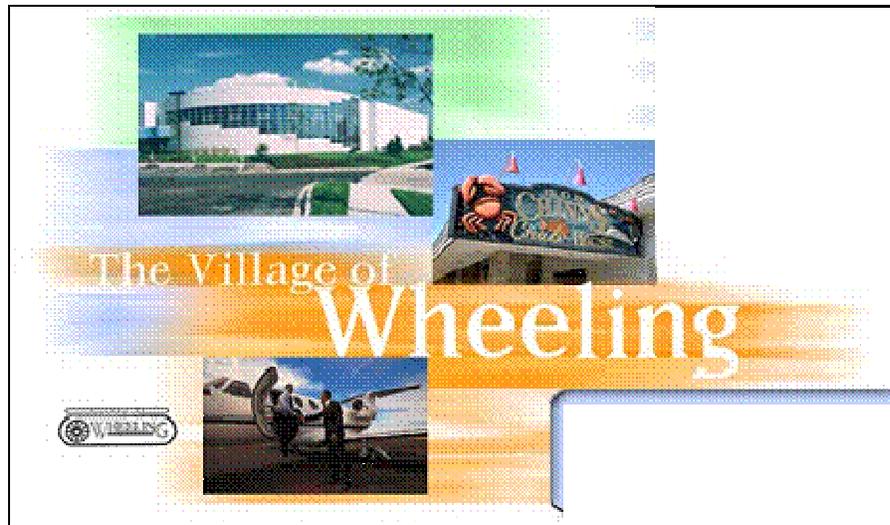


Tax Increment Finance

Village of Wheeling

**Southeast (Industrial Lane)
Redevelopment Plan and Project**



May 2008

Prepared by



**Village of Wheeling
Southeast (Industrial Lane) Redevelopment Plan and Project**

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I. INTRODUCTION

A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended, the (“Act”), the Village of Wheeling, Illinois (the “Village”) anticipates designating the Southeast (Industrial Lane) Redevelopment Project Area as a “redevelopment project area” (the “Redevelopment Project Area”) under the Act, prior to which the Village shall have adopted and approved this “Tax Increment Finance Redevelopment Plan and Project” as a “redevelopment plan” (the “Redevelopment Plan”) and the use of tax increment allocation financing (“TIF”) in connection with the payment of qualifying “redevelopment project costs” (the “Redevelopment Project Costs”) under the Act and implementation of this Redevelopment Plan and Redevelopment Project Area in twenty-three years, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the Redevelopment Project Area, the Village engaged Ehlers and Associates, Inc. as its “tax increment consultant” (the “Consultant”) to investigate whether the Redevelopment Project Area qualifies under the Act as a "Conservation Redevelopment Project Area," a "Blighted Redevelopment Project Area," or a combination thereof and/or an “Industrial Conservation Area”. In this case, the Redevelopment Project Area qualifies as a combination of “Blighted” and “Conservation” designation.

B. Village of Wheeling

The Village of Wheeling was formed as travelers from Chicago passed through on their way to the Wisconsin Territory along a trail that was the community’s main road, now known as Milwaukee Avenue. The stream of wagons coming into town led to the establishment in the 1830’s of a number of inns, taverns and restaurants on what is still referred to as Wheeling’s “Restaurant Row.”

Wheeling’s farmers grew crops for the community in the area's fertile soil and then began to use the wagon trains to export their harvests. In 1886, the Wisconsin Central Railroad built a line that came through town and stopped at a station near Dundee Road. The community was able to take advantage of its transportation options by becoming a hub for industry and commerce, including the building of a number of manufacturing plants. Industry was then followed by the development of residential neighborhoods.

The Village describes itself as “A Community of Choice.” Located in Cook County, it is approximately 26 miles northwest of Chicago, and bounded by Buffalo Grove to the north, Arlington Heights to the south, and Northbrook to the east. It has access to other Illinois and interstate communities via I-294 and I-94; U.S. Routes 45 and 41; and IL Routes 83, 68, 53, and 43. Commuter rail transportation is available via the *Metra North Central Line*, which boards at the Wheeling Metra Station.

Chicago Executive Airport (formerly known as Palwaukee Airport) serves as a general aviation airport for the community. The airport was purchased in 1986 by the Villages of

Wheeling and Prospect Heights. Chicago O'Hare and Midway Airports serve the Village as air carrier airports providing national and international services.

According to the 2000 U.S. Census, the Village then had a population of 34,496. Wheeling's estimated median household income was \$55,491 and the estimated median value of a single family home was \$160,900.

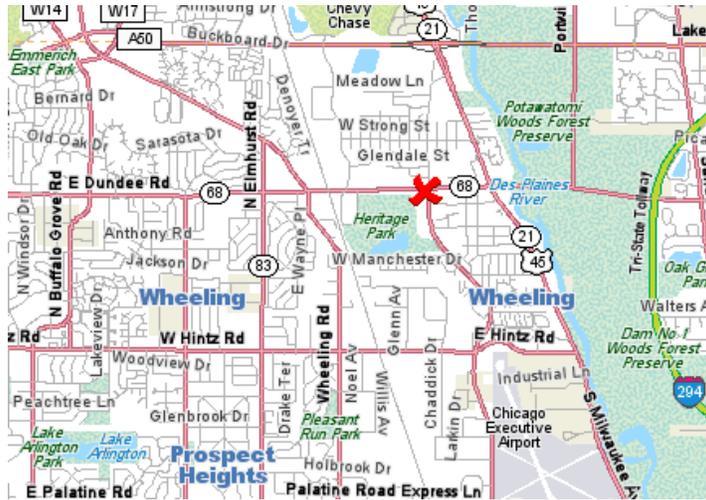
The Village is served by Community Consolidated School District 21 and Prospect Heights School District 23 for primary and middle school education. High School students attend Township High School District 214's schools in Wheeling and Buffalo Grove. For higher education opportunities, Worsham College is located in Wheeling. Trinity International University, William Rainey Harper College, DeVry Institute of Technology, Oakton Community College, National-Louis University, and Triton College are all within twenty miles of the Village. Wheeling also has easy access to other colleges and universities in the metropolitan Chicago area.

Northwest Community Hospital, Glenbrook Hospital, Lutheran General Hospital, and Holy Family Medical Center are all within ten miles of the Village. Residents of Wheeling also have access to numerous research and specialized care hospitals within the Chicago region.

Library services are provided by the Indian Trails Public Library District and the Prospect Heights Public Library District.

Parks and recreation services are provided by the Wheeling Park District and the Prospect Heights Park District.

Wheeling is a home rule municipality governed by a council/manager form of government. The legislative body, the Village Board of Trustees, consists of a Village President and six trustees, each elected to serve four-year terms. The Village Clerk is also elected by the residents of the village to a four year term. The Village Manager is appointed by the Village Board as the Chief Administrative Officer to carry out the Board's policies and oversee the day-to-day operations of the Village. The Village has the following departments: Community Development, Economic Development, Engineering, Finance and Administration, Fire, Legal, Police, Public Works, Real Estate Tax Assessment, Refuse Services, and Senior Services.



Village of Wheeling

C. Summary of the Village's Problems

The Village of Wheeling is a Cook County community in the northwest portion of the metropolitan Chicago area. Wheeling is generally located east of I-294 between Lake Cook Road to the north and Camp McDonald Road to the south. The Village has had tremendous economic and population growth over the past three decades. As part of that growth, Wheeling population continues to edge upward and its employment growth rate accelerated during the last quarter of the 20th Century.

Based on these trends, it would seem that the Village has no development problems. However, the Village has now reached a stage in its development where growth through annexations is diminishing as the community becomes “built out.” At the same time, some of its older areas are experiencing decline. Older developments tend to have difficulty competing against newer developments.

As noted previously, the property in the Redevelopment Project Area is located in Cook County. Cook County has a commercial assessment rate of 38%. Counties in the rest of the State have a 33% assessment rate, making them more desirable for development. In addition, Cook County also has an equalizer (multiplier) that is applied to the assessed value. The equalizer has been in excess of 2.0 over the last five years. This puts Wheeling’s commercial and industrial development at a disadvantage, especially when more favorable tax rates are in place in close proximity to the community such as in Lake County.

Another problem with the land in the Redevelopment Project Area is flooding. This area has significant flooding from the Wheeling Drainage Ditch and Des Plaines River, which limits its development and redevelopment. Incentives are needed to overcome all of these adverse conditions.

D. Tax Increment Financing

In January 1977, the Illinois General Assembly passed the initial version of the present Tax Increment Allocation Redevelopment Act (the “Act”). This legislation was the initial authorization of “tax increment financing” (TIF) in Illinois. The General Assembly amended

the Act many times since 1977 and it is now found in 65 ILCS 5/11-74.4-1 et seq. The Act provides a means for municipalities, after the approval of a Redevelopment Plan and Project, designation of a Redevelopment Project Area and adoption of tax increment allocation financing, to redevelop Blighted, Conservation, or Industrial Park Conservation Redevelopment Project Areas and to finance “Redevelopment Project Costs” (“Redevelopment Project Costs”) with “incremental property tax revenues” (“Incremental Property Taxes”). Incremental Property Taxes are derived from the increase in the current equalized assessed valuation (EAV) of taxable real property within the Redevelopment Project Area over and above the equalized assessed value of such property at the time tax increment allocation financing is adopted (“Initial EAV”). Any increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The Act defines a number of eligible items that may be Redevelopment Project Costs under the Act. Incremental Property Taxes may pay for many of these Redevelopment Project Costs or may be pledged to pay bonds, notes or other obligations issued for that purpose. In addition, a municipality may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other non-designated revenue sources, bonds backed by the general obligation of the municipality or payable solely by Incremental Property Taxes.

Tax increment allocation financing does not generate tax revenues by increasing tax rates, but rather through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties results from a municipality’s redevelopment program, improvements and activities, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied on the Initial EAV of properties within the Redevelopment Project Area. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations are paid.

E. The Redevelopment Project Area of the Village of Wheeling

At the request of the Village, the Consultant surveyed the area identified by the Village and referred to in this Plan and Project as the Southeast (Industrial Lane) Redevelopment Project Area to document any blighting or conservation area factors that may exist within the Redevelopment Project Area. The Consultant documented these factors in an analysis entitled the “Village of Wheeling, Southeast (Industrial Lane) Redevelopment Project Area, Eligibility Report, April 2008” (the “Eligibility Report”), in Attachment 4 to this Redevelopment Plan and Project. This report is made part of this Redevelopment Plan and Project by reference thereto. The Redevelopment Project Area and its existing conditions are briefly described below. However, for greater detail on these factors, refer to the Eligibility Report.

The general area of the Redevelopment Project Area is Milwaukee Avenue on the east from parcel 300-109 south to parcel 400-020, excluding parcel 400-013. The area then runs west to parcels 300-172 and 300-173 south to parcel 300-014. It continues along the north side of Hintz Road to the west boundary of parcel 201-012, excluding parcel 201-028; then south along the west property line of parcel 201-012 to the north side of

Kerry Lane; then west along the north side of Kerry Lane to the west side of Dean Avenue, then south along the west side of Dean to the south side of Lynn Lane; then east along the south side of Lynn Lane to the west side of Wolf Road; then south along the west side of Wolf Road to the south side of Larkin Drive; then east along the south side of Larkin Drive to the western boundary of parcel 102-048.

Attachment 1 is the legal description and Attachment 2 is the map depicting the boundaries of the Redevelopment Project Area. Both are made part of this document by reference thereto.

Currently, the improved land in the Redevelopment Project Area includes residential, commercial, industrial, and transportation uses.

Located in the Redevelopment Project Area are the Chicago Executive Airport, industrial and airport related-uses, a waste transfer station, automotive repair, warehouse and storage facilities, offices, a religious institution, retail including some with mixed uses, multi-family residences, and a few single-family residences.

There are a number of problems in the Redevelopment Project Area. The airport is a significant portion of the land uses in the area. The runways are close to residential development and a religious institution; there are no buffers between the conflicting land uses. Airplanes taking off and landing cause noise pollution and are a nuisance. Some airport-related businesses have documented environmental issues.

The industrial properties, especially those by the airport, are small and obsolete. There is overcrowding on most lots, and the facilities lack adequate parking. Loading, parking, and vehicle storage overflows on to the right of way and the parking lots are in deteriorated condition. There are some building vacancies. Access to the industrial properties near Milwaukee Avenue is from dead end streets, and therefore, ingress and egress is limited.

There are single-family residences to the west of the airport. This small neighborhood is wedged between an airport on the east and industrial land uses on the north, south, and west with little or no buffers. There is a lack of sufficient buffering between the multi-family residential to the north of the airport and the commercial and industrial land uses.

Commercial and limited office uses are located on Milwaukee Avenue in the Redevelopment Project Area. There is overcrowding on most lots, and the facilities lack adequate parking. There is no buffering between the commercial development and residential land uses to the west. Several of the buildings have deterioration.

The Wheeling Drainage Ditch bisects the Redevelopment Project Area and the Des Plaines River is directly to the east. Much of the Redevelopment Project Area is located in a designated floodplain and floodway areas, which limits the development and redevelopment potential of these properties. The Redevelopment Project Area also lacks proper storm sewers and storm drainage.

The Village of Wheeling desires to redevelop the area around and including the Chicago Executive Airport to modernize the buildings and to create an area with a unique market

niche in the region. The community believes that much of this modernization will be in the form of limited office/warehouse development, airport-related uses, and retail development, replacing the obsolete facilities with new buildings that meet modern parking and loading standards. The Village also wishes to improve the residential areas, providing adequate buffering between conflicting land uses, improving utilities and stormwater drainage, and encouraging rehabilitation and other private investment.

F. The Village of Wheeling Tax Increment Redevelopment Plan and Project

This Redevelopment Plan has been prepared in accordance with the provisions of the Act. This Redevelopment Plan is intended to guide improvements and activities within the Redevelopment Project Area in order to stimulate private investment in the Redevelopment Project Area. The goal of the Village, through the implementation of this Redevelopment Plan, is that the Redevelopment Project Area be developed to the extent possible on a comprehensive and planned basis. For this to occur, the Village must foster private investment in the Redevelopment Project Area.

