl Unit 1506	Oak Park	1,955	High Rise (7+ Stories)	5
100 Forest Pl Unit C2	Oak Park	2,400	High Rise (7+ Stories)	5
426 Wesley Ave Unit 12	Oak Park	1,200	Low Rise (1-3 Stories)	3
846 S Humphrey Ave Unit 2	Oak Park	1,475	Low Rise (1-3 Stories)	6
101 Madison St Unit 400A	Oak Park	2,100	Other	4
101 Madison St Unit 400B	Oak Park	2,100	Other	4
101 Madison St Unit 400C	Oak Park	2,100	Other	4
100 Forest Pl Unit P13	Oak Park	2,150	Townhouse-2 Story	5
100 Forest Pl Unit P37	Oak Park	2,150	Townhouse-2 Story	5
1121 N Harlem Ave Unit B	Oak Park	2,150	Townhouse-2 Story	7
947 Hannah Ave	Forest Park	2,199	1.5 Story	6
7416 Madison St Unit 2E	Forest Park	1,900	Condo	4
7320 Madison St Unit 6	Forest Park	2,000	Condo-Loft	5
219 Brown Ave Unit 2	Forest Park	1,300	Flat	5
1021 Circle Ave Unit 1	Forest Park	1,350	Flat	6
7540 Brown Ave Unit 1	Forest Park	1,500	Flat	6
519 Jackson Blvd	Forest Park	1,250	Low Rise (1-3 Stories)	5
7300 Madison St West Unit 108	Forest Park	1,300	Low Rise (1-3 Stories)	4
420 Marengo Ave Unit 2F	Forest Park	1,595	Other	4
1343 Elgin Ave	Forest Park	2,195		9

Address	City	List Rent	Type	Rooms
2435 N 77th Ave Unit 1	Elmwood Park	1,275	1 Story	5
7935 W Belmont Ave Unit 1	Elmwood Park	1,200	Condo	5
7514 W Diversey Ave Unit 2S-E	Elmwood Park	1,595	Condo	5
7936 W Grand Ave	Elmwood park	1,700	Condo	6
2534 N Harlem Ave Unit 202	Elmwood Park	1,750	Condo	5
2925 N 72nd Ct North Unit 1	Elmwood Park	1,395	Flat	5
2327 W 75th Ave Unit 1	Elmwood Park	1,400	Flat	5
2651 N 73rd Ave Unit 3EW	Elmwood Park	1,600	Low Rise (1-3 Stories)	7

Sources: Multiple Listing Service, Zillow.com

Replacement Housing for Sale

Table 10				
Address	City	List Price	Type	Rooms
1023 Bonnie Brae Pl	River Forest	549,000	Detached	8
550 Forest Ave	River Forest	549,000	Detached	6
1503 Monroe Ave	River Forest	596,900	Detached	11
320 Ashland Ave	River Forest	599,000	Detached	10
752 Ashland Ave	River Forest	599,900	Detached	10
38 Park Ave	River Forest	600,000	Detached	15
238 Lathrop Ave	River Forest	609,900	Detached	8
1047 Keystone Ave	River Forest	629,000	Detached	9
7979 Chicago Ave	River Forest	659,900	Detached	10
750 Keystone Ave	River Forest	689,000	Detached	7
749 Jackson Ave	River Forest	689,000	Detached	9
818 Park Ave	River Forest	735,000	Detached	11
550 Ashland Ave	River Forest	785,000	Detached	11
1426 Jackson Ave	River Forest	799,000	Detached	10
319 Forest Ave	River Forest	819,000	Detached	12
544 Keystone Ave	River Forest	869,000	Detached	10
223 Thatcher Ave	River Forest	885,000	Detached	11
1206 Lathrop Ave	River Forest	899,000	Detached	11
938 Monroe Ave	River Forest	978,000	Detached	11
811 Forest Ave	River Forest	983,500	Detached	9
618 Thatcher Ave	River Forest	995,000	Detached	12
1339 Ashland Ave	River Forest	999,000	Detached	12
1528 N Harlem Ave Unit 1E	River Forest	120,000	Attached	5
1516 N Harlem Ave Unit 2E	River Forest	134,900	Attached	5
1417 Bonnie Brae Unit 2C	River Forest	196,000	Attached	5
407 Franklin Ave Unit 5B	River Forest	215,000	Attached	5
1126 N Harlem Ave Unit A	River Forest	219,000	Attached	6
414 Clinton Pl Unit 504	River Forest	249,900	Attached	5
815 S Kenilworth Ave	Oak Park	500,000	Detached	9
322 S Lombard Ave	Oak Park	515,000	Detached	9
631 N Kenilworth Ave	Oak Park	519,000	Detached	10
1224 N Ridgeland Ave	Oak Park	519,000	Detached	10
713 N Marion St	Oak Park	524,900	Detached	8
829 Home Ave	Oak Park	524,900	Detached	8
622 Woodbine Ave	Oak Park	525,000	Detached	8
838 Clinton Ave	Oak Park	530,000	Detached	11
729 S Humphrey Ave	Oak Park	539,900	Detached	9
905 Wenonah Ave	Oak Park	549,000	Detached	8

Address	City	List Price	Type	Rooms
1002 Home Ave	Oak Park	572,000	Detached	9
1219 N Taylor Ave	Oak Park	574,990	Detached	8
723 N East Ave	Oak Park	575,000	Detached	9
1129 Columbian Ave	Oak Park	585,000	Detached	9
843 Home Ave	Oak Park	589,000	Detached	11
821 N Euclid Ave	Oak Park	595,000	Detached	7
1141 Wenonah Ave	Oak Park	600,000	Detached	8
533 S Kenilworth Ave	Oak Park	609,000	Detached	9
1213 Edmer Ave	Oak Park	610,000	Detached	9
206 Le Moyne Pkwy	Oak Park	619,800	Detached	12
708 S Elmwood Ave	Oak Park	624,900	Detached	10
1154 S Lombard Ave	Oak Park	625,000	Detached	
1104 S Cuyler Ave	Oak Park	625,000	Detached	10
545 S Oak Park Ave	Oak Park	625,000	Detached	13
1023 Chicago Ave	Oak Park	641,000	Detached	12
1167 S Humphrey Ave	Oak Park	649,000	Detached	13
232 N Taylor Ave	Oak Park	649,000	Detached	11
1101 N Grove Ave	Oak Park	649,000	Detached	10
515 Clinton Ave	Oak Park	650,000	Detached	12
830 N Elmwood Ave	Oak Park	654,900	Detached	10
1000 N Marion St	Oak Park	659,000	Detached	10
520 Washington Blvd	Oak Park	695,000	Detached	11
730 Fair Oaks Ave	Oak Park	699,000	Detached	9
1143 S Grove Ave	Oak Park	699,000	Detached	9
1159 S Cuyler Ave	Oak Park	699,000	Detached	11
1204 N Grove Ave	Oak Park	719,000	Detached	10
309 N Grove Ave	Oak Park	735,000	Detached	10
1230 N Grove Ave	Oak Park	749,000	Detached	9
730 N Grove Ave	Oak Park	750,000	Detached	10
1043 N Oak Park Ave	Oak Park	750,000	Detached	10
1212 Woodbine Ave	Oak Park	759,000	Detached	14
435 N Taylor Ave	Oak Park	775,000	Detached	9
926 N East Ave	Oak Park	775,000	Detached	11
917 N Marion St	Oak Park	785,000	Detached	9
725 Wenonah Ave	Oak Park	799,900	Detached	10
219 S Grove Ave	Oak Park	835,000	Detached	9
45 Washington Blvd	Oak Park	890,000	Detached	12
946 Clinton Ave	Oak Park	924,900	Detached	12
911 N Marion St	Oak Park	925,000	Detached	11
219 Forest Ave	Oak Park	949,000	Detached	11
546 N Oak Park Ave	Oak Park	965,000	Detached	10
841 N Euclid Ave	Oak Park	974,900	Detached	10