In order for future redevelopment successes to occur, cooperation is necessary between the private sector and the Village. The Redevelopment Project Area is a means of implementing such cooperation. By means of public investment, the Redevelopment Project Area will become a stable environment that will attract private investment. With a sound financial base, the Village will be better able to provide adequate services for its citizens and increase the viability of the Village.

This Redevelopment Plan specifically describes the Redevelopment Project Area and sets forth the factors that qualify the Redevelopment Project Area for designation as a Redevelopment Project Area as defined in the Act.

Successful implementation of the Redevelopment Plan requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. The Village will use Incremental Property Taxes to stimulate the comprehensive and coordinated development of the Redevelopment Project Area. Only through the implementation of this Redevelopment Plan allowed under the Act would the Redevelopment Project Area develop on a comprehensive and coordinated basis, thereby reducing the factors which have precluded substantial development of the Redevelopment Project Area by the private sector. Left on its own, the Redevelopment Project Area, without incentives authorized by the Act, will likely continue to experience the blighted conditions noted.

The use of Incremental Property Taxes by the Village to pay Redevelopment Project Costs will permit the Village to direct and coordinate public and private improvements and activities to stimulate private investments on a comprehensive basis. These improvements, activities, and investments will benefit the Village, its residents, and all local governments serving the Redevelopment Project Area. The anticipated benefits include:

- Strengthened property tax base for all affected taxing districts;

- Reduce problem conditions in the Redevelopment Project Area, as well as general physical improvement and upgrading of properties;
- Increase job opportunity;
- Increase housing opportunities;
- Stabilize a portion of the community;
- Remediate flood problems; and
- Remediate environmental problems.

The following is a summary of the key recommendations for the Redevelopment Project Area to achieve the above benefits. To accomplish redevelopment on a comprehensive basis within the Redevelopment Project Area, the following steps should be taken:

- 1) Acquire and prepare land for redevelopment;
- 2) Coordinate design within the Redevelopment Project Area;
- 3) Address environmental problems that may be associated with properties;
- 4) Create public and private facilities and improvements;
- 5) Improve access;
- 6) Undertake a landscaping plan;
- 7) Provide parking;
- 8) Address storage and loading needs in industrial and commercial locations;
- 9) Address identification and location of the Redevelopment Project Area;
- 10) Acquire real estate and personal property, including for disposition at up to 100% write-down for public and/or private development activities;
- 11) Provide financing assistance and interest subsidy for public and private development activities; and
- 12) Provide school and library payments per the Act for new students or patrons created as the result of activities resulting from the TIF.

II. REDEVELOPMENT PROJECT AREA ELIGIBILITY CONDITIONS

The Redevelopment Project Area’s “Conservation” conditions documented in this section are based on surveys and analyses conducted by the Consultant in March and April 2008. As set forth in the Act, the Redevelopment Project Area qualifies as a combination “conservation and “blighted” definitions.

1. There are three categories under which an area can be determined to meet the blight criteria. The area must meet the criteria under one of these categories if it is determined to be blighted. One set of the criteria for both the Blighted and Conservation designation deals with developed property. Two sets within the blighted designation deal with vacant property. The minimum number of factors must be present in one of these categories and the presence of each must be documented;
2. Each factor to be claimed must be distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. The factors are distributed throughout the Redevelopment Project Area;
3. The property must equal or exceed 1½ acres; and
4. The Redevelopment Project Area must meet the “but for” requirements in that development and redevelopment would not occur without financial assistance and intervention by the municipality.

The Southeast (Industrial Lane) Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a combination of a Conservation Area and a Blighted Area.

Conservation Area

The following parcels in the Redevelopment Project Area meet the requirements of Section 11-74.4-3(b) (8), (10) and (11) of the Act for designation of improved land as a Conservation Area:

03-14-201-018	03-14-201-025	03-14-203-006	03-14-204-001
03-14-201-019	03-14-203-001	03-14-203-007	03-14-204-003
03-14-201-020	03-14-203-002	03-14-203-008	03-14-204-004
03-14-201-022	03-14-203-003	03-14-203-009	03-14-205-001
03-14-201-023	03-14-203-004	03-14-203-010	03-14-205-002
03-14-201-024	03-14-203-005	03-14-203-011	03-14-205-003

For designation as a Conservation Area for improved land, three criteria are required to be met. The following three criteria are present in the improved area:

- Inadequate utilities
- Deleterious land use or layout
- Lack of community planning

The Redevelopment Project Area is eligible to be designated as a “Conservation Area” in that 50% or more of the structures in the area are 35 years or older, based on visual observations and information provided by the Village of Wheeling.

Blighted Area

The Redevelopment Project Area also meets the requirements of the Act for designation of both improved and vacant land as a “Blighted Area”.

Improved Land

The Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1), (B), (C), (F), (H), (I), (J), (K), and (L) of the Act for designation of improved land as a Blighted Area. The list of parcels that meet the requirements for improved land designation is attached as Table 3: List of Parcels – Blighted Area, Improved Land.

For designation as a Blighted Area for improved land, five or more of thirteen criteria must be met. The following eight criteria are present in the improved area:

- Obsolescence
- Deterioration
- Excessive vacancies
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Environmental clean-up
- Lack of community planning

Vacant Land

For designation as a Blighted Area for vacant land, there are two sections under which vacant land can be determined to be blighted. One of the two sections must be met in order for a Redevelopment Project Area to qualify as blighted for vacant land. The meeting of two or more of the criteria in one section is required. In the other section, the meeting of one or more of the criteria is required.

Requirements for both sections of the Act are met.

The following parcels constitute vacant land or partially vacant land:

03-14-201-008	03-14-201-028	03-14-202-024-8001
03-14-201-021	03-14-201-029	03-14-204-002
03-14-201-026	03-14-202-019-8001	
03-14-201-027	03-14-202-020-8001	

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (D) and (F) of the Act. Two criteria are required for designation of vacant land as a Blighted Area. The following three criteria are present in the vacant area:

- Obsolete platting
- Deterioration of structures or site improvements in neighboring sites
- EAV that increased at a rate less than that of the remainder of the Village for three of five years. (Three years showed a lesser rate of increase.)

Further, the Redevelopment Project Area meets the requirement of Section 11-74.4-3 (a) (3) (C) of the Act. One criterion is required for designation of vacant land as a Blighted Area. Based on this section of the Act, it was determined that the following criterion was present:

- Vacant property in the Redevelopment Project Area suffers from chronic flooding that impacts real property based on certification by an appropriate regulatory agency or by a certified engineer. Either of these serves as a basis for the finding of chronic flooding.

The regulatory agency that documents flooding is Federal Emergency Management Agency (FEMA). FEMA's 100 year floodplain maps for the Redevelopment Project Area are Attachment 3 of this report. In addition, an engineering certification is also included as Attachment 4 of this report.

The land meets the definition of vacant land under the Act in Section 11-74.4-3 (v) in that it has not been commercially farmed in the last five years.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. The criteria presented are reasonably present and distributed in the improved portion of the Redevelopment Project Area.

The Redevelopment Project Area is approximately 440 acres, in excess of the required 1½ acres.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Conservation and Blighted Redevelopment Project Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area.

There has been a lack of growth and development through investment by private enterprise. The flooding of the location further complicates the problems. In addition, there are identified environmental problems. With the exception of one block there have been no recent building permits for construction. Finally, the area lacks infrastructure necessary for development and redevelopment.

Based on all of the above factors, the Consultant has recommended that the Village conclude that property within the Redevelopment Project Area qualifies as a combination of a Blighted Area (vacant and improved land) and a Conservation Area as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

Surveys and Analyses Conducted

The conditions summarized above are based upon surveys and analyses conducted by the Consultant in March and April 2008. The surveys and analyses conducted include:

1. An exterior survey of the condition and use of each building;
2. Field survey of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of tax maps to ascertain platting;
5. Analysis of vacant sites;
6. Review of previously prepared plats, plans and studies;
7. Review of Federal Emergency Management Agency (FEMA) flood maps;
8. Review of Environmental Protection Agency (EPA) and Illinois Environmental Protection Agency (IEPA) compliance data;
9. Analysis of water, sewer, gas utilities, etc.; and
10. Contacts with Village officials, county officials and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the Redevelopment Project Area.

III. REDEVELOPMENT PLAN

A. Redevelopment Plan Goals

Listed below are the general goals of this Redevelopment Plan. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan.

1. Improve quality of life in the Redevelopment Project Area and the Village.
2. Create an environment within the Redevelopment Project Area that will contribute more positively to the health, safety and general welfare of the Village and preserve or enhance the value of properties in and adjacent to Redevelopment Project Area.
3. Increase sales tax base for the Village and increase property tax base for local governments having jurisdiction in the Redevelopment Project Area.
4. Strengthen the economy of the Village and the larger community.
5. Encourage sound economic development in the Redevelopment Project Area that is consistent with the comprehensive plan for the development of the Village as a whole.

B. Redevelopment Plan Objectives

Listed below are objectives of this Redevelopment Plan, which guide planning decisions to achieve the goals and objectives contained in this Redevelopment Plan.

1. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as a “Blighted Area” and are leading to blight in the “Conservation Area”. Attachment 4 describes these conditions.
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the Redevelopment Project Area and the Village by increasing business activity, tax base, and job opportunities.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
5. Stimulate private investment in appropriate new construction and redevelopment.
6. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities. Facilities will address the problems cited in this report and will provide utilities and parking.
7. Mitigate environmental problems.
8. Address flooding problems.
9. Provide needed incentives to encourage a broad range of improvements.
10. Improve the visual attractiveness of the Village through landscaping and

building design.

C. Redevelopment Program

The Village may use any program element authorized by the Act including, but not limited to, those in the following listing. The Village proposes to achieve its redevelopment goals and objectives for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

2. Property Assembly

The Village, or an agent for the Village, may acquire and assemble land for the purpose of development. Vacant, underutilized or misused property may be acquired by purchase, exchange, up to 100% write down, or long-term lease by private developers or the Village for the purpose of new development.

3. Land Preparation

The Village may assist in the preparation of land to include demolition, environmental remediation and flood mitigation.

4. Relocation

The Village may assist in relocation efforts.

5. Rehabilitation and Lease Hold Improvements

The Village may assist in rehabilitation and lease hold improvements.

6. Land Acquisition

The Village may purchase or write down the purchase of land.

7. Development Agreements

The Village may enter into development agreements with private or public entities for the furtherance of this Redevelopment Plan. Such agreements may be for the assemblage of land, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Redevelopment Plan.

8. Provision of Public Works or Improvements

The Village may provide public works and improvements that are necessary to service the Redevelopment Project Area in accordance with the Redevelopment

Plan. Public works and improvements may include, but are not limited to, the following:

a) Streets, Sidewalks, Utilities, and Parking

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Redevelopment Plan.

b) Landscaping

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

c) Stormwater Management

Facilities may need to be created to eliminate or reduce stormwater throughout the Redevelopment Project Area.

d) Sewage Collection and Treatment

Facilities may be needed to upgrade sewage systems.

e) Water System

An adequate water supply must be provided.

9. Coordinate Design within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the Redevelopment Project Area aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

10. Job Training

Improve job skills of those working in the Redevelopment Project Area.

11. Interest Subsidy

Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

12. Eminent Domain

Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan.

13. Assist in financing Redevelopment Project Area Contiguous TIF's

Funds derived from either this Redevelopment Project Area or others that might be contiguous are eligible to be used for the support of the other redevelopment

programs under this Redevelopment Plan.

14. Payment to Schools

Payments will be made according to the Act to the school districts for each student added to the school district based on expenditures in this Redevelopment Project Area.

15. Payment to Libraries

Payments will be made according to the Act to the library district for each patron added to the district based on expenditures in this Redevelopment Project Area.

D. Redevelopment Policies

The Village of Wheeling proposes to undertake this Redevelopment Plan and the related Redevelopment Project, which consists of planned economic development and redevelopment activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been or will be developed as required, assuring the completion of this Redevelopment Plan and the activities specified.

The Village may also employ other financial incentives for private investment within the Redevelopment Project Area. This includes tax increment financing, which constitutes one of the key financial components for enabling the redevelopment of the Redevelopment Project Area. This portion of the community, the Village as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan.

E. Redevelopment Implementation Strategy

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this Redevelopment Plan. These strategies and plans are under current development and will be implemented through this Redevelopment Plan and Project. In order to maximize program efficiency and to take advantage of development interest in the Redevelopment Project Area, and with full consideration of available funds, the Village will proceed in an expeditious manner.

A combination of private investments and public improvements is an essential element of this Redevelopment Plan. In order to achieve this end, the Village may enter into agreements with private developers proposing that TIF assistance may be provided, where deemed appropriate by the Village, to facilitate private projects and development. The Village may also contract with others to accomplish certain public projects as contained in this Redevelopment Plan.

IV. AGREEMENT WITH COMPREHENSIVE PLAN

The Village's Comprehensive Plan is entitled *Village of Wheeling, Illinois Comprehensive Plan, July 28, 2003*.

The following goals and objectives in the comprehensive plan reflect goals in this Redevelopment Plan and Project:

Community Image

Goal: A community with a strong identity and positive community image.

Objectives

- Make Wheeling a community of choice for future residents.
- Establish and maintain a positive community identity along arterial streets.
- Enhance Milwaukee Avenue corridor as a community focal point and regional destination.

Growth and Development

Goal: A village with recognizable boundaries wherein new development occurs with respect for that which already exists.

Objectives

- Encourage new development that is compatible with the community vision.
- Make the best use of remaining vacant land and redevelopment parcels in order to provide for future needs.
- Promote high quality development.

Environmental Stewardship

Goal: A land use pattern that conserves natural areas as part of Wheeling's environmental context and minimizes damage from flooding.

Objectives

- Reduce the damage to private property caused by flooding.
- Assure that new development will minimize adverse impacts on the natural features of the site.

Residential Neighborhoods

Goal: Well-maintained residential neighborhoods with a variety of housing types and price ranges.

Objectives

- Encourage housing that promotes positive perceptions of Wheeling.
- Insure that residential property is safe and well maintained.

- Promote reinvestment in existing housing to improve compatibility with modern lifestyles and improve market appeal.

Business and Commercial Areas

Goal: Business and commercial corridors that are desirable locations for retail and commercial service activity.

Objectives

- Promote the growth and redevelopment of business and commercial areas.
- Improve the appearance of existing business strips.

Industrial Areas

Goal: Strong industrial concentrations that provide jobs and contribute to the local tax base.

Objectives

- Maintain the role of Wheeling's industrial areas as regional employment centers.
- Recruit and retain industrial uses that contribute to the economic strength of the community.
- Maintain attractive industrial areas.

Community Facilities and Infrastructure

Goal: A cooperative system of community facilities and public infrastructure that serve the needs of Wheeling residents and businesses.

Objectives

- Assure efficient provision and maintenance of utilities in public ways.

Parks and Open Space

Goal: A system of high-quality park and open space areas that meet the varying recreation and leisure interests of Wheeling residents.

Objectives

- Increase visual and physical access to the Village's significant natural features, including waterways, wetlands, and surrounding natural areas.
- Develop a pathway system that connects destinations within the Village and improves links with the regional trail system.

Transportation

Goal: An efficient and effective transportation system that reinforces the community's character and promotes access to and from the metropolitan area.

Objectives

- Provide safe and efficient circulation within Wheeling.

- Enhance pedestrian access and safety through infrastructure improvements and modifications.

V. EVIDENCE SUPPORTING THE NEED FOR THE TIF

The Redevelopment Project Area as a whole is adversely impacted by the presence of blighted and conservation factors and these factors are reasonably distributed throughout the Redevelopment Project Area.

There has been a lack of growth and development through investment by private enterprise. The flooding of the location further complicates the problems.

Flooding documented by inclusion in FEMA maps for 100 year flooding requires that extra measures be taken for the development of the vacant land and redevelopment of structures, not only according to municipal regulatory standards, but also to meet bank requirements. Extraordinary expenses will be needed for land preparation.

With the exception of Block 300, Parcel 198, there have been no recent building permits issued for construction in the vacant portions of the Redevelopment Project Area. Block 300, Parcel 198 is the most likely area to have developed based on access. Block 300, Parcel 198 will not be used to qualify the TIF. It is a small portion of the Redevelopment Project Area.

The Redevelopment Project Area also lacks the infrastructure necessary for development and redevelopment. Water improvements are needed for the entire vacant area. Stormwater improvements will be needed for the vacant land and in the airport. Stormwater improvements will need to be viewed with the possibility of the loss of vacant land that currently stores water during flooding. Lighting and sidewalk improvements are needed for the improved area. Wastewater treatment must be addressed in vacant areas and may need to be addressed in some improved areas. Access to the land is very difficult because of the presence of the airport and the industrial areas on Industrial Lane and Sumac Road. Most of the vacant land lacks access to its interior portions. In addition, parcels containing multi-family housing on the north side of the Redevelopment Project Area lack sufficient access. These factors will create extraordinary costs in order to make development possible. TIF funds will be necessary to assist in the financing of infrastructure and the payment of other development costs.

There are multiple sites that have Environmental Protection Agency or Illinois Environmental Protection Agency findings that will require special developmental measures and precautions be taken as the result of these findings. This will add additional costs to the redevelopment of the property. TIF funds will be necessary to assist in financing these measures.

The Redevelopment Project Area is located in Cook County. Cook County has differential assessment rates from the rest of the State. The equalizer has been in excess of two (2) for the last five years; it is zero for the rest of the State. The assessment rate for commercial at thirty-eight percent (38%) is in excess of the rest of the State at a thirty-three percent (33%) assessment rate. This places the Redevelopment Project Area at a competitive disadvantage. The Redevelopment Project Area is in close proximity to Lake County enhancing that disadvantage

As described in Attachment 4, the Redevelopment Project Area as a whole is adversely impacted by the presence of blighted and conservation factors and these factors are reasonably distributed throughout the Redevelopment Project Area. The Redevelopment Project Area has not been subject to sound growth and development through investment by private enterprise and the Redevelopment Project Area would not reasonably be anticipated to be developed or redeveloped without TIF assistance.

VI. REDEVELOPMENT PROJECT COSTS

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (2008 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of the Redevelopment Project Area, the Village intends to be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their full extent. Total Redevelopment Project Costs, described in this Redevelopment Plan, are intended to provide an upper estimate of expenditures.

These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs. While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein, does not commit the Village to finance all these costs with TIF funds.

(See notes below table for additional information regarding Redevelopment Project Costs.)

- (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (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) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services..... \$5,000,000
- (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors \$50,000
- (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, 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. \$45,000,000

- (4) Costs of rehabilitation, reconstruction or 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 investments. \$5,000,000
- (5) Costs of the construction of public works or improvements. \$70,000,000
- (6) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area \$50,000
- (7) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued 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. \$2,000,000
- (8) 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 Redevelopment Plan and Project. \$1,000,000
- (9) 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 Section 11-74.4-3 of the Act. \$0
- (10) Payment in lieu of taxes. \$0
- (11) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in 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.	\$50,000
(12) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project.	\$5,000,000
(13) Contributions to Schools for an increased student population as a result of TIF Projects.	\$1,000,000
(14) Contributions to Library for an increased library population as the result of TIF Projects.	\$1,000,000
(15) Revenues transferred to contiguous TIF's	<u>\$1,000,000</u>
TOTAL REDEVELOPMENT PROJECT BUDGET:	\$136,150,000

The Village may reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

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

It is anticipated that the Village will carefully stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.

Notes regarding Redevelopment Project Costs:

- 1) All costs shown are in 2008 dollars.
- 2) Private redevelopment costs and investments are in addition to the above.
- 3) To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible Redevelopment Project Costs.
- 4) Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area may be undertaken according to the Act.

- 5) Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.
- 6) The total estimated Redevelopment Project Costs shall not be increased by more than five percent (5%) after adjustment for inflation from the date of the approval of this Redevelopment Plan and Project, unless otherwise authorized by the Act.

VII. REDEVELOPMENT PROGRAM CERTIFICATIONS

This section reviews the Redevelopment Plan and provides appropriate responses to certifications required in the Act.

“Each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

A. An itemized list of estimated Redevelopment Project Costs.

See Section VI. Redevelopment Project Costs.

B. Evidence indicating that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise.

Evidence appears in Section V.

C. An assessment of any financial impact of the Redevelopment Project Area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand.

It is anticipated that Redevelopment Projects implemented, as part of the Redevelopment Plan and Project, will not cause increased demand for services or capital improvements by any other taxing districts. No current property taxes will be diverted from any taxing district. Taxing districts could benefit from distributions of excess tax increment.

If, however, there are unforeseen impacts to the taxing districts, the Village, at its discretion, can enter into appropriate Intergovernmental Agreements to mitigate those impacts and does not have the obligation to use Tax Increment unless required by the Act.

The following is an assessment of the impact on each individual District:

Cook County

There will be no increased demand for services or negative financial impact.

Forest Preserve District of Cook County

There will be no increased demand for services or negative financial impact.

Consolidated Elections

There will be no increased demand for services or negative financial impact.

Metropolitan Water Reclamation District of Greater Chicago

There will be no increased demand for services or negative financial impact. Capital funds are in the budget should there be necessary capital costs.

Wheeling Township

There will be no increased demand for services or negative financial impact.

General Assistance Wheeling

There will be no increased demand for services or negative financial impact.

Road and Bridge Wheeling

There will be no increased demand for services or negative financial impact.

Village of Wheeling

There will be no increased demand for services or negative financial impact. Funds are available for capital needs should impact be determined.

Arlington Heights Township High School 214

New residential development may be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract a limited number of families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

School District 21 Wheeling Community Consolidated

New residential development may be a component of the Redevelopment Project Area. It is expected that the type of residential units will attract a limited number of families with children. However, if additional students result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Harper Community College District 512

There will be no unusual increased demand for services or negative financial impact. Funds are also available for job training.

Wheeling Park District

There may be a small increase in the demand for services and a small negative financial impact. Most of this impact will be mitigated by fees charged by the Park District. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Northwest Mosquito Abatement District

There will be no increased demand for services or negative financial impact.

Indian Trails Public Library District

If additional patrons result from activities undertaken in the Redevelopment Project

Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Prospect Heights Public Library District

If additional patrons result from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Suburban TB Sanitarium

There will be no increased demand for services or negative financial impact.

D. The sources of funds to pay costs.

The Incremental Property Taxes are the principal source of funds to pay for Redevelopment Project Costs and secure municipal obligations issued for that purpose. The Village of Wheeling may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other non-designated revenue sources, bonds backed by the general obligation of the municipality. In addition, the Village may utilize State and Federal grants. Finally, the Village may permit the utilization of guarantees, deposits, and other forms of security made available by private sector developers.

E. The nature and term of obligations to be issued.

The Village may issue obligations secured by Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the initial ordinances approving the Redevelopment Project Area and Redevelopment Plan, with the Village reserving the right to have obligations maturing in the 24th year and to apply Incremental Property Taxes received in such 24th year pursuant to the Act.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes may then become available for distribution annually to taxing districts within the Redevelopment Project Area in the manner provided by the Act.

The scheduled final maturity date of any financial obligation may not exceed 20-years from the date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan for the Redevelopment Project Area.

Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

F. The most recent equalized assessed valuation of the Redevelopment Project Area.

See Table 1.

G. An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Redevelopment Project Area.

General Land Uses within the Redevelopment Project Area are according to the Village's Land Use map. A map of the existing Zoning Map is attached.

See Table 2 for the estimated EAV after development that is made part of this document by reference hereto.

H. A commitment to fair employment practices and an affirmative action plan.

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to race, color, religion, gender, gender orientation, age, handicapped status, national origin, creed, or ancestry.

In order to implement this principle for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

I. If it concerns an industrial park conservation Redevelopment Project Area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of employees to be employed in the operation of the facilities to be developed.

This Redevelopment Plan does not concern an Industrial Park Conservation Redevelopment Project Area.

J. If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.

The property in the Redevelopment Project Area has already been annexed.

VIII. FINDINGS

The Village of Wheeling makes the following findings as described in the Act:

- 1. According to the Act, the municipality must find that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.**

No redevelopment has occurred in the Redevelopment Project Area. As described in Section III of this Redevelopment Plan and in Attachment 4, Eligibility Study, the Redevelopment Project Area as a whole is adversely impacted by the presence of blighted and conservation factors in the Redevelopment Project Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise.

There has been a lack of growth and development through investment by private enterprise. The Redevelopment Project Area is at a competitive disadvantage due to assessment practices in Cook County. The flooding of the location further complicates the problems. In addition, there are identified environmental problems. With the exception of one block there have been no recent building permits for construction. Finally, the area lacks infrastructure necessary for development and redevelopment.

Based on these factors, the Village of Wheeling finds that the Redevelopment Project Area has not been subject to growth and development through private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan. Private investment and redevelopment has not occurred to eliminate the conservation influences that currently exist. The Redevelopment Project is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of this Redevelopment Plan and the application of Incremental Property Taxes to the Redevelopment Project Area under the Act and this Redevelopment Plan.

In the absence of Village-sponsored redevelopment initiatives, blighting conditions will continue to develop in the Redevelopment Project Area. Erosion or lack of appreciation of the assessed valuation of property in and near the Redevelopment Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

- 2. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole.**

This Redevelopment Project Area Plan and Project conforms to the comprehensive plan for the development of the municipality as a whole. Section IV describes how the specific goals and objectives in the Village's Comprehensive Plan are

reflected in the goals of the Redevelopment Plan and Project.

- 3. According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligation issues to finance the Redevelopment Project Costs. The act sets the maximum date at not more than 23 years.**

The Redevelopment Project is to be completed in 2031 on or before the 23rd anniversary date of the adoption of the ordinance adopting this Redevelopment Plan and Redevelopment Project. The Village reserves the right under this Redevelopment Plan to receive the 23rd year of Incremental Property Taxes by December 31 of the 24th year, December 31, 2032.

- 4. According to the Act, the municipality must find, in the case of an Industrial Park Conservation Redevelopment Project Area, that the municipality is a labor surplus municipality and that the implementation of the Redevelopment Plan will reduce unemployment, create new jobs and by the provision of new facilities, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area.**

The Redevelopment Project Area is not an Industrial Park Conservation Redevelopment Project Area.

- 5. According to the Act, the municipality must find that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.**

Based on the need for flood mitigation, environmental mitigation, development of infrastructure including roads and utilities and based on its competitive disadvantage due to location, it is not reasonable to expect the Redevelopment Project Area to develop and redevelop without the use of incremental tax revenue. As a result, the Village finds that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.

This is also noted previously in this section under Redevelopment Program Certification B.

- 6. According to the Act, the municipality must determine the need for a housing impact study, based on 10 or more inhabited residential units to be displaced, and certify if the above criteria are not met.**

The Village of Wheeling may certify that this Redevelopment Plan will not result in displacement of residents from 10 or more inhabited residential units.

- 7. According to the Act the municipality must determine the number of residences and certify that the area contains 75 or fewer occupied residential units.**

The Village of Wheeling has determined that there may be 75 or more inhabited residential units in the Redevelopment Project Area. Because there are less than 10 housing relocations, a Housing Impact Study is not required.

8. According to the Act, the municipality must incorporate the housing impact study if required.

As noted above in 7, the Redevelopment Plan does not require a housing impact study, and, therefore no relocation plan is required.

9. When a relocation plan is required, and the residents are low and very low-income households, then the plan must adopt an assistance plan that is not less than the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act.

As noted above in 7 and 8, the Redevelopment Plan does not require a housing impact study and, therefore no relocation plan is required. As no Relocation Plan is required, no assistance plan is required.

10. According to the Act, the municipality must indicate the effort to be made for relocation to occur near the Redevelopment Project Area.

As noted, the Redevelopment Plan does not require a housing impact study and, therefore, requires no relocation plan.

11. According to the Act, the municipality must indicate how a change in the number of units to be affected in a plan causes the housing provisions to be triggered.