Address	City	List Price	Type	Rooms
809 Home Ave	Oak Park	975,000	Detached	12
209 S Grove Ave	Oak Park	989,000	Detached	10
845 S Clarence Ave Unit 3	Oak Park	121,900	Attached	3
415 S Lombard Ave Unit 305	Oak Park	124,500	Attached	5
916 S Austin Blvd Unit 3	Oak Park	124,900	Attached	6
1020 Washington Blvd Unit 2B	Oak Park	129,000	Attached	5
225 N Grove Ave Unit G	Oak Park	129,900	Attached	4
1025 Randolph St	Oak Park	129,900	Attached	4
922 North Blvd Unit 303	Oak Park	130,000	Attached	4
611 Washington Blvd Unit 1S	Oak Park	135,000	Attached	4
938 North Blvd Unit 201	Oak Park	139,000	Attached	5
420 S Kenilworth Ave	Oak Park	139,000	Attached	5
1003 S Oak Park Ave Unit 4	Oak Park	139,900	Attached	5
208 N Oak Park Ave Unit 3HH	Oak Park	140,000	Attached	4
242 1/2 S Maple Ave	Oak park	142,900	Attached	4
244 S Maple Ave Unit 2E	Oak Park	145,000	Attached	4
427 N Lombard Ave Unit 2	Oak Park	149,900	Attached	5
431 S Euclid Ave Unit 2B	Oak Park	150,000	Attached	5
40 Washington Blvd Unit 3W	Oak Park	154,000	Attached	5
936 Pleasant St Unit 3P	Oak Park	154,900	Attached	4
125 Clinton Ave Unit 2W	Oak Park	159,000	Attached	4
201 S Maple Ave Unit 403	Oak Park	160,000	Attached	3
930 S Humphrey Ave Unit 1S	Oak Park	164,000	Attached	4
1122 Washington Blvd Unit 3A	Oak Park	165,000	Attached	4
150 S Oak Park Ave Unit 302	Oak Park	165,000	Attached	5
605 Washington Blvd Unit 3N	Oak Park	169,500	Attached	5
337 S Maple Ave Unit 32	Oak Park	170,000	Attached	5
436 N Harvey Ave Unit 3	Oak Park	174,900	Attached	5
1439 N Harlem Ave Unit A	Oak Park	179,000	Attached	6
435 N Lombard Ave Unit 3	Oak Park	179,800	Attached	4
216 N Oak Park Ave Unit 2AA	Oak Park	179,900	Attached	5
200 Home Ave Unit 4C	Oak Park	199,000	Attached	5
6436 Roosevelt Rd Unit 210	Oak Park	245,000	Attached	5
151 N Kenilworth Ave Unit 3F	Oak Park	245,000	Attached	5
921 Ontario St Unit D	Oak Park	249,000	Attached	5
515 N Harlem Ave Unit 302	Oak Park	299,000	Attached	5
300 N Grove Ave Unit 3D	Oak Park	318,000	Attached	6
415 S East Ave	Oak Park	319,900	Attached	6
605 South Blvd	Oak Park	345,900	Attached	6
1193 S Grove Ave Unit 1	Oak Park	349,900	Attached	7
519 Beloit Ave	Forest Park	535,000	Detached	7
7432 Washington St	Forest Park	129,900	Attached	4

Address	City	List Price	Type	Rooms
132 Marengo Ave	Forest Park	131,900	Attached	4
7432 Washington St Unit 208	Forest Park	139,000	Attached	4
7251 Randolph St	Forest Park	139,000	Attached	5
7349 Madison St Unit B	Forest Park	159,000	Attached	5
211 Elgin Ave Unit 6J	Forest Park	185,000	Attached	5
7757 Van Buren St Unit 203	Forest Park	193,800	Attached	3
7757 Van Buren St Unit 318	Forest Park	259,000	Attached	5
505 Grove Ln	Forest Park	284,900	Attached	6
7320 Madison St	Forest Park	285,000	Attached	5
7551 Brown Ave Unit C	Forest Park	289,000	Attached	6
7521 Brown Ave Unit J	Forest Park	289,900	Attached	7
1818 N 78th Ave	Elmwood Park	699,900	Detached	8
7905 W Cressett Dr	Elmwood Park	849,900	Detached	12
2500 N 72nd Ct Unit 1W	Elmwood Park	125,000	Attached	6
7519 W Fullerton Ave	Elmwood Park	134,000	Attached	5
2146 N 72nd Ct North Unit 1	Elmwood Park	165,000	Attached	4
1930 N Harlem Ave Unit 705	Elmwood Park	179,000	Attached	4
2930 N Harlem Ave Unit 2D	Elmwood Park	198,700	Attached	5
2930 N Harlem Ave Unit 6A	Elmwood Park	198,900	Attached	5
7904 North Ave Unit 506E	Elmwood Park	203,000	Attached	5
2427 N 77th Ave Unit 1ST	Elmwood Park	215,000	Attached	6
1930 N Harlem Ave	Elmwood Park	249,000	Attached	5
2602 N 75th Ct Unit 3	Elmwood Park	288,800	Attached	5

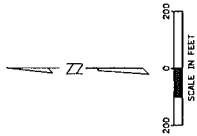
Source: Multiple Listing Service

III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS

Per the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not less than that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA, as amended, and the regulations under the TIF Act. The Village shall make a good faith effort to ensure that this affordable housing is located in or near the redevelopment project area within the Village.

If the Village does relocate residents within the RPA, the Village will need to determine if those residents fall into the low-income and very low-income category. At that point, the Village will take appropriate action and provide relocation assistance to those residents that would be relocated pursuant to the requirements of the TIF Act and the URA. The Village intends to work with local housing agencies and organizations to ensure that relocated residents find comparable housing.

Appendix A
Study Area Map



DATE	07-10-2011
SCALE	1"=200'
DRAWN	JRM
CHECKED	JRM
PROJECT NO.	170329
SHEET 1 OF 1	
DRAWING NO.	TIF170329

RIVER FOREST NORTH AVENUE TIF
 VILLAGE OF RIVER FOREST, ILLINOIS
 PREPARED FOR
 KANE, MCKENNA AND ASSOCIATES, INC.

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



APPENDIX D
TIF QUALIFICATION REPORT

**VILLAGE OF RIVER FOREST
TIF QUALIFICATION REPORT
NORTH AVENUE CORRIDOR**

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

**Prepared for:
The Village of River Forest, Illinois**

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

April, 2018

**VILLAGE OF RIVER FOREST
PRELIMINARY TIF ELIGIBILITY REPORT
NORTH AVENUE CORRIDOR AREA**

TABLE OF CONTENTS

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
	Executive Summary	
I.	Introduction and Background	1
II.	Qualification Criteria Used	5
III.	The TIF District	9
IV.	Methodology of Evaluation	10
V.	Qualification Findings for TIF District	11
VI.	Summary of Findings / General Assessment of Qualification	14
Exhibit A	TIF Boundary Map and Tax Parcel List	

EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. ("KMA") has been retained by the Village of River Forest (the "Village") to conduct an analysis of the qualification of an area that could result in the establishment of the North Avenue Corridor Tax Increment Finance (TIF) District. The Village is pursuing the examination of the North Avenue Corridor as part of its strategy to promote the revitalization of key properties/areas located within the Village.

The Village has two principle aims in pursuing the potential TIF district. The first goal is to potentially implement recommendations set forth in the Village of River Forest Corridors Plan adopted in 2010. The TIF District formation would enable the Village to address ongoing impediments to redevelopment as well as certain area-wide issues relating to existing conditions and proposed improvements to area appearance and functionality.

Secondly, TIF establishment would address the limited opportunities the Village has to encourage new commercial and mixed use growth within a "land-locked" community. Because the Village (a) is a mature community that can no longer grow through annexation, (b) has few parcels of undeveloped land remaining within Village limits, and (c) has few clusters of properties served by major roadways, the targeted redevelopment area provides a rare opportunity to undertake major new reinvestment projects. By so doing, it would support the Village's strategy for the encouragement of growth through the reuse and redevelopment of older or under-utilized properties.

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

1) *Improved land within the TIF District qualifies as a "conservation area" pursuant to the Act* – The TIF District qualifies as a conservation area under the Illinois Tax Increment Allocation Redevelopment Act (ILCS 5/11-74.4-1 et. seq., as amended; hereinafter referred to as the "TIF Act" or "Act"). This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health.

2) *Current conditions impede redevelopment* – The existence of certain conditions found within the TIF District present impediments to the area's successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall TIF District. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.

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

4) *TIF designation recommended* – To mitigate redevelopment area conditions, promote private sector investment, and foster the economic viability of the TIF District, the Village could proceed with the formal TIF designation process for the entire area.

I. INTRODUCTION AND BACKGROUND

In the context of planning for the designation of the North Avenue Corridor Tax Increment Financing District, the Village of River Forest has evaluated certain parcels located along the corridor to determine whether they qualify under the TIF Act for inclusion in the district. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the Redevelopment Project Area (RPA) on the Village's behalf.

Corridor Development Goals.

The Village's "Corridors Plan" adopted in 2010 sets forth the goals and objectives for long range redevelopment and revitalization of the Village's corridors.

"The River Forest Corridors Plan should serve as the foundation for future decision-making for matters relating to all aspects of the corridors. The Plan should be used as a guide to implement needed changes in the Zoning Ordinance and should be used as a guide when reviewing and evaluating development proposals for properties within the corridors. Although the Plan contains detailed recommendations and policies for a number of improvements and actions, it also sets the basic framework to guide activities and change, allowing room for adjustment as conditions and potentials change. Finally, the Plan serves as an important marketing tool to promote River Forest and the corridor's unique assets and advantages. The Plan should be used to achieve the desired vision for the corridors, while helping to attract desirable new development to the Village."

In addition, the Introduction states that:

"The Village's commercial/mixed-use corridors represent the community's primary commercial areas and contribute significantly to the economic health of the community. However, redevelopment and commercial revitalization along the corridors is hindered by shallow lot depths, lack of parking, adjacency to residential areas, and obsolete/dated building inventory. The corridors also generally lack the image, appearance, and overall character that is reflective of the River Forest community. It is for these reasons that the *River Forest Corridors Plan* was initiated."

(Source: Village of River Forest Corridors Plan, 2010, p.3)

In addition, the Village's "North Avenue and Madison Street Market Analysis Report", adopted on January 25, 2016 identifies both potential redevelopment opportunities and the ability to utilize TIF resources in order to spur redevelopment properties.

The TIF resources are important due to the presence of older building inventory and lower rental rates.

Because of the conditions observed in the area and the required coordination for future land uses, the Village is favorably disposed toward supporting redevelopment efforts. The Village has determined that redevelopment should take place through the benefit and guidance of comprehensive economic planning by the Village. Through this coordinated effort, conditions are expected to improve and development barriers to be mitigated.

The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the North Avenue Corridor.

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

Current Land Use.

The North Avenue Corridor occupies the south side of North Avenue extending west from Thatcher Avenue to Harlem Avenue on the east. Land uses are categorized by primarily commercial/retail with some residential use and institutional use (Montessori and St. Vincent Ferrer church) extending west from Harlem Avenue to Ashland Avenue. Residential uses predominate extending west from Ashland Avenue to Thatcher Avenue (except for the CVS store at Thatcher and limited service/office uses located along the first floors of residential structures).

The Corridors Plan states:

“The North Avenue Corridor Land-Use Plan emphasized commercial land uses along the corridor and maintains the single-family area south of the commercial/mixed-use businesses fronting North Avenue. Retail and restaurant uses should be prioritized, although a healthy mix of uses along the Corridor should be the Village’s ultimate goal. Residential uses exist within the Corridor, but no new “stand alone” residential development is recommended. If new residential is realized, it should be part of the upper floors of a commercial/mixed-use development.

With the heavy volume of traffic, the Corridor presents excellent opportunities for commercial development. The commercial parcels along North Avenue range in depth from approximately 115 feet to 235 feet. The majority of commercial lots now along the corridor (mainly found from Harlem Avenue to William Street) are only about 115 feet deep. Because new commercial developments along such corridors, if unconstrained by lot depth, are typically 200 feet deep, the 115 foot depth is a challenging obstacle to be overcome and it does have implications for the types of buildings and businesses that can be expected. Where deeper development parcels exist or can be created, the variety of potential users increases.”

(Source: Village of River Forest Corridors Plan, 2010, p. 61)

The Village believes that there are redevelopment opportunities, if the Village were to pursue tax increment financing and coordination of redevelopment strategies. Despite these opportunities and despite certain advantages (discussed in Section III) that could be leveraged, many parcels in the area remain underutilized. The TIF District as a whole suffers from a variety of economic development impediments as identified in the TIF Act, such as deleterious layout and obsolescence. Furthermore, in comparison to the rest of the Village’s property (as measured by EAV), the TIF district property valuations have lagged behind the Village’s annual growth rates, or declined. Section V of this report identifies other impediments to redevelopment.

General Scope and Methodology.

KMA formally began its analysis by conducting a series of discussions with Village staff, starting in 2014 and updating the analysis in 2016, and continuing periodically up to the date of this report’s issuance. The purpose of the meetings was to identify preliminary boundaries for the TIF District and to gather data related to the qualification criteria for properties included in the TIF District. These meetings were complemented by a series of field surveys of the entire area to evaluate the condition of the TIF District on a parcel-by-parcel basis. The field surveys and data collected have been utilized to test the likelihood that the area as a whole would qualify for TIF designation.

For the purpose of the study, properties within the TIF District were examined in the context of the TIF Act governing improved areas (separate provisions of the TIF Act address unimproved areas). The qualification factors discussed in this report qualify the area as a conservation area, as the term is defined under the TIF Act.

During the course of its work, KMA reported to Village staff its findings regarding TIF qualification and redevelopment prospects for the area under study. Based on these findings the Village may make refinements to the TIF District boundaries and/or decide to move forward with TIF designation.

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

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. evaluated the TIF District to determine the presence or absence of 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 TIF District/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 1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

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

TIF Qualification Factors for a Conservation Area.

In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed RPA qualified as a conservation area. First, KMA analyzed the threshold factor of age to determine if a majority of structures were 35 years of age or older.

Secondly, the area was examined to determine if a combination of three (3) or more of the following factors were present, 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. Per the TIF Act, such an area is not yet a blighted area but because of a combination of the following factors is detrimental to the public safety, health; morals or welfare and such an area may become a blighted area.

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

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

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

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

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

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

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

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

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

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

(K) Environmental Clean-Up. The Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

(L) Lack of Community Planning. The 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) Declining or Lagging EAV. The total equalized assessed value (EAV) of the 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 TIF DISTRICT

The North Avenue Corridor contains primarily frontage parcels located south of North Avenue from Thatcher Avenue on the west to Harlem Avenue on the east. Please refer to Exhibit A which contains a map showing the preliminary boundaries of the proposed TIF District.

As stated above, multiple uses categorize the area with largely residential uses along the western end and retail/commercial along the eastern end.

Despite the existing conditions within the area, there are a number of important assets:

- a) Potential for infill redevelopment of smaller properties located west of Harlem Avenue;
- b) Reuse of the former Dominick's store as a Fresh Thyme Farmer's Market serving as a economic catalyst for the corridor;
- c) Visibility along North Avenue;
- d) Existing traffic volume; and
- e) Coordination with the balance of commercial properties on the north side of the corridor providing area wide synergy.

IV. METHODOLOGY OF EVALUATION

In evaluating the North Avenue Corridor area for qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the TIF District were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel within the TIF District.
- 2) KMA performed EAV trend analysis to ascertain whether EAV growth in the TIF District underperformed EAV growth in the remaining part of the Village.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration and obsolescence. Additionally, KMA reviewed the following data: 2011 – 2016 tax information from Cook County, tax parcel maps, site data, local history (based on discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, code violations, obsolescence, etc.).
- 4) Existing structures and site conditions were initially surveyed for the purpose of comparing said conditions against the TIF Act criteria, to the best and most reasonable extent possible.
- 5) The TIF District was examined to assess the applicability of the factors required for qualification for TIF designation under the TIF Act. KMA evaluated parcels by reviewing the information obtained for each factor against the relevant statutory criteria. Improved land within the RPA was examined to determine the applicability of the thirteen (13) different conservation area factors for qualification for TIF designation under this statute (referenced in Section II of this report).

V. QUALIFICATION FINDINGS FOR TIF DISTRICT

Based upon KMA's evaluation of parcels in the area and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the TIF District as a conservation area. These factors are found to be clearly present and reasonably distributed throughout the TIF District, as required under the TIF Act. The factors are summarized in the table below.

Exhibit 2
Summary of Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in TIF District
13	3	6 <ul style="list-style-type: none">• Lagging/Declining EAV• Obsolescence• Deleterious Layout• Excessive Coverage• Deterioration• Inadequate Utilities

Findings for Conservation Area.

The TIF District is found to qualify as a conservation area under the statutory criteria set forth in the TIF Act. As a first step, KMA determined that 84 of 93 structures (96%) were 35 years in age or older. Secondly, KMA reviewed the 13 statutory criteria needed to qualify the area as a conservation area, determining that 6 factors were present:

- 1) Lagging or Declining EAV. The EAV of the TIF District has grown at a rate slower than the Village-wide EAV for three (3) of the last five (5) years (refer to Exhibit 3). Additionally, the EAV has lagged the Consumer Price Index (CPI) for five (5) of the past five (5) years, and has declined for five (5) of the past five (5) years. Therefore, a finding of lagging and declining EAV is made pursuant to the TIF Act.

Exhibit 3 EAV Trends for TIF District

	2016	2015	2014	2013	2012	2011
Total EAV for TIF District	18,864,345	19,009,032	19,915,821	21,437,010	22,946,764	24,419,698
EAV Change (%)	-0.76%	-4.55%	-7.10%	-6.58%	-6.03%	
Village-wide EAV (Excluding TIF)	\$466,720,165	\$451,348,398	\$468,475,118	\$471,749,283	\$505,504,192	\$548,684,766
Village EAV Change (%)	3.41%	-3.66%	-0.69%	-6.86%	-7.69%	
CPI	1.3%	0.1%	1.6%	1.5%	2.1%	

Source: Cook County and U.S. Bureau of Labor Statistics

- 2) Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become “ill-suited” for their original use. The area exhibits both economic and functional obsolescence.

Economic obsolescence is evidenced primarily by the absolute and relative decline in EAV as well as the age of the structures.

Functionally, the area is experiencing obsolescence related to its general age. Ninety percent (90%) of structures are over 35 years in age, according to Cook County Assessor data. The combination of age and certain evolving standards in general commercial and institutional building design limits the competitiveness of the older buildings – i.e., limits their utility as efficient, marketable workspace. For example, certain commercial buildings and certain institutional buildings (e.g., the Montessori school) are special use. These structures as well as other structures also are inadequately configured relative to modern commercial and institutional space requirements requiring coordination of parking and access/egress to the larger sites.

Area-wide factors such as excessive coverage and deleterious layout (discussed below) also contribute toward the obsolescence factor and act as a development impediment for the local businesses. The Village’s Corridors Plan indicates that:

“The North Avenue Corridor is a heavily trafficked Strategic Regional Arterial (SRA). North Avenue runs the length of River Forest’s northern border and adjoins the community of Elmwood Park. Between Harlem and Thatcher Avenues, the Corridor experiences an average of 35,000 vehicles a day making it the most heavily trafficked corridor in River

Forest. Residential uses are most prominent on the western third of the Corridor where multi-family buildings front both the north and south sides of the street. As one travels east, these residential uses give way to a commercial corridor with a mix of retail, office and service uses.

Development along the corridor is challenging due to the shallow lot depths, adjacent residential neighborhoods, existing built-out development pattern, and access issues related to the volume and speed of corridor traffic. Commercial uses should remain the priority along North Avenue, with residential uses remaining in their current locations or as part of the upper floors of mixed-use development. Similar to the other corridors, North Avenue presents a tremendous opportunity to improve the overall appearance and character of the Village. Also similar to other corridors, revitalization and successful redevelopment along the Corridor will likely require a creative and cooperative approach involving the Village, property owners, and developers.”