As noted, the Redevelopment Plan does not require a housing impact study.

12. According to the Act, the Redevelopment Project Area includes only those contiguous parcels of real property and improvements that will be substantially benefited by the proposed redevelopment project improvements.

The map of the Redevelopment Project Area shows all parcels to be contiguous parcels of real property. The map is Attachment 2 and is made part of this document by reference hereto.

These parcels were reviewed and found to be blighted or about to be blighted according to the Act. The Redevelopment Project Area Program (Section III, C of this report) and the Redevelopment Project Improvements as identified in the Redevelopment Area Program and Budget are specifically geared to remediation of this blight. Therefore, these parcels will substantially benefit from the proposed Redevelopment Project improvements. The Redevelopment Project Area will

benefit from the improved infrastructure investment.

All parcels in the Redevelopment Project Area are contiguous.

- 13. According to the Act, no redevelopment plan may be approved or amended that includes the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, State, county or municipal government as public land for “outdoor recreational activities” or for nature preserves and used for that purpose within five years prior to the adoption of the redevelopment plan. For the purpose of this subsection, “recreational activities” is limited to camping and hunting.**

The plan does not include the development of vacant land (i) with a golf course or (ii) designated as public land for “outdoor recreational activities” or for nature preserves used for those purposes within five years prior to the adoption of the plan.

IX. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

TABLES

Table 1: TIF Base / Five-Year EAV History

SOUTHEAST (INDUSTRIAL LANE) TIF

Parcel Number and EAV History

PIN		2001	2002	2003	2004	2005	2006
03-12-300-008		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-009		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-010		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-011		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-012		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-013		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-015		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-021		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-022		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-024		31,889	31,889	31,889	38,475	38,475	38,475
03-12-300-025		273,601	273,601	273,601	247,638	247,368	247,368
03-12-300-028		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-029		19,308	19,308	19,308	44,895	44,895	44,895
03-12-300-038		19,636	19,636	19,636	23,093	23,093	23,093
03-12-300-039		357,022	357,022	357,022	359,996	359,996	359,996
03-12-300-040		237,154	237,154	237,154	242,896	242,896	242,896
03-12-300-041		434,510	434,510	434,510	482,042	482,042	482,042
03-12-300-044		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-045		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-12-300-063-	1001	10,002	10,002	10,002	12,943	12,943	12,943
03-12-300-063-	1002	8,220	8,220	8,220	10,638	10,638	10,638
03-12-300-063-	1003	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1004	9,479	9,479	9,479	12,267	12,267	12,267
03-12-300-063-	1005	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1006	8,124	8,124	8,124	10,515	10,515	10,515
03-12-300-063-	1007	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1008	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1009	9,479	9,479	9,479	12,267	12,267	12,267
03-12-300-063-	1010	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1011	8,220	8,220	8,220	10,638	10,638	10,638
03-12-300-063-	1012	10,002	10,002	10,002	12,943	12,943	12,943
03-12-300-063-	1013	10,097	10,097	10,097	13,066	13,066	13,066
03-12-300-063-	1014	8,315	8,315	8,315	10,761	10,761	10,761
03-12-300-063-	1015	10,525	10,525	10,525	13,621	13,621	13,621
03-12-300-063-	1016	9,597	9,597	9,597	12,421	12,421	12,421
03-12-300-063-	1017	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1018	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1019	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1020	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1021	9,597	9,597	9,597	12,421	12,421	12,421
03-12-300-063-	1022	10,311	10,311	10,311	13,343	13,343	13,343
03-12-300-063-	1023	8,315	8,315	8,315	10,761	10,761	10,761
03-12-300-063-	1024	11,308	11,308	11,308	14,634	14,634	14,634
03-12-300-063-	1025	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1026	8,410	8,410	8,410	10,884	10,884	10,884
03-12-300-063-	1027	10,644	10,644	10,644	13,774	13,774	13,774
03-12-300-063-	1028	9,693	9,693	9,693	12,544	12,544	12,544
03-12-300-063-	1029	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1030	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1031	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1032	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1033	9,693	9,693	9,693	12,544	12,544	12,544
03-12-300-063-	1034	10,644	10,644	10,644	13,774	13,774	13,774
03-12-300-063-	1035	8,410	8,410	8,410	10,884	10,884	10,884
03-12-300-063-	1036	11,380	11,380	11,380	14,727	14,727	14,727
03-12-300-063-	1037	10,311	10,311	10,311	13,343	13,343	13,343
03-12-300-063-	1038	8,529	8,529	8,529	11,038	11,038	11,038
03-12-300-063-	1039	10,739	10,739	10,739	13,897	13,897	13,897
03-12-300-063-	1040	9,812	9,812	9,812	12,697	12,697	12,697
03-12-300-063-	1041	9,812	9,812	9,812	12,697	12,697	12,697
03-12-300-063-	1042	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1043	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1044	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1045	9,812	9,812	9,812	12,697	12,697	12,697
03-12-300-063-	1046	10,739	10,739	10,739	13,897	13,897	13,897
03-12-300-063-	1047	8,529	8,529	8,529	11,038	11,038	11,038
03-12-300-063-	1048	11,475	11,475	11,475	14,850	14,850	14,850
03-12-300-063-	1049	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1050	8,624	8,624	8,624	11,161	11,161	11,161
03-12-300-063-	1051	10,857	10,857	10,857	14,051	14,051	14,051
03-12-300-063-	1052	9,907	9,907	9,907	12,820	12,820	12,820
03-12-300-063-	1053	10,620	10,620	10,620	13,744	13,744	13,744

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Parcel Number and EAV History

PIN		2001	2002	2003	2004	2005	2006
03-12-300-063-	1054	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1055	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1056	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1057	9,907	9,907	9,907	12,820	12,820	12,820
03-12-300-063-	1058	10,857	10,857	10,857	14,051	14,051	14,051
03-12-300-063-	1059	8,624	8,624	8,624	11,161	11,161	11,161
03-12-300-063-	1060	11,570	11,570	11,570	14,973	14,973	14,973
03-12-300-063-	1061	10,002	10,002	10,002	12,943	12,943	12,943
03-12-300-063-	1062	8,220	8,220	8,220	10,638	10,638	10,638
03-12-300-063-	1063	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1064	9,266	9,266	9,266	11,991	11,991	11,991
03-12-300-063-	1065	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1066	8,124	8,124	8,124	10,515	10,515	10,515
03-12-300-063-	1067	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1068	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1069	9,479	9,479	9,479	12,267	12,267	12,267
03-12-300-063-	1070	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1071	8,220	8,220	8,220	10,638	10,638	10,638
03-12-300-063-	1072	10,002	10,002	10,002	12,943	12,943	12,943
03-12-300-063-	1073	10,097	10,097	10,097	13,066	13,066	13,066
03-12-300-063-	1074	8,315	8,315	8,315	10,761	10,761	10,761
03-12-300-063-	1075	10,525	10,525	10,525	13,621	13,621	13,621
03-12-300-063-	1076	9,597	9,597	9,597	12,421	12,421	12,421
03-12-300-063-	1077	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1078	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1079	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1080	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1081	9,597	9,597	9,597	12,421	12,421	12,421
03-12-300-063-	1082	10,525	10,525	10,525	13,621	13,621	13,621
03-12-300-063-	1083	8,315	8,315	8,315	10,761	10,761	10,761
03-12-300-063-	1084	11,308	11,308	11,308	14,634	14,634	14,634
03-12-300-063-	1085	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1086	8,410	8,410	8,410	10,884	10,884	10,884
03-12-300-063-	1087	10,644	10,644	10,644	13,774	13,774	13,774
03-12-300-063-	1088	9,693	9,693	9,693	12,544	12,544	12,544
03-12-300-063-	1089	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1090	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1091	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1092	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1093	9,693	9,693	9,693	12,544	12,544	12,544
03-12-300-063-	1094	10,644	10,644	10,644	13,774	13,774	13,774
03-12-300-063-	1095	8,410	8,410	8,410	10,884	10,884	10,884
03-12-300-063-	1096	11,380	11,380	11,380	14,727	14,727	14,727
03-12-300-063-	1097	10,311	10,311	10,311	13,343	13,343	13,343
03-12-300-063-	1098	8,529	8,529	8,529	11,038	11,038	11,038
03-12-300-063-	1099	10,739	10,739	10,739	13,897	13,897	13,897
03-12-300-063-	1100	9,812	9,812	9,812	12,697	12,697	12,697
03-12-300-063-	1101	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1102	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1103	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1104	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1105	9,812	9,812	9,812	12,697	12,697	12,697
03-12-300-063-	1106	10,691	10,691	10,691	13,835	13,835	13,835
03-12-300-063-	1107	8,529	8,529	8,529	11,038	11,038	11,038
03-12-300-063-	1108	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1109	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1110	8,624	8,624	8,624	11,161	11,161	11,161
03-12-300-063-	1111	10,857	10,857	10,857	14,051	14,051	14,051
03-12-300-063-	1112	9,907	9,907	9,907	12,820	12,820	12,820
03-12-300-063-	1113	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1114	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1115	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1116	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1117	9,907	9,907	9,907	12,820	12,820	12,820
03-12-300-063-	1118	10,857	10,857	10,857	14,051	14,051	14,051
03-12-300-063-	1119	8,624	8,624	8,624	11,161	11,161	11,161
03-12-300-063-	1120	11,570	11,570	11,570	14,973	14,973	14,973
03-12-300-063-	1121	640	640	640	829	829	829
03-12-300-063-	1122	640	640	640	829	829	829
03-12-300-063-	1123	640	640	640	829	829	829
03-12-300-063-	1124	640	640	640	829	829	829
03-12-300-063-	1125	640	640	640	829	829	829

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Parcel Number and EAV History

PIN		2001	2002	2003	2004	2005	2006
03-12-300-063-	1198	8,220	8,220	8,220	10,638	10,638	10,638
03-12-300-063-	1199	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1200	9,479	9,479	9,479	12,267	12,267	12,267
03-12-300-063-	1201	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1202	8,124	8,124	8,124	10,515	10,515	10,515
03-12-300-063-	1203	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1204	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1205	9,479	9,479	9,479	12,267	12,267	12,267
03-12-300-063-	1206	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1207	8,220	8,220	8,220	10,638	10,638	10,638
03-12-300-063-	1208	10,002	10,002	10,002	12,943	12,943	12,943
03-12-300-063-	1209	10,097	10,097	10,097	13,066	13,066	13,066
03-12-300-063-	1210	8,315	8,315	8,315	10,761	10,761	10,761
03-12-300-063-	1211	10,525	10,525	10,525	13,621	13,621	13,621
03-12-300-063-	1212	9,597	9,597	9,597	12,421	12,421	12,421
03-12-300-063-	1213	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1214	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1215	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1216	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1217	9,597	9,597	9,597	12,421	12,421	12,421
03-12-300-063-	1218	10,525	10,525	10,525	13,621	13,621	13,621
03-12-300-063-	1219	8,315	8,315	8,315	10,761	10,761	10,761
03-12-300-063-	1220	11,308	11,308	11,308	14,634	14,634	14,634
03-12-300-063-	1221	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1222	8,410	8,410	8,410	10,884	10,884	10,884
03-12-300-063-	1223	10,644	10,644	10,644	13,774	13,774	13,774
03-12-300-063-	1224	9,693	9,693	9,693	12,544	12,544	12,544
03-12-300-063-	1225	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1226	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1227	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1228	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1229	9,693	9,693	9,693	12,544	12,544	12,544
03-12-300-063-	1230	10,644	10,644	10,644	13,774	13,774	13,774
03-12-300-063-	1231	8,410	8,410	8,410	10,884	10,884	10,884
03-12-300-063-	1232	11,380	11,380	11,380	14,727	14,727	14,727
03-12-300-063-	1233	10,311	10,311	10,311	13,343	13,343	13,343
03-12-300-063-	1234	8,529	8,529	8,529	11,038	11,038	11,038
03-12-300-063-	1235	10,739	10,739	10,739	13,897	13,897	13,897
03-12-300-063-	1236	9,812	9,812	9,812	12,697	12,697	12,697
03-12-300-063-	1237	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1238	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1239	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1240	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1241	9,812	9,812	9,812	12,697	12,697	12,697
03-12-300-063-	1242	10,739	10,739	10,739	13,897	13,897	13,897
03-12-300-063-	1243	8,529	8,529	8,529	11,038	11,038	11,038
03-12-300-063-	1244	11,475	11,475	11,475	14,850	14,850	14,850
03-12-300-063-	1245	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1246	8,624	8,624	8,624	11,161	11,161	11,161
03-12-300-063-	1247	10,857	10,857	10,857	14,051	14,051	14,051
03-12-300-063-	1248	9,907	9,907	9,907	12,820	12,820	12,820
03-12-300-063-	1249	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1250	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1251	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1252	10,620	10,620	10,620	13,744	13,744	13,744
03-12-300-063-	1253	9,907	9,907	9,907	12,820	12,820	12,820
03-12-300-063-	1254	10,857	10,857	10,857	14,051	14,051	14,051
03-12-300-063-	1255	8,624	8,624	8,624	11,161	11,161	11,161
03-12-300-063-	1256	11,570	11,570	11,570	14,973	14,973	14,973
03-12-300-063-	1257	640	640	640	829	829	829
03-12-300-063-	1258	640	640	640	829	829	829
03-12-300-063-	1259	640	640	640	829	829	829
03-12-300-063-	1260	640	640	640	829	829	829
03-12-300-063-	1261	640	640	640	829	829	829
03-12-300-063-	1262	640	640	640	829	829	829
03-12-300-063-	1263	640	640	640	829	829	829
03-12-300-063-	1264	640	640	640	829	829	829
03-12-300-063-	1265	640	640	640	829	829	829
03-12-300-063-	1266	640	640	640	829	829	829
03-12-300-063-	1267	640	640	640	829	829	829
03-12-300-063-	1268	640	640	640	829	829	829
03-12-300-063-	1269	640	640	640	829	829	829

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Parcel Number and EAV History

PIN		2001	2002	2003	2004	2005	2006
03-12-300-063-	1270	640	640	640	829	829	829
03-12-300-063-	1271	640	640	640	829	829	829
03-12-300-063-	1272	640	640	640	829	829	829
03-12-300-063-	1273	640	640	640	829	829	829
03-12-300-063-	1274	640	640	640	829	829	829
03-12-300-063-	1275	640	640	640	829	829	829
03-12-300-063-	1276	640	640	640	829	829	829
03-12-300-063-	1277	640	640	640	829	829	829
03-12-300-063-	1278	640	640	640	829	829	829
03-12-300-063-	1279	640	640	640	829	829	829
03-12-300-063-	1280	640	640	640	829	829	829
03-12-300-063-	1281	640	640	640	829	829	829
03-12-300-063-	1282	640	640	640	829	829	829
03-12-300-063-	1283	640	640	640	829	829	829
03-12-300-063-	1284	640	640	640	829	829	829
03-12-300-063-	1285	640	640	640	829	829	829
03-12-300-063-	1286	640	640	640	829	829	829
03-12-300-063-	1287	640	640	640	829	829	829
03-12-300-063-	1288	640	640	640	829	829	829
03-12-300-063-	1289	640	640	640	829	829	829
03-12-300-063-	1290	640	640	640	829	829	829
03-12-300-063-	1291	640	640	640	829	829	829
03-12-300-063-	1292	640	640	640	829	829	829
03-12-300-063-	1293	640	640	640	829	829	829
03-12-300-063-	1294	640	640	640	829	829	829
03-12-300-063-	1295	10,002	10,002	10,002	12,943	12,943	12,943
03-12-300-063-	1296	8,220	8,220	8,220	10,638	10,638	10,638
03-12-300-063-	1297	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1298	9,479	9,479	9,479	12,267	12,267	12,267
03-12-300-063-	1299	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1300	8,124	8,124	8,124	10,515	10,515	10,515
03-12-300-063-	1301	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1302	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1303	9,479	9,479	9,479	12,267	12,267	12,267
03-12-300-063-	1304	10,430	10,430	10,430	13,498	13,498	13,498
03-12-300-063-	1305	8,220	8,220	8,220	10,638	10,638	10,638
03-12-300-063-	1306	10,002	10,002	10,002	12,943	12,943	12,943
03-12-300-063-	1307	10,097	10,097	10,097	13,066	13,066	13,066
03-12-300-063-	1308	8,315	8,315	8,315	10,761	10,761	10,761
03-12-300-063-	1309	10,525	10,525	10,525	13,621	13,621	13,621
03-12-300-063-	1310	9,597	9,597	9,597	12,421	12,421	12,421
03-12-300-063-	1311	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1312	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1313	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1314	10,287	10,287	10,287	13,313	13,313	13,313
03-12-300-063-	1315	9,597	9,597	9,597	12,421	12,421	12,421
03-12-300-063-	1316	10,525	10,525	10,525	13,621	13,621	13,621
03-12-300-063-	1317	8,315	8,315	8,315	10,761	10,761	10,761
03-12-300-063-	1318	11,308	11,308	11,308	14,634	14,634	14,634
03-12-300-063-	1319	10,216	10,216	10,216	13,221	13,221	13,221
03-12-300-063-	1320	8,410	8,410	8,410	10,884	10,884	10,884
03-12-300-063-	1321	10,644	10,644	10,644	13,774	13,774	13,774
03-12-300-063-	1322	9,693	9,693	9,693	12,544	12,544	12,544
03-12-300-063-	1323	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1324	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1325	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1326	10,406	10,406	10,406	13,466	13,466	13,466
03-12-300-063-	1327	9,693	9,693	9,693	12,544	12,544	12,544
03-12-300-063-	1328	10,644	10,644	10,644	13,774	13,774	13,774
03-12-300-063-	1329	8,410	8,410	8,410	10,884	10,884	10,884
03-12-300-063-	1330	11,380	11,380	11,380	14,727	14,727	14,727
03-12-300-063-	1331	10,311	10,311	10,311	13,343	13,343	13,343
03-12-300-063-	1332	8,529	8,529	8,529	11,038	11,038	11,038
03-12-300-063-	1333	10,739	10,739	10,739	13,897	13,897	13,897
03-12-300-063-	1334	9,812	9,812	9,812	12,697	12,697	12,697
03-12-300-063-	1335	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1336	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1337	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1338	10,501	10,501	10,501	13,589	13,589	13,589
03-12-300-063-	1339	9,812	9,812	9,812	12,697	12,697	12,697
03-12-300-063-	1340	10,739	10,739	10,739	13,897	13,897	13,897
03-12-300-063-	1341	8,529	8,529	8,529	11,038	11,038	11,038

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PIN		2001	2002	2003	2004	2005	2006
03-12-300-063-	1342	11,475	11,475	11,475	14,850	14,850	14,850
03-12-300-063-	1343	640	640	640	829	829	829
03-12-300-063-	1344	640	640	640	829	829	829
03-12-300-063-	1345	640	640	640	829	829	829
03-12-300-063-	1346	640	640	640	829	829	829
03-12-300-063-	1347	640	640	640	829	829	829
03-12-300-063-	1348	640	640	640	829	829	829
03-12-300-063-	1349	640	640	640	829	829	829
03-12-300-063-	1350	640	640	640	829	829	829
03-12-300-063-	1351	640	640	640	829	829	829
03-12-300-063-	1352	640	640	640	829	829	829
03-12-300-063-	1353	640	640	640	829	829	829
03-12-300-063-	1354	640	640	640	829	829	829
03-12-300-063-	1355	640	640	640	829	829	829
03-12-300-063-	1356	640	640	640	829	829	829
03-12-300-063-	1357	640	640	640	829	829	829
03-12-300-063-	1358	640	640	640	829	829	829
03-12-300-063-	1359	640	640	640	829	829	829
03-12-300-063-	1360	640	640	640	829	829	829
03-12-300-063-	1361	640	640	640	829	829	829
03-12-300-063-	1362	640	640	640	829	829	829
03-12-300-063-	1363	640	640	640	829	829	829
03-12-300-063-	1364	640	640	640	829	829	829
03-12-300-063-	1365	640	640	640	829	829	829
03-12-300-063-	1366	640	640	640	829	829	829
03-12-300-063-	1367	640	640	640	829	829	829
03-12-300-063-	1368	640	640	640	829	829	829
03-12-300-063-	1369	640	640	640	829	829	829
03-12-300-063-	1370	640	640	640	829	829	829
03-12-300-063-	1371	640	640	640	829	829	829
03-12-300-063-	1372	640	640	640	829	829	829
03-12-300-063-	1373	640	640	640	829	829	829
03-12-300-063-	1374	640	640	640	829	829	829
03-12-300-063-	1375	640	640	640	829	829	829
03-12-300-063-	1376	640	640	640	829	829	829
03-12-300-063-	1377	640	640	640	829	829	829
03-12-300-063-	1378	640	640	640	829	829	829
03-12-300-063-	1379	640	640	640	829	829	829
03-12-300-063-	1380	640	640	640	829	829	829
03-12-300-075	1001	4,918	4,918	4,918	5,667	5,667	5,667
03-12-300-075	1002	7,956	7,956	7,956	9,169	9,169	9,169
03-12-300-075	1003	5,565	5,565	5,565	6,413	6,413	6,413
03-12-300-075	1004	7,956	7,956	7,956	9,169	9,169	9,169
03-12-300-075	1005	5,565	5,565	5,565	6,413	6,413	6,413
03-12-300-075	1006	7,956	7,956	7,956	9,169	9,169	9,169
03-12-300-076	1001	4,918	4,918	2,908	5,667	5,667	5,667
03-12-300-076	1002	7,957	7,957	4,705	9,168	9,168	9,168
03-12-300-076	1003	5,566	5,566	3,291	6,414	6,414	6,414
03-12-300-076	1004	7,957	7,957	4,705	9,168	9,168	9,168
03-12-300-076	1005	5,566	5,566	3,291	6,414	6,414	6,414
03-12-300-076	1006	7,957	7,957	4,705	9,168	9,168	9,168
03-12-300-108		2	2	2	2	2	2
03-12-300-109		12,767	12,767	12,767	2	2	2
03-12-300-110		364,600	364,600	364,600	419,999	419,999	419,999
03-12-300-111		484,768	484,768	484,768	524,452	524,452	524,452
03-12-300-112		48,769	48,769	48,769	97,539	54,865	54,865
03-12-300-114		37,832	37,832	37,832	49,416	49,416	49,416
03-12-300-115		37,966	37,966	37,966	49,475	49,475	49,475
03-12-300-116		37,757	37,757	37,757	46,794	46,794	46,794
03-12-300-117		37,727	37,727	37,727	49,372	49,372	49,372
03-12-300-118		37,866	37,866	37,866	49,430	49,430	49,430
03-12-300-119		37,828	37,828	37,828	49,414	49,414	49,414
03-12-300-120		37,833	37,833	37,833	47,774	47,774	47,774
03-12-300-121		37,877	37,877	37,877	49,435	49,435	49,435
03-12-300-122		37,905	37,905	37,905	49,447	49,447	49,447
03-12-300-123		37,816	37,816	37,816	49,409	49,409	49,409
03-12-300-124		37,893	37,893	37,893	47,619	47,619	47,619
03-12-300-125		37,810	37,810	34,600	46,793	46,793	46,793
03-12-300-126		38,015	38,015	38,015	49,497	49,497	42,713
03-12-300-127		38,088	38,088	38,088	46,793	46,793	46,793
03-12-300-128		37,798	37,798	37,798	46,500	46,500	46,500
03-12-300-129		37,855	37,855	37,855	50,729	50,729	50,729

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PIN		2001	2002	2003	2004	2005	2006
03-12-300-130		37,903	37,903	37,903	46,794	46,794	46,794
03-12-300-131		37,833	37,833	37,833	49,416	46,255	46,255
03-12-300-132		37,945	37,945	37,945	49,465	49,465	49,465
03-12-300-133		37,924	37,924	37,924	47,096	47,096	47,096
03-12-300-134		39,540	39,540	39,540	50,720	50,720	49,999
03-12-300-135		38,015	38,015	38,015	49,498	49,498	49,498
03-12-300-136		37,858	37,858	37,858	47,293	47,293	47,293
03-12-300-137		35,839	35,839	35,839	44,753	44,753	44,753
03-12-300-138		37,740	37,740	37,740	47,198	47,198	47,198
03-12-300-139		37,773	37,773	37,773	49,286	49,286	49,286
03-12-300-140		37,743	37,743	37,743	47,183	47,183	47,183
03-12-300-141		37,659	37,659	37,659	48,253	48,253	48,253
03-12-300-142		37,677	37,677	37,677	49,244	49,244	49,244
03-12-300-143		37,677	37,677	37,677	47,259	47,259	47,259
03-12-300-144		37,785	37,785	37,785	472,588	47,258	47,258
03-12-300-145		37,602	37,602	37,602	47,259	47,259	47,259
03-12-300-146		37,778	37,778	37,778	47,193	47,193	47,193
03-12-300-147		37,524	37,524	37,524	47,259	47,259	47,259
03-12-300-148		37,653	37,653	37,653	47,585	47,585	47,585
03-12-300-149		37,765	37,765	37,765	49,283	46,214	46,214
03-12-300-150		37,653	37,653	37,653	49,234	45,985	45,985
03-12-300-151		38,646	38,646	38,646	50,233	50,233	50,233
03-12-300-152		37,858	37,858	37,858	49,325	46,417	46,417
03-12-300-153		37,685	37,685	37,685	49,249	49,248	49,248
03-12-300-154		38,621	38,621	38,621	48,420	48,420	48,420
03-12-300-155		38,663	38,663	38,663	47,258	47,258	47,258
03-12-300-156		33,896	33,896	33,896	47,259	47,259	47,259
03-12-300-157		38,660	38,660	38,660	47,259	47,259	47,259
03-12-300-158		34,198	34,198	34,198	47,046	47,046	470,446
03-12-300-159		37,677	37,677	37,677	47,046	470,466	47,046
03-12-300-160		38,639	35,311	35,311	49,184	49,184	49,184
03-12-300-161		39,465	39,465	39,465	50,584	50,584	50,584
03-12-300-162		33,968	33,968	33,968	46,410	46,410	46,410
03-12-300-163		37,758	37,758	37,758	49,280	49,280	49,280
03-12-300-164		34,202	34,202	34,202	46,410	46,410	46,410
03-12-300-165		37,687	37,687	37,687	49,249	49,249	49,249
03-12-300-166		37,588	37,588	37,588	48,114	48,114	48,114
03-12-300-167		37,959	37,959	37,959	48,352	48,352	48,352
03-12-300-168		37,773	37,773	37,773	49,286	49,286	49,286
03-12-300-169		35,502	35,502	35,502	49,250	49,250	49,250
03-12-300-170		37,798	37,798	37,798	46,701	46,701	46,701
03-12-300-171		37,680	37,680	37,680	49,246	49,246	49,246
03-12-300-172		1	1	1	1	1	1
03-12-300-173		1	1	1	1	1	1
03-12-300-174		37,247	37,247	37,247	52,116	52,116	52,116
03-12-300-175		36,759	36,759	36,759	48,100	48,100	48,100
03-12-300-176		37,597	37,597	37,597	50,909	49,315	49,315
03-12-300-177		32,726	32,726	32,726	48,062	48,062	48,062
03-12-300-178		36,012	36,012	36,012	48,056	48,056	48,056
03-12-300-179		32,983	32,983	32,983	47,764	47,764	47,764
03-12-300-180		36,405	36,405	36,405	48,000	48,000	48,000
03-12-300-181		37,602	37,602	37,602	45,999	45,999	45,999
03-12-300-182		37,704	37,704	37,704	49,608	49,608	49,608
03-12-300-183		37,346	37,346	37,346	49,348	49,348	49,348
03-12-300-184		37,470	37,470	37,470	49,399	49,399	49,399
03-12-300-185		37,449	37,449	37,449	49,390	49,390	49,390
03-12-300-186		38,469	38,469	38,469	49,488	49,488	49,488
03-12-300-187		37,466	37,466	37,466	47,053	47,053	47,053
03-12-300-188		9,366	9,366	9,366	780	780	780
03-12-300-198-	1001	n/a	n/a	20,449	18,525	18,525	18,525
03-12-300-198-	1002	n/a	n/a	20,449	16,079	16,079	16,079
03-12-300-198-	1003	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1004	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1005	n/a	n/a	16,079	16,079	20,448	20,448
03-12-300-198-	1006	n/a	n/a	16,079	16,079	20,448	20,448
03-12-300-198-	1007	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1008	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1009	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1010	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1011	n/a	n/a	20,449	18,525	18,525	18,525
03-12-300-198-	1012	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1013	n/a	n/a	16,079	16,079	16,079	16,079