(Source: Village of River Forest Corridors Plan, 2010, p. 55)

- 3) Deleterious Layout. As noted in Section II, a municipality can make a finding of deleterious layout or land use when there exists (a) incompatible land-use relationships, (b) buildings occupied by inappropriate mixed-uses or uses considered to be noxious, or (c) uses offensive or unsuitable for the surrounding area. Most of the problems in the area reflect incompatible land use relationships.

The area reflects piece-meal, uncoordinated development, in which competing land uses abut each other -- e.g., multi-family and residential uses inside and outside the TIF District abut both commercial uses within the TIF District and multi/single family uses outside of the TIF District. Other incompatible or deficient land-use relationships include the following:

- The presence of larger land uses (such as the Montessori school or the Fresh Thyme Store are “framed” by multi-family uses or institutional uses (the church to the west of the Fresh Thyme Store).
- Forty (40) to fifty (50) year old residential buildings located west of Ashland Avenue with varying set backs and curb cuts. Uses also include townhouses and apartment/condo buildings.
- The need for coordinated parking and access/egress of smaller uses between Harlem Avenue and William Street is important given the multiplicity of uses (auto, restaurant, service, and medical uses) are present.

Properties were initially developed without foresight into the intensity of commercial operations present day, in part due to the importance of automobile traffic and the need for sufficient parking. In terms of land uses, commercial, retail, and residential uses inappropriately overlap in some areas.

In general, poor parcel layout and lack of buffering account for deleterious land use/layout. Regarding the parcel layout, certain commercial and retail facilities are not configured to easily accommodate the daily movement of consumer traffic or the loading of truck traffic. In the lots adjacent to residential uses, there are loading/unloading difficulties in terms of truck traffic going down narrow alley ways or narrow rear lots or areas. The parcel layout is also affected by issues related to the coordination of individual uses to the significant traffic flow along Harlem Avenue.

As a result, similar to other Village corridors, there are certain issues pertaining to ingress/egress. Many of the retail businesses at the eastern end of the area have little space for ingress/egress, much less “transitional” frontage roads that would separate slower moving traffic approaching a business (e.g., to park and shop) from faster moving traffic. A majority of the businesses have shallow parcel depths that do not afford much room for loading, unloading, or parking, in comparison to modern uses. Additionally, the execution of turns into retail establishments is difficult since (a) vehicles have to slow rapidly to execute the turn, (b) turns need to be made into a tight space due to the narrow/shallow parking lots, and (c) entering the parking lot areas customers need to avoid closely situated cars already parked in the narrow lots (or which may be backing up to leave the store). Residential uses at the western end could also benefit from both coordinated internal circulation and efficient parking configurations.

- 4) Excessive Coverage. Excessive land coverage can be defined as an over-intensive use of property and the crowding of buildings and accessory facilities onto a site. 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 or 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 services.

Certain buildings are located close together and exhibit limited off-street parking as well as limited set backs. This condition is prevalent for commercial uses located at the eastern end of the area and also in the area between Lathrop and Ashland Avenues.

The majority of these structures have greater land coverage than would be suitable or acceptable for today's development standards. There exists a very high proportion of the zero lot line parcels more common in the decades prior to construction of modern shopping areas and residential properties. This condition is manifested most significantly in the lack of on-site parking facilities for many of the commercial structures. Lack of on-site parking acts as a detriment to healthy private sector redevelopment efforts.

Given the mix of uses (primarily residential to the west, primarily commercial to the east), any effort for expansion to create on-site parking for more efficient operation is discouraged due to the costs of acquisition and/or demolition that make redevelopment economically infeasible for the private sector alone. This factor compounds the problem of deleterious layout/land use and obsolescence found throughout the area as there is little room for additional on-site parking with the exception of either the former Dominick's site or the church site.

In general, the historical development of the properties within the RPA has resulted in a more intensive land use than would be the case if it had developed in conformance with current market standards. The results are that current land uses in the area are over-intensive when compared to current requirements for parking and internal circulation.

Many of the same indicators associated with deleterious layout also apply to excessive coverage/overcrowding. For example, the poor land use coordination results in a lack of space for loading. Loading and unloading of goods for certain businesses must be initiated in front of stores (ideally, loading facilities would use separate, amply sized off-street loading zones). Other businesses' loading facilities serve a dual use as both loading and off-street parking, with limited space for the unloading bays. As a result, these streets are essentially supporting three competing functions: transit, loading and parking. In contrast, modern commercial facilities would have facilities with loading bays situated so that trucks could maneuver easily into loading bays without interfering with street traffic flow – and without having to navigate around parked cars.

- 5) Deterioration. As noted in Section II, "deterioration" under the TIF Act is defined to include deteriorated surface improvements or structures (specifically evidenced by surface cracking, crumbling, potholes, depressions, loose paving material and weeds). Various degrees of deterioration were observed throughout the Study Area. Much of the observed deterioration centered around the condition of surface improvements such as the alleys and parking lots. These surface improvements had multiple potholes, uneven pavement and cracks.

Building site improvement conditions were mixed: the rear portions of commercial buildings exhibited elements of deterioration. Overall, most instances of deterioration related to site improvements, including parking lots and driveways throughout the area. Building components such as window frames, concrete stairs, and exterior façade or facing exhibit deterioration as well. Rear drives and sidewalks were also in need of repair.

- 6) Inadequate Utilities. Based upon the Village's review, the area has inadequate utilities. Water service and sewer service are in need of improvement and upgrades would be needed if the area were to be redeveloped due to the age of the system and a record of main breaks (including the adjacent area and service to frontage properties).

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

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

1. The area is contiguous and is greater than 1½ acres in size;
2. The RPA will qualify as a conservation area. Further, the qualification factors found in the RPA are present to a meaningful extent and are reasonably distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area is expected to substantially benefit by the 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 incremental property tax revenue.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the TIF District for inclusion within the North Avenue Corridor.

EXHIBIT A

**TIF Boundary Map and
Tax Parcel List**



CHRISTOPHER B. BURKE ENGINEERING, LTD.
3575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

CALC.	KJR	PROJECT NO. 170329
DWN.	AJK	
CHKD.	JRM	
SCALE	1"=200'	SHEET 1 OF 1
DATE	07-10-2017	DRAWING NO. TIF170329

River Forest EAV Analysis
Proposed North Ave. TIF

No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
1	15-01-102-001-0000	33001	5-17	101,574	96,693	110,238	132,008	139,124	147,306
2	15-01-102-002-0000	33001	5-17	326,077	310,408	356,456	418,434	440,950	466,925
3	15-01-102-006-0000	33001	5-17	303,844	289,244	307,149	367,971	387,807	410,614
4	15-01-102-029-0000	33001	2-08	251,662	264,222	269,846	275,992	270,162	287,463
5	15-01-102-069-0000	33001	2-41	26,863	25,572	26,117	25,511	26,886	28,467
6	15-01-102-070-0000	33001	2-09	218,425	293,516	299,912	280,607	312,238	485,760
7	15-01-102-077-0000	33001	2-95	25,439	23,880	24,537	35,942	38,257	41,919
8	15-01-102-078-0000	33001	2-95	25,441	23,883	24,540	35,873	38,184	41,842
9	15-01-102-079-0000	33001	2-95	23,441	21,883	22,540	33,873	36,184	41,842
10	15-01-102-080-0000	33001	2-95	25,441	23,883	24,540	35,873	38,184	41,842
11	15-01-102-081-0000	33001	2-95	25,441	23,883	24,540	35,873	38,184	41,842
12	15-01-102-082-0000	33001	2-95	32,483	18,923	19,581	30,940	33,254	37,916
13	15-01-102-085-0000	33001	2-95	25,413	30,856	24,513	35,934	38,249	41,910
14	15-01-102-086-0000	33001	2-95	30,008	28,566	29,174	26,754	33,227	36,592
15	15-01-102-087-0000	33001	2-95	14,754	14,754	14,754	14,754	32,536	37,904
16	15-01-102-088-0000	33001	2-95	23,098	21,652	22,262	19,762	37,466	41,081
17	15-01-102-089-0000	33001	2-95	20,357	18,802	19,458	31,097	33,420	38,091
18	15-01-102-090-0000	33001	2-95	25,408	23,851	24,507	36,091	38,414	42,085
19	15-01-102-091-0000	33001	2-90	42,810	40,753	41,621	7,920	8,347	8,838
20	15-01-102-092-0000	33001	2-95	25,506	23,944	24,603	36,036	38,355	42,023
21	15-01-102-093-0000	33001	2-95	32,332	30,778	31,434	43,110	45,434	48,106
22	15-01-102-094-0000	33001	2-95	25,332	23,778	24,434	36,110	38,434	42,106
23	15-01-102-095-0000	33001	2-95	25,483	23,923	24,581	36,012	38,330	41,996
24	15-01-102-096-0000	33001	2-95	25,332	23,778	24,434	36,110	38,434	42,106
25	15-01-102-097-0000	33001	2-95	25,304	23,752	24,406	35,958	38,274	41,937
26	15-01-102-098-0000	33001	2-95	32,439	30,880	31,537	42,937	38,252	41,913
27	15-01-102-099-0000	33001	2-95	20,332	18,778	19,434	36,110	38,434	42,106
28	15-01-102-100-0000	33001	2-95	25,483	23,923	24,581	36,012	38,330	41,996
29	15-01-102-101-0000	33001	2-95	25,483	23,923	24,581	36,012	38,330	41,996
30	15-01-102-102-0000	33001	2-95	18,778	18,778	14,434	31,110	33,434	38,106
31	15-01-102-103-0000	33001	2-95	25,506	23,944	24,603	36,036	38,355	42,023
32	15-01-102-104-0000	33001	2-94	89,635	89,635	89,635	124,288	89,635	91,635
33	15-01-102-107-0000	33001	2-95	32,405	30,848	24,504	36,033	38,353	42,020
34	15-01-102-108-0000	33001	2-95	32,402	30,845	31,502	43,086	45,409	48,079
35	15-01-102-109-0000	33001	2-95	32,276	30,725	24,379	35,985	38,302	41,966
36	15-01-102-110-0000	33001	2-95	25,402	23,845	24,502	36,086	38,409	42,079
37	15-01-102-111-0000	33001	2-95	32,402	30,845	31,502	43,086	45,409	48,079
38	15-01-102-112-0000	33001	2-95	25,237	23,688	24,341	36,121	38,445	42,118
39	15-01-102-113-0000	33001	1-00	5,046	4,803	4,906	2,494	2,629	2,783
40	15-01-102-114-0000	33001	1-00	12,513	11,912	12,166	16,092	16,960	17,957
41	15-01-103-006-0000	33001	2-05	110,340	104,461	106,940	128,716	133,043	135,043
42	15-01-103-026-0000	33001	2-11	235,469	224,154	242,361	133,010	140,558	150,236
43	15-01-103-027-0000	33001	2-04	128,805	122,039	124,892	133,683	141,536	159,514
44	15-01-103-036-0000	33001	2-04	126,345	125,093	130,682	133,311	140,875	157,680
45	15-01-103-068-0000	33001	2-95	26,908	25,278	25,965	36,246	38,577	42,257
46	15-01-103-069-0000	33001	2-95	26,857	32,230	32,916	43,291	45,625	48,308
47	15-01-103-070-0000	33001	2-95	26,759	32,137	32,821	36,137	38,462	42,136
48	15-01-103-071-0000	33001	2-95	26,742	25,121	25,804	36,254	38,585	42,266
49	15-01-103-072-0000	33001	2-95	26,720	25,099	25,783	36,382	38,720	42,409
50	15-01-103-073-0000	33001	2-95	33,759	32,137	32,821	31,137	45,462	48,136
51	15-01-103-074-0000	33001	2-95	26,756	32,134	32,818	43,174	45,501	48,177