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PIN		2001	2002	2003	2004	2005	2006
03-12-300-198-	1014	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1015	n/a	n/a	16,079	16,079	20,448	20,448
03-12-300-198-	1016	n/a	n/a	16,079	16,079	21,792	21,792
03-12-300-198-	1017	n/a	n/a	16,079	16,079	20,983	20,983
03-12-300-198-	1018	n/a	n/a	16,079	16,079	18,491	18,491
03-12-300-198-	1019	n/a	n/a	18,526	18,525	20,983	20,983
03-12-300-198-	1020	n/a	n/a	18,526	18,525	20,983	20,983
03-12-300-198-	1021	n/a	n/a	18,491	18,491	20,983	20,983
03-12-300-198-	1022	n/a	n/a	20,984	18,491	18,491	18,491
03-12-300-198-	1023	n/a	n/a	20,984	18,525	18,525	18,525
03-12-300-198-	1024	n/a	n/a	20,984	16,079	16,079	16,079
03-12-300-198-	1025	n/a	n/a	20,984	16,079	16,079	16,079
03-12-300-198-	1026	n/a	n/a	18,491	16,079	16,079	16,079
03-12-300-198-	1027	n/a	n/a	20,984	20,448	20,448	20,448
03-12-300-198-	1028	n/a	n/a	18,491	18,491	20,448	20,448
03-12-300-198-	1029	n/a	n/a	20,984	18,525	18,525	18,525
03-12-300-198-	1030	n/a	n/a	18,491	16,079	16,079	16,079
03-12-300-198-	1031	n/a	n/a	20,984	16,079	16,079	16,079
03-12-300-198-	1032	n/a	n/a	18,526	18,525	18,525	18,525
03-12-300-198-	1033	n/a	n/a	18,526	18,525	18,525	18,525
03-12-300-198-	1034	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1035	n/a	n/a	20,449	16,079	16,079	16,079
03-12-300-198-	1036	n/a	n/a	18,526	18,525	18,525	18,525
03-12-300-198-	1037	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1038	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1039	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1040	n/a	n/a	16,079	16,079	18,525	18,525
03-12-300-198-	1041	n/a	n/a	16,079	16,079	18,525	18,525
03-12-300-198-	1042	n/a	n/a	18,526	18,525	18,525	18,525
03-12-300-198-	1043	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1044	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1045	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1046	n/a	n/a	16,079	16,079	18,525	18,525
03-12-300-198-	1047	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1048	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1049	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1050	n/a	n/a	18,526	18,525	18,525	18,525
03-12-300-198-	1051	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1052	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1053	n/a	n/a	16,079	16,079	18,525	18,525
03-12-300-198-	1054	n/a	n/a	16,079	16,079	18,525	18,525
03-12-300-198-	1055	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1056	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1057	n/a	n/a	20,449	20,448	20,448	20,448
03-12-300-198-	1058	n/a	n/a	20,449	18,525	18,525	18,525
03-12-300-198-	1059	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1060	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1061	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1062	n/a	n/a	16,079	16,079	18,525	18,525
03-12-300-198-	1063	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1064	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1065	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1066	n/a	n/a	16,079	16,079	20,448	20,448
03-12-300-198-	1067	n/a	n/a	20,449	18,525	18,525	18,525
03-12-300-198-	1068	n/a	n/a	20,449	16,079	16,079	16,079
03-12-300-198-	1069	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1070	n/a	n/a	16,079	16,079	20,448	20,448
03-12-300-198-	1071	n/a	n/a	16,079	16,079	18,525	18,525
03-12-300-198-	1072	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1073	n/a	n/a	20,449	16,079	16,079	16,079
03-12-300-198-	1074	n/a	n/a	20,449	16,079	16,079	16,079
03-12-300-198-	1075	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1076	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1077	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1078	n/a	n/a	16,079	16,079	16,079	16,079
03-12-300-198-	1079	n/a	n/a	16,079	16,079	18,525	18,525
03-12-300-198-	1080	n/a	n/a	18,526	18,525	18,525	18,525
03-12-300-198-	1081	n/a	n/a	18,526	16,079	16,079	16,079
03-12-300-198-	1082	n/a	n/a	18,526	16,435	16,435	16,435
03-12-300-198-	1083	n/a	n/a	16,079	16,079	20,448	20,448
03-12-300-198-	1084	n/a	n/a	16,079	16,079	20,448	20,448
03-12-300-198-	1085	n/a	n/a	16,079	16,079	16,079	16,079

SOUTHEAST (INDUSTRIAL LANE) TIF

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PIN		2001	2002	2003	2004	2005	2006
03-12-300-198-	1158	n/a	n/a	17,832	17,831	17,831	17,831
03-12-300-198-	1159	n/a	n/a	11,721	11,720	11,720	11,720
03-12-300-198-	1160	n/a	n/a	11,721	11,720	11,720	11,720
03-12-300-198-	1161	n/a	n/a	12,688	12,688	12,688	12,688
03-12-300-198-	1162	n/a	n/a	12,335	12,334	12,334	12,334
03-12-300-198-	1163	n/a	n/a	12,335	12,334	12,334	12,334
03-12-300-198-	1164	n/a	n/a	12,688	12,688	12,688	12,688
03-12-300-198-	1165	n/a	n/a	11,721	11,720	11,720	11,720
03-12-300-198-	1166	n/a	n/a	17,684	17,684	17,684	17,684
03-12-300-198-	1167	n/a	n/a	11,721	11,720	11,720	11,720
03-12-300-198-	1168	n/a	n/a	17,832	17,831	17,831	17,831
03-12-300-198-	1169	n/a	n/a	11,721	11,720	11,720	11,720
03-12-300-198-	1170	n/a	n/a	11,721	11,720	11,720	11,720
03-12-300-198-	1171	n/a	n/a	12,688	12,688	12,688	12,688
03-12-300-198-	1172	n/a	n/a	12,335	12,334	12,334	12,334
03-12-300-198-	1173	n/a	n/a	12,335	12,334	12,334	12,334
03-12-300-198-	1174	n/a	n/a	12,688	12,688	12,688	12,688
03-12-300-198-	1175	n/a	n/a	11,721	11,720	11,720	11,720
03-12-300-198-	1176	n/a	n/a	17,684	17,684	17,684	17,684
03-12-300-198-	1177	n/a	n/a	11,721	11,720	11,720	11,720
03-12-300-198-	1178	n/a	n/a	17,832	17,831	17,831	17,831
03-12-300-198-	1179	n/a	n/a	11,721	11,720	11,720	11,720
03-12-300-198-	1180	n/a	n/a	11,721	11,720	11,720	11,720
03-13-100-005		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-006		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-008		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-009		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-010		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-011		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-012		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-100-013		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-101-005		192,780	192,780	192,780	210,380	210,380	200,786
03-13-101-006		36,530	36,530	36,530	53,579	53,579	53,579
03-13-101-007		101,498	101,498	101,498	131,119	131,119	131,119
03-13-101-008		158,956	158,956	158,956	158,935	158,935	158,935
03-13-101-011		114,000	114,000	114,000	132,914	132,914	132,914
03-13-101-013		194,399	194,399	194,399	196,711	179,471	179,471
03-13-101-016		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-101-017		112,982	112,982	112,982	136,338	114,998	114,998
03-13-101-018		3,832	3,832	3,832	4,168	4,129	4,129
03-13-101-019		236,643	236,643	236,643	217,476	217,476	217,476
03-13-101-020		144,629	144,629	137,999	145,799	145,799	145,799
03-13-101-021		88,930	80,290	80,290	89,385	89,385	89,385
03-13-101-022		52,705	52,705	52,705	64,999	64,999	64,999
03-13-101-025		703,135	703,135	703,135	724,560	724,560	724,560
03-13-101-026		75,046	64,679	64,679	72,832	72,832	72,832
03-13-101-027		66,068	66,068	66,068	84,067	84,067	84,067
03-13-101-028		60,839	55,295	55,295	57,186	57,186	57,186
03-13-101-029		305,628	176,942	176,942	234,419	EXEMPT	EXEMPT
03-13-101-030		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-026		232,885	232,885	232,885	227,926	227,926	227,926
03-13-102-027		296,552	296,552	296,552	287,595	287,595	287,595
03-13-102-028		147,419	147,419	147,419	147,419	147,419	147,419
03-13-102-029		304,203	304,203	304,203	354,538	354,538	354,538
03-13-102-031		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-033		445,906	445,906	308,085	490,494	490,494	490,494
03-13-102-035		167,400	167,400	167,400	201,773	201,773	201,773
03-13-102-036		135,996	135,996	135,996	150,931	150,931	150,931
03-13-102-037		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-038		1,259,997	1,259,997	1,259,997	1,480,982	1,480,982	1,480,982
03-13-102-040		26,757	26,757	26,757	29,156	29,156	29,156
03-13-102-044		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-046		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-047-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-047-	8002	92,727	51,022	51,022	154,494	92,696	92,696
03-13-102-048-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-048-	8002	409,387	266,584	266,584	780,540	780,540	608,821
03-13-102-049-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-049-	8002	8,172	8,172	8,172	7,089	7,089	7,089
03-13-102-050-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-102-050-	8002	19,624	30,777	28,156	36,258	36,258	36,258
03-13-200-001		61,600	61,600	61,600	69,599	69,559	69,559

SOUTHEAST (INDUSTRIAL LANE) TIF

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PIN		2001	2002	2003	2004	2005	2006
03-13-200-007		151,999	151,999	151,999	170,999	170,999	170,999
03-13-200-009		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-200-013		203,899	203,899	203,899	210,598	210,598	210,598
03-13-200-014		17,212	17,041	17,041	21,986	21,986	21,986
03-13-200-015		37,894	37,899	37,899	67,909	67,159	67,269
03-13-200-016		145,811	146,235	146,235	485,995	379,338	394,977
03-13-200-017		115,845	110,288	110,288	119,217	119,217	119,217
03-13-200-018		763,426	763,426	774,953	829,438	829,438	827,975
03-13-200-022		138,768	111,242	111,242	133,876	133,876	113,845
03-13-200-024		4,108	4,108	4,108	1,423	4,108	4,108
03-13-200-025		71,817	71,817	71,817	74,540	74,540	74,540
03-13-200-026		8,317	8,317	8,317	8,663	8,663	8,663
03-13-200-027		344,077	330,369	330,369	334,998	334,998	334,998
03-13-200-029-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-200-029-	8002	1,126,125	1,126,125	1,126,125	1,203,180	1,203,180	1,203,180
03-13-200-029-	8003	649,037	649,037	649,037	693,120	693,120	693,120
03-13-300-007		492,646	471,197	471,197	519,836	519,826	519,826
03-13-300-013-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-300-013-	8002	188,611	137,948	137,948	417,706	250,623	250,623
03-13-300-014-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-13-300-014-	8002	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	382,317
03-13-400-020		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-005		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-008		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-012		221,152	289,150	289,150	271,851	271,857	271,851
03-14-201-013		57,405	119,350	119,350	141,792	141,792	141,792
03-14-201-014		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-015		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-018		3,608	3,608	3,608	4,328	4,328	4,328
03-14-201-019		3,608	3,608	3,608	4,328	4,328	4,328
03-14-201-020		2,624	2,624	2,624	4,328	4,328	4,328
03-14-201-021		3,608	3,608	3,608	23,806	4,328	4,328
03-14-201-022		3,608	3,608	3,608	4,328	4,328	4,328
03-14-201-023		21,120	21,120	21,120	28,355	28,355	28,355
03-14-201-024		17,476	17,476	17,476	23,788	23,788	23,788
03-14-201-025		16,836	16,836	16,836	23,115	23,115	23,115
03-14-201-026		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-027		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-028		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-029		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-030		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-031		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-032		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-033		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-035		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-201-036		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-019-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-019-	8002	16,588	106,202	349,543	297,033	297,033	297,033
03-14-202-020-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-020-	8002	198,231	265,041	242,471	329,584	329,584	329,584
03-14-202-021-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-021-	8002	1,412	63,923	207,690	176,488	176,488	176,488
03-14-202-022-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-022-	8002	1,412	2,452	8,973	7,624	7,624	7,624
03-14-202-023-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-023-	8002	1	28,128	90,935	77,273	77,273	77,273
03-14-202-024-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-024-	8002	46,541	61,115	55,910	47,511	47,511	47,511
03-14-202-025-	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-202-025-	8002	175,694	236,611	216,462	294,229	294,229	294,229
03-14-203-001		17,931	17,931	17,931	23,376	23,376	23,376
03-14-203-002		19,754	19,754	19,754	26,296	26,296	26,296
03-14-203-003		16,126	16,126	16,126	21,517	21,517	21,517
03-14-203-004		15,881	15,881	15,881	20,429	20,429	20,429
03-14-203-005		16,580	16,580	16,580	21,103	21,103	21,103
03-14-203-006		16,000	16,000	16,000	21,334	21,334	21,334
03-14-203-007		18,812	18,812	18,812	23,996	23,996	23,996
03-14-203-008		15,892	15,892	15,892	20,443	20,443	20,443
03-14-203-009		15,892	15,892	15,892	20,443	20,443	20,443
03-14-203-010		16,718	16,718	16,718	22,664	22,664	22,664
03-14-203-011		18,184	18,184	18,184	23,234	23,234	23,234
03-14-204-001		16,601	16,601	16,601	21,230	21,230	21,230