No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
52	15-01-103-075-0000	33001	2-95	20,022	20,022	20,022	20,704	31,256	45,588
53	15-01-103-077-0000	33001	3-15	122,009	116,146	118,619	122,334	125,649	135,329
54	15-01-103-080-1001	33001	2-99	32,476	30,338	31,240	31,240	43,050	46,017
55	15-01-103-080-1002	33001	2-99	38,320	24,478	25,255	33,985	36,464	49,905
56	15-01-103-080-1003	33001	2-99	23,635	24,394	28,521	28,521	30,521	30,521
57	15-01-103-080-1004	33001	2-99	22,165	22,165	22,165	22,165	22,165	24,165
58	15-01-103-080-1005	33001	2-99	27,132	32,492	33,183	42,250	44,528	47,146
59	15-01-103-080-1006	33001	2-99	37,647	35,838	36,601	46,600	49,112	52,000
60	15-01-103-080-1007	33001	2-99	28,184	26,253	32,067	49,293	52,327	56,816
61	15-01-103-080-1008	33001	2-99	37,476	35,358	36,240	48,050	51,017	55,429
62	15-01-103-080-1009	33001	2-99	38,320	24,478	25,255	35,276	37,825	49,905
63	15-01-103-080-1010	33001	2-99	22,070	22,070	22,070	22,070	22,070	24,070
64	15-01-103-080-1011	33001	2-99	18,959	17,471	18,098	25,152	27,155	38,394
65	15-01-103-080-1012	33001	2-99	22,151	32,510	33,202	38,273	50,419	20,639
66	15-01-103-080-1013	33001	2-99	75,314	71,695	73,221	105,504	111,192	117,731
67	15-01-103-080-1014	33001	2-99	39,741	37,831	38,637	47,652	25,244	27,244
68	15-01-103-080-1015	33001	2-99	31,765	29,903	30,688	47,304	57,231	60,597
69	15-01-103-080-1016	33001	2-99	24,057	24,057	24,824	35,244	37,791	49,210
70	15-01-103-080-1017	33001	2-99	16,172	16,172	30,529	16,172	16,172	18,172
71	15-01-103-080-1018	33001	2-99	42,998	40,932	45,777	26,893	28,342	65,035
72	15-01-103-080-1019	33001	2-99	28,627	26,675	39,498	50,122	40,824	53,511
73	15-01-103-080-1020	33001	2-99	27,741	37,831	38,637	37,031	39,674	52,121
74	15-01-103-080-1021	33001	2-99	26,765	24,903	25,688	34,512	37,019	50,597
75	15-01-103-080-1022	33001	2-99	32,377	30,821	31,477	31,848	40,942	40,613
76	15-01-103-080-1023	33001	2-99	20,933	24,255	28,181	13,993	17,232	49,607
77	15-01-103-081-1001	33001	2-99	21,622	21,622	22,232	17,947	21,648	12,168
78	15-01-103-081-1002	33001	2-99	54,502	51,547	52,793	44,027	51,603	98,264
79	15-01-103-081-1003	33001	2-99	38,101	35,933	36,847	11,131	14,856	18,849
80	15-01-103-082-1001	33001	2-99	22,141	22,141	17,867	25,815	27,854	32,197
81	15-01-103-082-1002	33001	2-99	17,438	16,264	16,759	18,766	20,155	22,752
82	15-01-103-082-1003	33001	2-99	24,660	23,475	23,974	26,001	27,402	29,014
83	15-01-103-082-1004	33001	2-99	22,071	22,071	22,797	25,735	27,769	42,108
84	15-01-103-082-1005	33001	2-99	30,563	28,758	29,519	32,604	34,739	38,194
85	15-01-103-082-1006	33001	2-99	24,769	23,579	24,081	26,115	27,523	29,142
86	15-01-103-082-1007	33001	2-99	17,587	16,405	16,904	18,924	20,321	22,928
87	15-01-103-082-1008	33001	2-99	30,493	28,691	29,451	32,530	34,660	38,110
88	15-01-103-082-1009	33001	2-99	30,639	28,830	29,593	32,684	34,823	38,283
89	15-01-103-082-1010	33001	2-99	18,105	16,899	17,408	14,843	20,896	29,537
90	15-01-103-082-1011	33001	2-99	25,105	23,899	24,408	26,469	27,896	29,537
91	15-01-103-082-1012	33001	2-99	29,714	27,949	28,693	31,710	33,796	37,195
92	15-01-104-025-0000	33001	2-05	96,797	91,809	93,912	97,871	103,524	111,024
93	15-01-104-028-0000	33001	2-06	122,907	116,424	119,158	125,141	142,260	153,532
94	15-01-104-029-0000	33001	2-06	132,184	125,496	136,411	140,217	148,152	158,277
95	15-01-104-061-0000	33001	2-04	151,381	150,770	153,979	143,408	151,516	161,839
96	15-01-104-032-0000	33001	2-12	206,453	196,532	200,716	163,022	213,582	226,143
97	15-01-104-033-0000	33001	2-01	5,609	5,340	5,453	5,327	5,614	5,944
98	15-01-104-034-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
99	15-01-104-035-0000	33001	2-01	2,873	2,735	2,793	2,729	2,876	3,045
100	15-01-104-036-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
101	15-01-104-037-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
102	15-01-104-038-0000	33001	2-01	3,053	2,906	2,968	2,899	3,055	3,235