SOUTHEAST (INDUSTRIAL LANE) TIF

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PIN		2001	2002	2003	2004	2005	2006
03-14-204-002		EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-204-003		16,341	16,341	16,341	21,677	21,677	21,677
03-14-204-004		16,234	16,234	16,234	20,778	20,778	20,778
03-14-205-001		19,165	19,165	19,165	25,033	25,033	25,033
03-14-205-002		16,131	16,131	16,131	21,523	21,523	21,523
03-14-205-003		21,263	21,263	21,263	27,028	27,028	27,028
03-14-205-016	8001	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
03-14-205-016	8002	6,947	6,947	63,556	11,650	11,650	11,650
03-13-300-012	(parent of -014-8001 and -014-8002)	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT	n/a
03-12-300-191	(parent of 300-197-1054 thru 1133)	284,654	n/a	n/a	n/a	n/a	n/a
03-12-300-192	(parent of 300-198-1134 thru 1180)	80,510	80,510	n/a	n/a	n/a	n/a
03-12-300-193	(parent of 300-198-1134 thru 1180)	8,635	8,635	n/a	n/a	n/a	n/a
03-12-300-194	(parent of 300-197-1054 thru 1133)	1,366,710	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1001	(parent of 300-197-1001)	20,451	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1002	(parent of 300-197-1002)	17,577	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1003	(parent of 300-197-1003)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1004	(parent of 300-197-1004)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1005	(parent of 300-197-1005)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1006	(parent of 300-197-1006)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1007	(parent of 300-197-1007)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1008	(parent of 300-197-1008)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1009	(parent of 300-197-1009)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1010	(parent of 300-197-1010)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1011	(parent of 300-197-1011)	17,577	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1012	(parent of 300-197-1012)	15,923	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1013	(parent of 300-197-1013)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1014	(parent of 300-197-1014)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1015	(parent of 300-197-1015)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1016	(parent of 300-197-1016)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1017	(parent of 300-197-1017)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1018	(parent of 300-197-1018)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1019	(parent of 300-197-1019)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1020	(parent of 300-197-1020)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1021	(parent of 300-197-1021)	15,895	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1022	(parent of 300-197-1022)	18,037	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1023	(parent of 300-197-1023)	18,037	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1024	(parent of 300-197-1024)	18,054	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1025	(parent of 300-197-1025)	18,054	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1026	(parent of 300-197-1026)	15,895	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1027	(parent of 300-197-1027)	18,037	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1028	(parent of 300-197-1028)	15,895	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1029	(parent of 300-197-1029)	18,029	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1030	(parent of 300-197-1030)	15,895	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1031	(parent of 300-197-1031)	18,037	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1032	(parent of 300-197-1032)	18,731	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1033	(parent of 300-197-1033)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1034	(parent of 300-197-1034)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1035	(parent of 300-197-1035)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1036	(parent of 300-197-1036)	17,577	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1037	(parent of 300-197-1037)	15,923	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1038	(parent of 300-197-1038)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1039	(parent of 300-197-1039)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1040	(parent of 300-197-1040)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1041	(parent of 300-197-1041)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1042	(parent of 300-197-1042)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1043	(parent of 300-197-1043)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1044	(parent of 300-197-1044)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1045	(parent of 300-197-1045)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1046	(parent of 300-197-1046)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1047	(parent of 300-197-1047)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1048	(parent of 300-197-1048)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1049	(parent of 300-197-1049)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1050	(parent of 300-197-1050)	15,924	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1051	(parent of 300-197-1051)	13,118	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1052	(parent of 300-197-1052)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-195-1053	(parent of 300-197-1053)	13,820	n/a	n/a	n/a	n/a	n/a
03-12-300-196	(parent of 300-198-1134 thru 1180)	n/a	207,728	n/a	n/a	n/a	n/a
03-12-300-197-1001	(parent of 300-198-1001)	n/a	20,450	n/a	n/a	n/a	n/a
03-12-300-197-1002	(parent of 300-198-1002)	n/a	20,450	n/a	n/a	n/a	n/a
03-12-300-197-1003	(parent of 300-198-1003)	n/a	18,527	n/a	n/a	n/a	n/a
03-12-300-197-1004	(parent of 300-198-1004)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1005	(parent of 300-198-1005)	n/a	16,080	n/a	n/a	n/a	n/a

SOUTHEAST (INDUSTRIAL LANE) TIF

Parcel Number and EAV History

PIN		2001	2002	2003	2004	2005	2006
03-12-300-197-1078	(parent of 300-198-1078)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1079	(parent of 300-198-1079)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1080	(parent of 300-198-1080)	n/a	18,527	n/a	n/a	n/a	n/a
03-12-300-197-1081	(parent of 300-198-1081)	n/a	18,527	n/a	n/a	n/a	n/a
03-12-300-197-1082	(parent of 300-198-1082)	n/a	18,527	n/a	n/a	n/a	n/a
03-12-300-197-1083	(parent of 300-198-1083)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1084	(parent of 300-198-1084)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1085	(parent of 300-198-1085)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1086	(parent of 300-198-1086)	n/a	18,527	n/a	n/a	n/a	n/a
03-12-300-197-1086	(parent of 300-198-1087)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1088	(parent of 300-198-1088)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1089	(parent of 300-198-1089)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1090	(parent of 300-198-1090)	n/a	18,527	n/a	n/a	n/a	n/a
03-12-300-197-1091	(parent of 300-198-1091)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1092	(parent of 300-198-1092)	n/a	16,080	n/a	n/a	n/a	n/a
03-12-300-197-1093	(parent of 300-198-1093)	n/a	18,527	n/a	n/a	n/a	n/a
03-12-300-197-1094	(parent of 300-198-1094)	n/a	12,688	n/a	n/a	n/a	n/a
03-12-300-197-1095	(parent of 300-198-1095)	n/a	12,336	n/a	n/a	n/a	n/a
03-12-300-197-1096	(parent of 300-198-1096)	n/a	12,336	n/a	n/a	n/a	n/a
03-12-300-197-1097	(parent of 300-198-1097)	n/a	12,336	n/a	n/a	n/a	n/a
03-12-300-197-1098	(parent of 300-198-1098)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1099	(parent of 300-198-1099)	n/a	17,685	n/a	n/a	n/a	n/a
03-12-300-197-1100	(parent of 300-198-1100)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1101	(parent of 300-198-1101)	n/a	17,833	n/a	n/a	n/a	n/a
03-12-300-197-1102	(parent of 300-198-1102)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1103	(parent of 300-198-1103)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1104	(parent of 300-198-1104)	n/a	12,688	n/a	n/a	n/a	n/a
03-12-300-197-1105	(parent of 300-198-1105)	n/a	12,336	n/a	n/a	n/a	n/a
03-12-300-197-1106	(parent of 300-198-1106)	n/a	12,336	n/a	n/a	n/a	n/a
03-12-300-197-1107	(parent of 300-198-1107)	n/a	12,688	n/a	n/a	n/a	n/a
03-12-300-197-1108	(parent of 300-198-1108)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1109	(parent of 300-198-1109)	n/a	17,685	n/a	n/a	n/a	n/a
03-12-300-197-1110	(parent of 300-198-1110)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1111	(parent of 300-198-1111)	n/a	17,833	n/a	n/a	n/a	n/a
03-12-300-197-1112	(parent of 300-198-1112)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1113	(parent of 300-198-1113)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1114	(parent of 300-198-1114)	n/a	12,688	n/a	n/a	n/a	n/a
03-12-300-197-1115	(parent of 300-198-1115)	n/a	12,336	n/a	n/a	n/a	n/a
03-12-300-197-1116	(parent of 300-198-1116)	n/a	12,336	n/a	n/a	n/a	n/a
03-12-300-197-1117	(parent of 300-198-1117)	n/a	12,688	n/a	n/a	n/a	n/a
03-12-300-197-1118	(parent of 300-198-1118)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1119	(parent of 300-198-1119)	n/a	17,685	n/a	n/a	n/a	n/a
03-12-300-197-1120	(parent of 300-198-1120)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1121	(parent of 300-198-1121)	n/a	17,833	n/a	n/a	n/a	n/a
03-12-300-197-1122	(parent of 300-198-1122)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1123	(parent of 300-198-1123)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1124	(parent of 300-198-1124)	n/a	12,688	n/a	n/a	n/a	n/a
03-12-300-197-1125	(parent of 300-198-1125)	n/a	12,336	n/a	n/a	n/a	n/a
03-12-300-197-1126	(parent of 300-198-1126)	n/a	12,336	n/a	n/a	n/a	n/a
03-12-300-197-1127	(parent of 300-198-1127)	n/a	12,688	n/a	n/a	n/a	n/a
03-12-300-197-1128	(parent of 300-198-1128)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1129	(parent of 300-198-1129)	n/a	17,685	n/a	n/a	n/a	n/a
03-12-300-197-1130	(parent of 300-198-1130)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1131	(parent of 300-198-1131)	n/a	17,833	n/a	n/a	n/a	n/a
03-12-300-197-1132	(parent of 300-198-1132)	n/a	11,721	n/a	n/a	n/a	n/a
03-12-300-197-1133	(parent of 300-198-1133)	n/a	11,721	n/a	n/a	n/a	n/a
Total AV		21,806,243	21,717,140	22,379,982	26,863,145	26,267,815	26,455,543
Total EAV		50,368,060	53,617,447	55,050,280	69,191,403	71,763,671	71,631,028
Percent Change			6.45%	2.67%	25.69%	3.72%	-0.18%
Village Wide EAV		900,246,070	953,308,489	941,702,835	1,101,641,089	1,166,555,624	1,167,337,025
Balance of Village Wide EAV		849,878,010	899,691,042	886,652,555	1,032,449,686	1,094,791,953	1,095,705,997
Percent Change			5.86%	-1.45%	16.44%	6.04%	0.08%

Table 2: Projected EAV and Tax Increment in Redevelopment Project Area

Southeast (Industrial Lane) Redevelopment Project Area								
Base Value		\$ 71,631,028		Inflation Factor			2.00%	
Construction Year	Valuation Year	Revenue Year	Inflation Increment	Value Added	Valuation Increment	Tax Rate	Tax Increment	
1	2008	2009	2010			0	8.8268	0
2	2009	2010	2011	1,432,621	750,000	2,182,621	8.8268	192,656
3	2010	2011	2012	1,476,273	750,000	4,408,894	8.8268	389,164
4	2011	2012	2013	1,520,798	750,000	6,679,692	8.8268	589,603
5	2012	2013	2014	1,566,214	750,000	8,995,906	8.8268	794,051
6	2013	2014	2015	1,612,539	750,000	11,358,445	8.8268	1,002,587
7	2014	2015	2016	1,659,789	500,000	13,518,235	8.8268	1,193,228
8	2015	2016	2017	1,702,985	500,000	15,721,220	8.8268	1,387,681
9	2016	2017	2018	1,747,045	500,000	17,968,265	8.8268	1,586,023
10	2017	2018	2019	1,791,986	350,000	20,110,251	8.8268	1,775,092
11	2018	2019	2020	1,834,826	350,000	22,295,076	8.8268	1,967,942
12	2019	2020	2021	1,878,522		24,173,598	8.8268	2,133,755
13	2020	2021	2022	1,916,093		26,089,691	8.8268	2,302,885
14	2021	2022	2023	1,954,414		28,044,105	8.8268	2,475,397
15	2022	2023	2024	1,993,503		30,037,608	8.8268	2,651,360
16	2023	2024	2025	2,033,373		32,070,981	8.8268	2,830,841
17	2024	2025	2026	2,074,040		34,145,021	8.8268	3,013,913
18	2025	2026	2027	2,115,521		36,260,542	8.8268	3,200,645
19	2026	2027	2028	2,157,831		38,418,373	8.8268	3,391,113
20	2027	2028	2029	2,200,988		40,619,361	8.8268	3,585,390
21	2028	2029	2030	2,245,008		42,864,369	8.8268	3,783,552
22	2029	2030	2031	2,289,908		45,154,277	8.8268	3,985,678
23	2030	2031	2032	2,335,706		47,489,983	8.8268	4,191,846
Totals				5,950,000				48,424,399
Present Value at 7.2%							\$	17,216,637

ATTACHMENTS

Attachment 1: Legal Description

Wheeling Southeast (Industrial Lane) TIF District

All that area bounded by the following-described line, including all streets and rights-of-way located therein:

Beginning at the intersection of the Easterly right-of-way line of Milwaukee Avenue and the Easterly extension of the South line of Astor Place, a Subdivision of Part of Lot 25 in Grewe's Subdivision of part of the Southwest $\frac{1}{4}$ of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian; thence West along the Easterly extension of the South line of Astor Place, aforesaid, to the Southeast corner of Astor Place, aforesaid; thence continuing West along the South line of Astor Place, aforesaid, to the Southeast corner of Harmony Village, a resubdivision of part of Lot 25 in Assessor's Division and part of Lots 1 and 2 in Grewe's Subdivision of part of the Southwest $\frac{1}{4}$ of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian; thence continuing West along the South line of Harmony Village, aforesaid, to the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian; thence South along the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 12, aforesaid, to the North line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian; thence West along the North line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, aforesaid, to the Northerly extension of the East line of Lot 1 in Ensar Subdivision of Lot 1 in Tideman's Resubdivision and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian; thence South along the Northerly extension of the East line of Lot 1 in Ensar Subdivision, aforesaid, and the East line of Lot 1 in Ensar Subdivision, aforesaid, to the South line of Lot 1 in Ensar Subdivision, aforesaid, (being also the North right-of-way line of Kerry Lane); thence West along the South line of Lot 1 in Ensar Subdivision, aforesaid, to the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, aforesaid, thence South along the West line of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 14, aforesaid, to the North line of Wheeling Center for Industry Unit Four, a subdivision of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 42 North, Range 11, East of the Third Principal Meridian (being also the South line of Lynn Lane); thence East along the North line of Wheeling Center for Industry Unit Four, aforesaid, to the West right-of-way line of Wolf Road, as relocated; thence Southeasterly along the West right-of-way line of Wolf Road to the South right-of-way line of Larkin Drive; thence East along the South right-of-way line of Larkin Road to the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 42 North, Range 11, East of the Third Principal Meridian; thence South along the West line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 13, aforesaid, to a point which is 1800 feet North of the South line of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 13, aforesaid; thence East along a line that is 1800 feet North of and parallel with the South line of Section 13,