River Forest EAV Analysis
Proposed North Ave. TIF

No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
103	15-01-104-039-0000	33001	2-01	3,053	2,906	2,968	2,899	2,899	3,235
104	15-01-104-040-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
105	15-01-104-041-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
106	15-01-104-042-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
107	15-01-104-043-0000	33001	2-01	2,876	2,738	2,796	2,731	2,879	3,048
108	15-01-104-044-0000	33001	2-01	3,835	3,651	3,728	3,642	3,838	4,064
109	15-01-104-045-0000	33001	2-95	35,368	33,332	34,190	35,937	38,252	41,913
110	15-01-104-046-0000	33001	2-95	35,583	33,537	34,400	35,940	38,254	41,916
111	15-01-104-047-0000	33001	2-95	9,015	9,015	9,015	9,015	9,015	11,015
112	15-01-104-048-0000	33001	2-95	35,600	33,553	34,416	40,057	45,277	11,122
113	15-01-104-049-0000	33001	2-95	35,583	33,537	34,400	33,429	35,609	41,916
114	15-01-104-050-0000	33001	2-95	35,575	33,529	34,392	36,105	38,428	42,100
115	15-01-104-051-0000	33001	2-95	35,407	33,369	34,228	36,014	38,333	41,999
116	15-01-104-052-0000	33001	2-95	35,457	33,417	34,277	36,038	38,358	42,026
117	15-01-104-053-0000	33001	2-95	35,457	33,417	34,277	36,038	38,358	42,026
118	15-01-104-054-0000	33001	2-95	35,457	33,417	34,277	36,038	38,358	42,026
119	15-01-104-055-0000	33001	2-95	35,457	40,417	34,277	33,105	35,266	38,752
120	15-01-104-056-0000	33001	2-95	42,494	40,452	41,313	43,001	45,319	47,984
121	15-01-104-057-1001	33001	2-99	40,688	47,489	48,499	40,584	42,771	45,287
122	15-01-104-057-1002	33001	2-99	29,030	35,053	35,948	28,938	30,876	34,103
123	15-01-104-057-1003	33001	2-99	32,511	39,117	40,099	39,412	41,537	45,980
124	15-01-104-057-1004	33001	2-99	28,584	28,584	28,584	28,584	30,771	45,287
125	15-01-104-057-1005	33001	2-99	29,030	35,053	35,948	28,938	30,876	34,103
126	15-01-104-057-1006	33001	2-99	29,263	36,161	37,186	29,159	31,377	35,928
127	15-01-104-057-1007	33001	2-99	24,615	30,733	31,643	24,521	26,490	30,754
128	15-01-104-057-1008	33001	2-99	28,105	39,805	40,802	33,001	35,157	38,636
129	15-01-104-057-1009	33001	2-99	29,263	36,161	49,186	41,159	43,377	45,928
130	15-01-104-057-1010	33001	2-99	24,615	29,418	30,299	29,521	31,490	34,754
131	15-01-104-057-1011	33001	2-99	22,021	22,021	22,021	22,021	22,021	24,021
132	15-01-104-057-1012	33001	2-99	37,201	43,416	32,341	25,104	27,104	31,404
133	15-01-104-057-1013	33001	2-99	33,688	40,489	41,499	33,584	30,771	39,287
134	15-01-104-057-1014	33001	2-99	29,742	29,742	29,742	29,742	31,992	36,579
135	15-01-104-057-1015	33001	2-99	37,201	43,416	44,341	37,104	39,104	41,404
136	15-01-104-057-1016	33001	2-99	30,440	37,533	38,587	30,333	37,615	41,238
137	15-01-104-057-1017	33001	2-99	37,776	44,089	45,027	37,679	39,710	42,046
138	15-01-104-057-1018	33001	2-99	29,263	36,161	37,186	29,159	31,377	35,928
139	15-01-104-057-1019	33001	2-99	25,005	28,927	38,587	42,333	44,615	37,238
140	15-01-104-057-1020	33001	2-99	25,776	44,089	45,027	30,679	32,710	36,046
141	15-01-104-058-0000	33001	3-18	42,836	40,729	37,991	33,806	35,595	46,707
142	15-01-104-059-0000	33001	3-18	54,469	51,793	48,478	43,323	45,615	59,332
143	15-01-105-025-0000	33001	2-06	174,858	166,119	169,804	194,912	205,796	219,311
144	15-01-105-026-0000	33001	2-05	101,767	96,877	98,939	120,505	127,001	142,399
145	15-01-105-027-0000	33001	2-01	7,922	7,541	7,702	7,523	7,929	8,395
146	15-01-105-028-0000	33001	2-06	112,627	117,333	130,339	138,630	146,480	156,507
147	15-01-105-035-0000	33001	2-03	113,409	107,623	115,415	126,792	134,004	143,296
148	15-01-105-037-0000	33001	2-08	218,658	207,814	212,387	200,644	230,017	240,486
149	15-01-105-038-0000	33001	2-34	126,813	126,813	127,390	127,390	134,904	145,544
150	15-01-105-040-0000	33001	3-14	125,320	119,298	121,837	80,845	85,203	90,214

River Forest EAV Analysis
Proposed North Ave. TIF

No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
151	15-01-105-041-0000	33001	2-95		40,615	38,327	39,292	32,999	34,523
152	15-01-105-042-0000	33001	2-95		45,844	43,641	44,570	45,732	48,197
153	15-01-105-043-0000	33001	2-95		40,601	38,314	39,278	39,419	41,921
154	15-01-105-044-0000	33001	2-95		45,703	43,507	44,433	45,541	48,060
155	15-01-105-045-0000	33001	2-95		49,362	46,990	47,990	48,240	50,840
156	15-01-105-047-1001	33001	2-99		45,725	43,192	44,260	41,059	43,649
157	15-01-105-047-1002	33001	2-99		15,482	14,401	9,857	13,493	14,598
158	15-01-105-047-1003	33001	2-99		44,416	41,946	42,987	39,866	42,393
159	15-01-105-047-1004	33001	2-99		33,450	31,506	32,326	29,870	31,958
160	15-01-105-047-1005	33001	2-99		51,711	49,226	50,274	47,135	49,676
161	15-01-105-048-1006	33001	2-99		40,529	38,581	39,402	36,942	38,933
162	15-01-105-048-1001	33001	2-99		20,993	19,984	20,410	29,676	31,653
163	15-01-105-048-1002	33001	2-99		13,993	12,984	13,410	29,676	31,653
164	15-01-105-048-1003	33001	2-99		13,817	12,816	13,238	29,367	31,327
165	15-01-105-048-1004	33001	2-99		20,817	19,816	20,238	36,367	38,327
166	15-01-105-048-1005	33001	2-99		14,781	13,734	9,176	31,055	33,106
167	15-01-105-048-1006	33001	2-99		14,781	13,734	14,176	31,055	33,106
168	15-01-105-048-1007	33001	2-99		14,809	13,761	14,203	31,100	33,154
169	15-01-105-048-1008	33001	2-99		14,809	13,761	14,203	31,100	33,154
170	15-01-105-048-1009	33001	2-99		20,817	19,816	20,238	36,367	38,327
171	15-01-105-048-1010	33001	2-99		20,817	19,816	20,238	36,367	38,327
172	15-01-105-048-1011	33001	2-99		14,018	13,008	13,434	29,724	31,703
173	15-01-105-048-1012	33001	2-99		14,018	13,008	13,434	29,724	31,703
174	15-01-106-009-0000	33001	2-04		123,439	116,931	119,676	125,183	132,578
175	15-01-106-010-0000	33001	2-05		95,129	90,221	96,796	102,918	108,843
176	15-01-106-023-0000	33001	2-05		109,473	103,876	106,236	130,444	148,397
177	15-01-106-028-0000	33001	2-05		103,084	97,795	100,025	112,685	126,304
178	15-01-106-035-0000	33001	5-90				141,487	121,506	128,056
179	15-01-106-036-0000	33001	5-17		1,345,533	1,280,877	1,308,141	1,231,682	1,095,086
180	15-01-106-037-0000	33001	5-17		171,346	231,172	236,093	219,674	231,515
181	15-01-106-038-0000	33001	5-97		144,127	137,201	140,121	135,368	142,665
182	15-01-106-039-0000	33001	2-12		69,452	66,115	100,277	51,245	54,008
183	15-01-106-040-0000	33001	5-17				100,155	52,092	54,900
184	15-01-106-041-0000	33001	5-17				107,568	59,333	62,531
185	15-01-106-042-0000	33001	2-78		120,882	114,537	117,328	132,965	140,510
186	15-01-200-023-0000	33001	0-00		Exempt	Exempt	Exempt	Exempt	Exempt
187	15-01-200-024-0000	33001	0-00		Exempt	Exempt	Exempt	Exempt	Exempt
188	15-01-201-018-0000	33001	2-04		132,695	125,982	128,813	140,180	148,113
189	15-01-201-025-0000	33001	5-30		521,945	818,717	836,144	816,754	860,781
190	15-01-201-026-0000	33001	5-30		522,693	497,571	508,168	496,383	523,141
191	15-01-201-028-0000	33001	2-34		102,700	97,429	99,652	101,249	107,084
192	15-01-202-009-0000	33001	2-78		103,726	98,406	100,649	131,363	138,821
193	15-01-202-017-0000	33001	2-11		117,322	125,622	128,296	121,912	129,130
194	15-01-202-018-0000	33001	2-03		108,050	114,281	116,714	101,933	108,074
195	15-01-202-025-0000	33001	4-92		836,422	796,230	813,178	762,071	803,151
196	15-01-202-028-1001	33001	2-99		354	354	354	354	354
197	15-01-202-028-1002	33001	2-99		13,724	12,728	13,148	34,140	36,358
198	15-01-202-028-1003	33001	2-99		12,990	12,990	13,415	34,683	36,930
199	15-01-202-028-1004	33001	2-99		13,724	12,728	13,148	34,140	36,358
200	15-01-202-028-1005	33001	2-99		20,724	19,728	20,148	41,140	43,358

River Forest EAV Analysis
Proposed North Ave. TIF

No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
201	15-01-202-028-1006	33001	2-99	20,999	19,990	20,415	41,683	43,930	40,198
202	15-01-202-028-1007	33001	2-99	20,999	19,990	20,415	34,683	36,930	40,198
203	15-01-202-028-1008	33001	2-99	8,933	8,168	8,491	31,628	26,333	35,294
204	15-01-202-028-1009	33001	2-99	8,933	8,168	8,491	24,628	26,333	28,567
205	15-01-202-028-1010	33001	2-99	9,208	8,429	3,758	25,171	26,906	29,193
206	15-01-202-028-1011	33001	2-99	9,933	3,168	3,491	31,628	33,333	35,294
207	15-01-202-028-1012	33001	2-99	16,208	15,429	15,758	32,171	33,906	35,900
208	15-01-202-028-1013	33001	2-99	16,208	15,429	15,758	32,171	33,906	35,900
209	15-01-202-028-1014	33001	2-99	8,933	8,168	8,491	24,628	26,333	29,294
210	15-01-202-028-1015	33001	2-99	15,933	15,168	15,491	31,628	33,333	35,294
211	15-01-202-028-1016	33001	2-99	9,208	8,429	8,758	25,171	26,906	29,193
212	15-01-202-028-1017	33001	2-99	3,371	3,371	-	3,371	3,371	5,371
213	15-01-202-028-1018	33001	2-99	1,018	3,429	3,758	10,136	10,136	12,136
214	15-01-202-028-1019	33001	2-99	8,933	8,168	8,491	24,628	26,333	28,567
215	15-01-202-028-1020	33001	2-99	9,208	8,429	8,758	25,171	26,906	29,193
216	15-01-202-028-1021	33001	2-99	9,208	8,429	8,758	22,576	24,170	27,003
217	15-01-202-028-1022	33001	2-99	15,933	3,168	3,491	19,628	21,333	24,567
218	15-01-202-028-1023	33001	2-99	1,168	1,168	-	17,628	19,333	22,567
219	15-01-202-028-1024	33001	2-99	9,208	8,429	8,758	22,576	24,170	27,003
220	15-01-202-028-1025	33001	2-99	15,933	15,168	15,491	31,628	26,333	28,567
221	15-01-202-028-1026	33001	5-99	42,959	40,895	41,765	37,434	43,358	51,986
222	15-01-202-028-1027	33001	5-99	42,959	40,895	41,765	37,434	43,358	51,986
223	15-01-202-028-1028	33001	5-99	42,959	40,895	41,765	37,434	43,358	51,986
224	15-01-202-028-1029	33001	5-99	35,320	33,623	34,339	37,434	43,358	51,986
225	15-01-202-028-1030	33001	2-99	799	761	777	1,587	1,672	1,770
226	15-01-202-028-1031	33001	2-99	799	761	777	1,587	1,672	1,770
227	15-01-202-028-1032	33001	2-99	799	761	777	1,587	1,672	1,770
228	15-01-202-028-1033	33001	2-99	799	761	777	1,587	1,672	1,770
229	15-01-202-028-1034	33001	2-99	799	761	777	1,587	1,672	1,770
230	15-01-202-028-1035	33001	2-99	799	761	777	1,587	1,672	1,770
231	15-01-202-030-1001	33001	2-99	9,090	8,317	16,687	21,942	30,014	33,191
232	15-01-202-030-1002	33001	2-99	16,337	15,552	23,258	29,392	37,587	39,797
233	15-01-202-030-1003	33001	2-99	9,337	8,552	17,042	22,392	30,587	33,797
234	15-01-202-030-1004	33001	2-99	4,090	8,317	15,701	21,942	30,014	29,237
235	15-01-202-030-1005	33001	2-99	9,090	8,317	15,701	21,942	30,014	29,237
236	15-01-202-030-1006	33001	2-99	9,337	8,552	17,042	18,540	25,539	33,797
237	15-01-202-030-1007	33001	2-99	16,090	15,317	22,903	28,942	37,014	39,191
238	15-01-202-030-1008	33001	2-99	9,090	8,317	16,687	16,293	30,014	39,191
239	15-01-202-030-1009	33001	2-99	16,337	15,552	23,258	29,392	37,587	39,797
240	15-01-202-030-1010	33001	2-99	9,090	8,317	16,687	21,942	30,014	33,191
241	15-01-202-030-1011	33001	2-99	9,337	8,552	17,042	22,392	30,587	29,819
242	15-01-202-030-1012	33001	2-99	9,337	8,552	17,042	22,392	30,587	29,819
243	15-01-202-030-1013	33001	2-99	9,090	8,317	22,903	28,942	37,014	39,191
244	15-01-202-030-1014	33001	2-99	9,090	8,317	13,260	16,293	25,043	33,191
245	15-01-202-030-1015	33001	2-99	9,337	8,317	16,687	21,942	30,014	29,237
246	15-01-202-030-1016	33001	2-99	4,090	9,317	22,903	3,128	3,128	5,128
247	15-01-202-030-1017	33001	2-99	9,337	8,552	17,042	22,392	30,587	29,819
248	15-01-202-030-1018	33001	2-99	9,337	8,552	12,602	22,392	30,587	29,819
249	15-01-202-030-1019	33001	2-99	732	696	1,041	1,318	1,683	1,782
250	15-01-202-030-1020	33001	2-99	732	696	1,041	1,318	1,683	1,782

No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
251	15-01-203-030-1021	33001	2-99	732	696	696	921	1,060	1,683
252	15-01-202-030-1022	33001	2-99				1,318	1,041	1,782
253	15-01-203-030-1023	33001	2-99	732	696	696	1,041	1,060	1,683
254	15-01-202-030-1024	33001	2-99	732	696	696	1,044	1,320	1,692
255	15-01-202-030-1025	33001	2-99	732	696	696	1,044	1,320	1,692
256	15-01-203-030-1026	33001	2-99	732	696	696	1,044	1,320	1,692
257	15-01-202-030-1027	33001	2-99	732	696	696	1,044	1,320	1,692
258	15-01-203-030-0000	33001	2-12	58,262	55,462	55,462	56,643	52,174	54,987
259	15-01-203-003-0000	33001	2-12	58,262	55,462	55,462	56,643	52,174	54,987
260	15-01-203-005-0000	33001	2-12	52,067	49,565	49,565	50,620	51,645	54,429
261	15-01-203-006-0000	33001	2-12	77,091	73,386	73,386	74,948	133,941	141,161
262	15-01-203-007-0000	33001	2-12	122,575	116,349	116,349	118,974	96,822	102,418
263	15-01-203-008-0000	33001	5-17	118,847	113,136	113,136	115,545	94,885	111,040
264	15-01-203-009-0000	33001	5-17	118,847	113,136	113,136	115,545	94,885	111,040
265	15-01-203-010-0000	33001	5-90	50,065	47,659	47,659	48,674	47,545	50,108
266	15-01-203-011-0000	33001	5-92	89,702	213,477	213,477	218,021	212,968	312,892
267	15-01-203-012-0000	33001	5-17	133,152	147,435	147,435	150,573	125,449	132,211
268	15-01-203-013-0000	33001	2-12	71,431	93,870	93,870	95,868	112,580	118,649
269	15-01-203-014-0000	33001	5-17	164,424	156,524	156,524	159,855	165,335	174,247
270	15-01-203-017-0000	33001	2-11	160,275	152,237	152,237	155,627	162,065	171,178
271	15-01-203-024-0000	33001	2-11	104,472	109,360	109,360	111,688	93,174	98,196
272	15-01-203-025-0000	33001	2-11	127,924	128,558	128,558	131,294	93,174	98,196
273	15-01-203-026-0000	33001	2-05	170,667	171,510	171,510	175,160	158,577	167,503
274	15-01-203-035-0000	33001	5-17	144,715	137,761	137,761	140,694	180,261	189,978
275	15-01-203-036-0000	33001	2-12	29,296	27,888	27,888	28,243	26,243	27,658
276	15-01-203-039-1001	33001	2-99	19,274	18,012	18,012	18,544	27,176	29,018
277	15-01-203-039-1002	33001	2-99	14,482	14,482	14,482	10,046	18,911	18,911
278	15-01-203-039-1003	33001	2-99	20,819	19,482	19,482	20,046	29,186	31,137
279	15-01-203-039-1004	33001	2-99	19,532	18,257	18,257	18,795	27,511	29,372
280	15-01-203-039-1005	33001	2-99	0	13,257	13,257	13,795	22,511	24,372
281	15-01-203-039-1006	33001	2-99	14,532	13,257	13,257	13,795	22,511	24,372
282	15-01-203-039-1007	33001	2-99	19,532	18,257	18,257	18,795	27,511	29,372
283	15-01-203-039-1008	33001	2-99	17,904	16,707	16,707	17,212	25,392	27,139
284	15-01-203-039-1009	33001	2-99	16,014	14,908	14,908	15,375	22,938	24,552
285	15-01-203-039-1010	33001	2-99	25,717	24,481	24,481	25,002	33,452	35,255
286	15-01-203-039-1011	33001	2-99	23,014	21,908	21,908	15,375	22,938	24,552
287	15-01-203-039-1012	33001	2-99	18,675	17,441	17,441	17,961	26,396	28,196
288	15-01-203-039-1013	33001	2-99	23,014	21,908	21,908	22,375	29,938	31,552
289	15-01-203-039-1014	33001	2-99	23,014	21,908	21,908	22,375	29,938	31,552
290	15-01-203-039-1015	33001	2-99	23,014	21,908	21,908	22,375	29,938	31,552
291	15-01-203-039-1016	33001	2-99	16,014	14,908	14,908	15,375	22,938	24,552
292	15-01-203-039-1017	33001	2-99	3,770	3,589	3,589	3,666	4,906	5,171
293	15-01-203-039-1018	33001	2-99	3,770	3,589	3,589	3,666	4,906	5,171
294	15-01-203-039-1019	33001	2-99	3,770	3,589	3,589	3,666	4,906	5,171
295	15-01-203-039-1020	33001	2-99	768	731	731	747	1,001	1,055
296	15-01-203-039-1021	33001	2-99	768	731	731	747	1,001	1,055
297	15-01-203-039-1022	33001	2-99	3,770	3,589	3,589	3,666	4,906	5,171
298	15-01-203-039-1023	33001	2-99	3,770	3,589	3,589	3,666	4,906	5,171
299	15-01-203-039-1024	33001	2-99	3,770	3,589	3,589	3,666	4,906	5,171
300	15-01-203-039-1025	33001	2-99	252	240	240	245	330	348