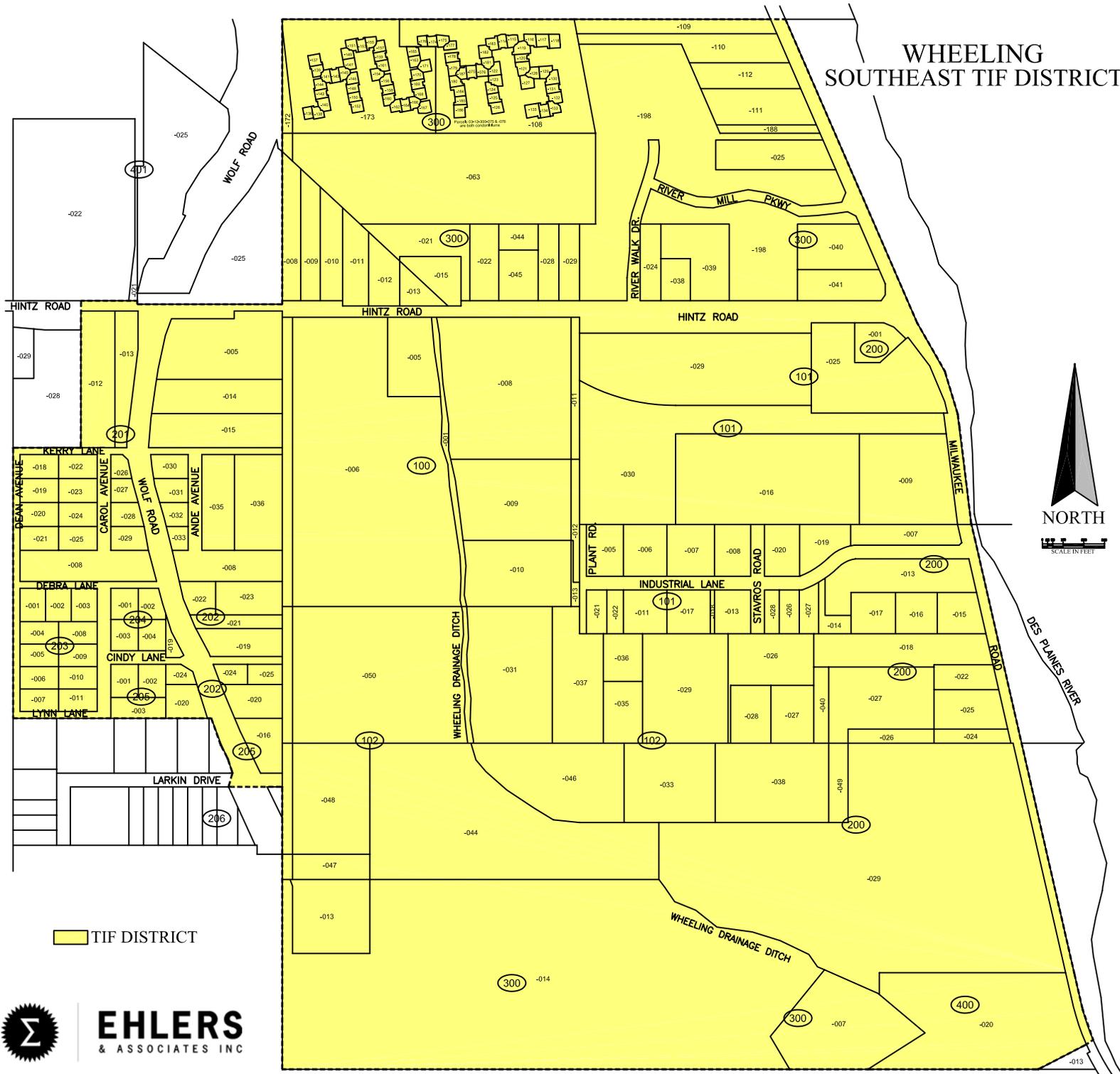
Township 42 North, Range 11, East of the Third Principal Meridian, (said line also being the boundary line between the Villages of Wheeling and Prospect Heights), to a point located at the intersection of the aforementioned line and the Northerly line of the following described parcel: That part of Lot 1 described as follows: Beginning at the point of intersection of the center line of Milwaukee Avenue and the South line of Lot 1 extended East; thence North 90 degrees, 00 minutes, 00 seconds West 424.77 feet; thence South 25 degrees, 31 minutes, 00 seconds East along a line parallel with the center line of Milwaukee Avenue 120 feet; thence South 64 degrees, 29 minutes, 00 seconds West 46.70 feet; thence North 25 degrees, 31 minutes, 00 seconds West 523.75 feet; thence North 62 degrees, 14 minutes, 00 seconds East 430.10 feet; thence Southeasterly along the center line of Milwaukee Avenue 603.45 feet to the point of beginning; thence North 62 degrees, 14 minutes, 00 seconds East from said point to the Easterly right-of-way line of Milwaukee Avenue; thence Northerly along the Easterly right-of-way line of Milwaukee Avenue to the point of beginning, all in Cook County, Illinois;

P.I.N.s: 03-12-300-008, -009, -010, -011, -012, -013, -015, -021, -022, -024, -025, -028, -029, -038, -039, -040, -041, -044 and -045; 03-12-300-063-1001 through -1380, inclusive; 03-12-300-075-1001 through -1006, inclusive; 03-12-300-076-1001 through -1006, inclusive; 03-12-300-108 through -112, inclusive; 03-12-300-114 through -188, inclusive; 03-12-300-198-1001 through -1180, inclusive; 03-14-201-005, -008, -012, -013, -014, -015, -018, -019, -020, -021, -022, -023, -024, -025, -026, -027, -028, -029, -030, -031, -032, -033, -035 and -036; 03-14-202-019-8001 and -8002; 03-14-202-020-8001 and -8002; 03-14-202-021-8001 and -8002; 03-14-202-022-8001 and -8002; 03-14-202-023-8001 and -8002; 03-14-202-024-8001 and -8002; 03-14-202-025-8001 and -8002; 03-14-203-001 through -011, inclusive; 03-14-204-001 through -004, inclusive; 03-14-205-001, -002 and -003; 03-14-205-016-8001 and -8002; 03-13-100-005, -006, -008, -009, -010, -011, -012 and -013; 03-13-101-005, -006, -007, -008, -011, -013, -016, -017, -018, -019, -020, -021, -022, -025, -026, -027, -028, -029 and -030; 03-13-102-026, -027, -028, -029, -031, -033, -035, -036, -037, -038, -040, -044 and -046; 03-13-102-047-8001 and -8002; 03-13-102-048-8001 and -8002; 03-13-102-049-8001 and -8002; 03-13-102-050-8001 and -8002; 03-13-200-001, -007, -009, -013, -014, -015, -016, -017, -018, -022, -024, -025, -026 and -027; 03-13-200-029-8001, -8002 and -8003; 03-13-300-007; 03-13-300-013-8001 and -8002; 03-13-300-014-8001 and -8002; 13-13-400-020;

Commonly known as that area generally bounded by the Harmony Village and Astor Place Townhomes on the North, Wolf Road and Dean Avenue on the West, the Village of Wheeling corporate boundary on the South (running through Chicago Executive Airport, North of Palatine Road) and Milwaukee Avenue on the East, Wheeling, Illinois.

Attachment 2: Redevelopment Project Area Map

WHEELING SOUTHEAST TIF DISTRICT



 TIF DISTRICT

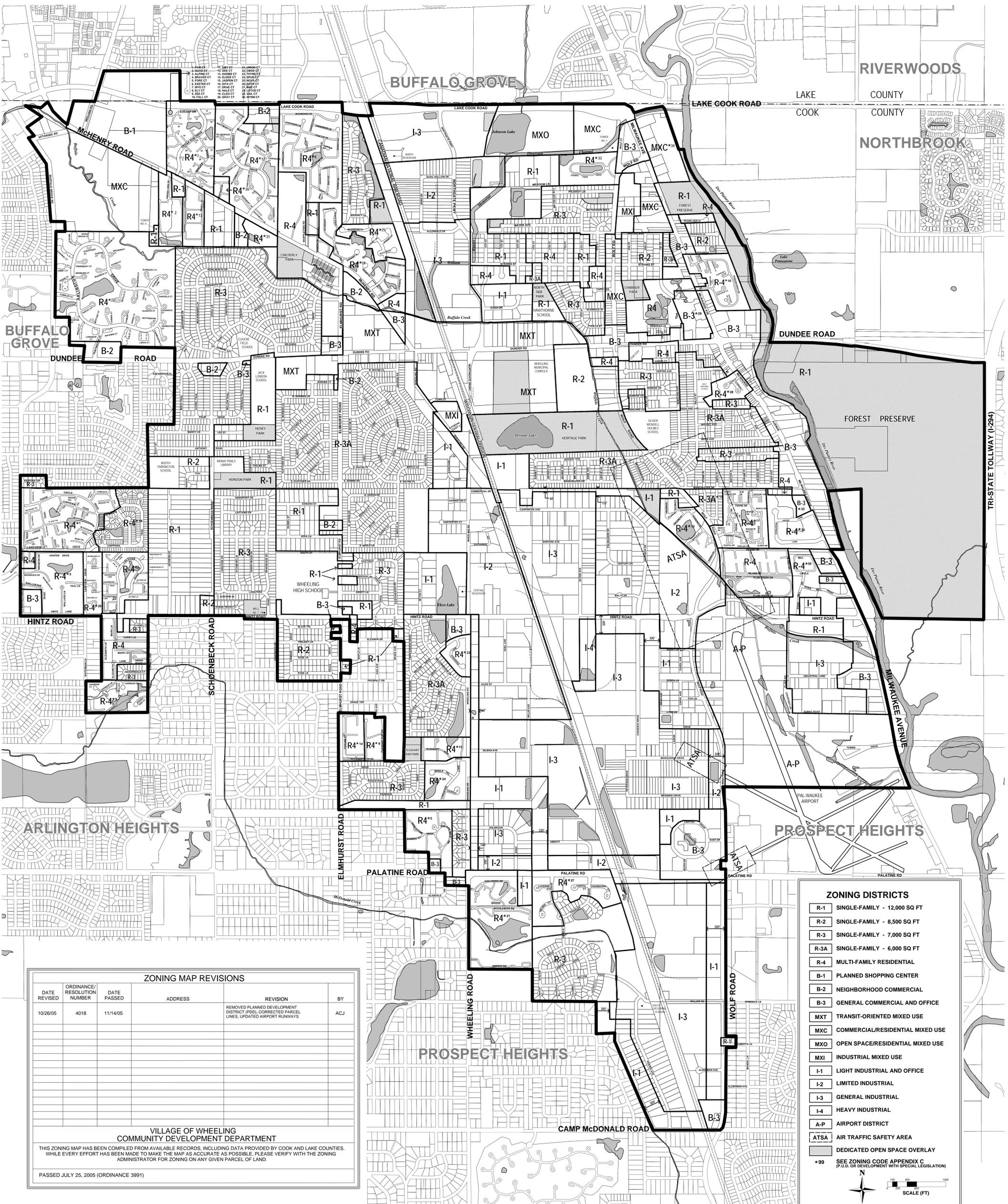


EHLERS
& ASSOCIATES INC

Attachment 3: Existing Zoning Map

OFFICIAL ZONING MAP

VILLAGE OF WHEELING, ILLINOIS



ZONING MAP REVISIONS					
DATE REVISED	ORDINANCE/RESOLUTION NUMBER	DATE PASSED	ADDRESS	REVISION	BY
10/26/05	4018	11/14/05		REMOVED PLANNED DEVELOPMENT DISTRICT (PDD), CORRECTED PARCEL LINES, UPDATED AIRPORT RUNWAYS	ACJ

VILLAGE OF WHEELING
COMMUNITY DEVELOPMENT DEPARTMENT

THIS ZONING MAP HAS BEEN COMPILED FROM AVAILABLE RECORDS, INCLUDING DATA PROVIDED BY COOK AND LAKE COUNTIES. WHILE EVERY EFFORT HAS BEEN MADE TO MAKE THE MAP AS ACCURATE AS POSSIBLE, PLEASE VERIFY WITH THE ZONING ADMINISTRATOR FOR ZONING ON ANY GIVEN PARCEL OF LAND.

PASSED JULY 25, 2005 (ORDINANCE 3991)

ZONING DISTRICTS

- R-1 SINGLE-FAMILY - 12,000 SQ FT
- R-2 SINGLE-FAMILY - 8,500 SQ FT
- R-3 SINGLE-FAMILY - 7,000 SQ FT
- R-3A SINGLE-FAMILY - 6,000 SQ FT
- R-4 MULTI-FAMILY RESIDENTIAL
- B-1 PLANNED SHOPPING CENTER
- B-2 NEIGHBORHOOD COMMERCIAL
- B-3 GENERAL COMMERCIAL AND OFFICE
- MXT TRANSIT-ORIENTED MIXED USE
- MXC COMMERCIAL/RESIDENTIAL MIXED USE
- MXO OPEN SPACE/RESIDENTIAL MIXED USE
- MXI INDUSTRIAL MIXED USE
- I-1 LIGHT INDUSTRIAL AND OFFICE
- I-2 LIMITED INDUSTRIAL
- I-3 GENERAL INDUSTRIAL
- I-4 HEAVY INDUSTRIAL
- A-P AIRPORT DISTRICT
- ATSA AIR TRAFFIC SAFETY AREA
- DEDICATED OPEN SPACE OVERLAY

*99 SEE ZONING CODE APPENDIX C (P.U.D. OR DEVELOPMENT WITH SPECIAL LEGISLATION)

N
SCALE (FT)

**Attachment 4: Village of Wheeling, Southeast (Industrial Lane) Redevelopment Project
Area Eligibility Report**