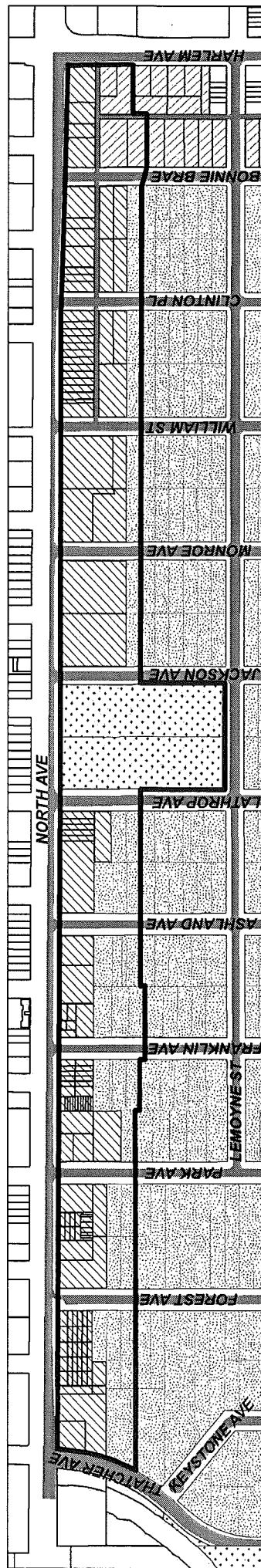
No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
301	15-01-203-039-1026	33001	2-99	252	240	245	330	348	368
302	15-01-203-039-1027	33001	2-99	252	240	245	330	348	368
303	15-01-203-039-1028	33001	2-99	252	240	245	330	348	368
304	15-01-203-039-1029	33001	2-99	252	240	245	330	348	368
305	15-01-203-039-1030	33001	2-99	252	240	245	330	348	368
306	15-01-203-039-1031	33001	2-99	252	240	245	330	348	368
307	15-01-203-039-1032	33001	2-99	213	203	207	277	292	309
308	15-01-204-001-0000	33001	5-17	138,408	311,254	214,089	177,866	236,874	346,488
309	15-01-204-002-0000	33001	2-12	91,281	33,089	48,170	61,401	64,711	68,517
310	15-01-204-003-0000	33001	2-12	91,281	33,089	48,170	61,401	64,711	68,517
311	15-01-204-015-0000	33001	2-11	170,684	162,482	176,079	146,847	159,069	178,239
312	15-01-204-016-0000	33001	2-11	167,138	159,107	162,493	135,184	142,471	164,559
313	15-01-204-017-0000	33001	2-06	124,445	130,236	140,157	133,003	163,710	174,749
314	15-01-204-024-0000	33001	2-11	117,039	111,415	113,787	119,680	126,131	149,091
315	15-01-204-026-0000	33001	2-04	102,431	105,744	115,723	112,763	119,218	133,603
316	15-01-204-036-0000	33001	5-17	226,356	215,479	220,065	227,607	239,876	253,983
317	15-01-204-038-0000	33001	5-17	192,720	183,459	234,635	121,197	241,548	255,754
318	15-01-204-039-0000	33001	5-17	302,748	187,199	191,123	221,612	233,558	247,294
319	15-01-204-040-0000	33001	5-17	182,568	256,520	261,980	262,784	276,949	293,237
320	15-01-204-043-1001	33001	2-99			7,331	87,290	91,996	97,406
321	15-01-204-043-1002	33001	2-99			7,699	91,661	96,602	102,284
322	15-01-204-043-1003	33001	2-99			15,063	179,327	188,994	200,109
323	15-01-204-043-1004	33001	2-99			14,695	174,953	184,384	195,228
324	15-01-204-044-0000	33001	2-99	224,309	213,531				
325	15-01-205-054-0000	33001	5-22	176,882	168,382	171,966	234,648	247,297	261,841
326	15-01-205-055-0000	33001	5-17	172,397	164,113	167,606	163,719	172,544	182,692
327	15-01-205-056-0000	33001	5-23	166,003	158,026	161,294	168,066	177,126	187,543
328	15-01-205-057-0000	33001	5-23	261,715	249,139	254,300	264,173	278,414	294,787
329	15-01-205-060-1001	33001	2-99	40,358	38,418	44,927	39,543	95,935	101,577
330	15-01-205-060-1002	33001	2-99	25,128	2,920	26,054	26,582	48,854	48,986
331	15-01-205-060-1003	33001	2-99	15,412	14,335	16,329	22,951	24,013	46,749
332	15-01-205-060-1004	33001	2-99	15,541	14,457	18,165	23,124	43,105	47,052
333	15-01-205-060-1005	33001	2-99	11,359	10,813	13,561	493	27,001	18,535
334	15-01-205-060-1006	33001	2-99	12,205	116,019	13,627	16,313	27,133	28,729
335	15-01-205-063-0000	33001	2-11	208,132	198,131	202,348	182,601	195,329	206,816
336	15-01-205-065-1001	33001	2-99	46,477	56,633	67,536	67,536	104,579	139,587
337	15-01-205-065-1002	33001	2-99	11,823	21,561	22,169	33,272	35,443	36,177
338	15-01-205-065-1003	33001	2-99	18,630	28,270	28,872	39,865	42,014	55,604
339	15-01-205-065-1004	33001	2-99	25,128	24,617	25,141	36,582	48,418	
340	15-01-205-065-1005	33001	2-99	18,860	17,617	18,141	27,711	29,582	28,418
341	15-01-205-065-1006	33001	2-99	18,439	21,946	22,413	39,455	41,582	35,036
342	15-01-205-065-1007	33001	2-99	18,439	27,982	28,577	39,455	29,582	55,036
343	15-01-205-065-1008	33001	2-99	17,181	26,069	26,623	36,758	38,740	51,273
344	15-01-205-065-1009	33001	2-99	17,181	20,147	20,576	29,406	38,740	51,273
345	15-01-205-065-1010	33001	2-99	17,441	30,087	37,876	40,294	43,113	48,946
346	15-01-205-065-1011	33001	2-99	31,959	30,087	30,876	45,294	48,113	46,313
347	15-01-205-065-1012	33001	2-99	6	5	5	5	6	6
348	15-01-205-065-1013	33001	2-99	6	5	5	5	6	6
349	15-01-205-065-1014	33001	2-99	6	5	5	5	6	6
350	15-01-205-065-1015	33001	2-99	6	5	5	5	6	6

River Forest EAV Analysis
Proposed North Ave. TIF






No.	PIN	Tax Code	Class	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV	2011 EAV
351	15-01-205-065-1016	33001	2-99		6	5	5	5	6
352	15-01-205-065-1017	33001	2-99		6	5	5	5	6
353	15-01-205-065-1018	33001	2-99		6	5	5	5	6
354	15-01-205-065-1019	33001	2-99		6	5	5	5	6
355	15-01-205-065-1020	33001	2-99		6	5	5	5	6
356	15-01-205-065-1021	33001	2-99		6	5	5	5	6
357	15-01-205-065-1022	33001	2-99		6	5	5	5	6
358	15-01-205-065-1023	33001	2-99		6	5	5	5	6
359	15-01-205-065-1024	33001	2-99		6	5	5	5	6
360	15-01-205-065-1025	33001	2-99		6	5	5	5	6
361	15-01-205-066-1001	33001	2-99	14,801	14,090	14,223	26,307	27,725	31,025
362	15-01-205-066-1002	33001	2-99	7,731	7,023	8,380	19,179	20,590	24,873
363	15-01-205-066-1003	33001	2-99	14,801	14,090	14,223	19,307	20,725	25,025
364	15-01-205-066-1004	33001	2-99	14,731	14,023	14,155	26,179	27,590	30,873
365	15-01-205-066-1005	33001	2-99	15,507	14,762	14,902	23,299	24,555	26,501
366	15-01-205-066-1006	33001	2-99	15,597	14,848	14,986	22,165	23,359	29,231
367	15-01-205-066-1007	33001	2-99	7,731	14,023	14,155	19,179	20,590	24,873
368	15-01-205-066-1008	33001	2-99	7,874	7,159	8,519	19,435	20,860	25,176
369	15-01-205-066-1009	33001	2-99	7,731	7,023	8,380	19,179	20,590	24,873
370	15-01-205-066-1010	33001	2-99	7,874	7,159	8,519	19,435	20,860	25,176
371	15-01-205-066-1011	33001	2-99	8,577	7,829	9,195	20,686	22,178	26,653
372	15-01-205-066-1012	33001	2-99	15,561	14,813	9,179	20,654	22,145	26,614
RPA EAV				18,864,345	19,009,032	19,915,821	21,437,010	22,946,764	24,419,698
Percentage Change				-0.76%	-4.55%	-7.10%	-6.58%	-6.03%	
Village EAV				485,584,510	470,348,398	488,390,939	493,186,293	529,450,956	573,104,464
Village EAV less RPA EAV				466,720,165	451,339,366	468,475,118	471,749,283	506,504,192	548,684,766
Percentage Change				3.41%	-3.66%	-0.69%	-6.86%	-7.69%	
CPI-U				1.3	0.1	1.6	1.5	2.1	

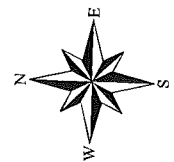
APPENDIX E
EXISTING LAND USE MAP

North Avenue Corridor TIF - Current Land Use Map



Legend

-  Commercial (C1)
-  Institutional (PRI)
-  Single-Family Residential (R2)
-  Multi-Family Residential (R4)
-  North Ave TIF Boundary



APPENDIX F
FUTURE LAND USE MAP OF RPA

North Avenue Corridor TIF - Future Land Use Map

