



**Town Center II
Tax Increment Financing
Redevelopment Plan and Project
Village of Wheeling, Illinois**

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I. EXECUTIVE SUMMARY

Introduction

The Village of Wheeling (the “Village”), is a village located primarily in Cook County, Illinois, United States. It is a suburb of Chicago. A small portion of the village lies in Lake County.

The Village was incorporated in 1894. The land was largely rural in nature and was used primarily as farmland. Over the next century, the Village developed from a rural farming location to a bedroom community with various manufacturing plants located in town. Over this period, the Village was successful in attracting all forms of newer development that included a diverse mix of residential, commercial, and industrial uses.

Areas in the Village have now reached a state of economic and physical decline. This is largely present along the Dundee Ave. and Milwaukee Ave. corridors. Companies such as Wickes Furniture and Kenny Construction have left the Village leaving large areas of vacant and fallow land. As such, the Village created the Town Center Redevelopment Project Area in 2003. That Redevelopment Project Area has not fully met its goals and is hampered by the decline in equalized assessed values (“EAVs”) in the area.

As such, the Village is dedicated to the continued growth and economic development of the Village. The Village’s ability to stimulate growth and development relies on the creation and implementation of government programs that will allow the Village to work with the private sector to eliminate blighted areas and ensure sound growth and development of property. Based upon the Village’s establishment of a redevelopment project area as described herein, it is understood that the Village recognizes the necessity of the relationship between continued community growth and public participation. The blighting of communities impairs the value of private investment and threatens the growth of the community’s tax base. Additionally, the Village understands the dangers associated with blighting factors and problems arising from blighted conditions.

The Illinois General Assembly passed the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) (the “Act”) to address the growing number of blighted areas in many Illinois municipalities. The blighting of communities impairs the value of private investment and threatens the growth of the community’s tax base. The Act declares that in order to promote the public health, safety, morals, and welfare, blighting conditions must be eliminated.

The Village’s Redevelopment Project Area Tax Increment Allocation Redevelopment Plan and Project (referred to herein as the “Plan” or “Redevelopment Plan and Project”) was developed to provide a description of the necessary actions to address existing blighting conditions in the Redevelopment Project Area (the “Area”). The Area encompasses approximately 200 acres of land within the Village on the north and south sides along the Dundee Road corridor, extending to a point just east of Wolf Road and west of Elmhurst Road, and adjacent properties both north and south along Northgate Parkway. From an economic perspective, the implementation of the Plan through the use of tax increment financing revenues should stimulate private investment in the Area. The expected combined public and private investment that will result from the Plan are anticipated to eliminate the blighting conditions that currently exist in the Area.

II. REDEVELOPMENT PROJECT AREA DESCRIPTION

The Area encompasses approximately 200 acres of land within the Village on the north and south sides along the Dundee Road corridor, extending to a point just east of Wolf Road and west of Elmhurst Road, and adjacent properties both north and south along Northgate Parkway. (See legal description and specific boundary map in the Appendix.)

Based upon the former use of the Area and the current site conditions, it is reasonable to conclude that, without the establishment of a redevelopment project area and the use of tax increment financing, the Area is not reasonably anticipated to develop.

Overview of the Area

The Area is generally along the Dundee Ave. corridor. It consists of various retail shopping stores, park land, former and current industrial sites, the Metra line, and government buildings.

The Town Center Redevelopment Project Area was originally established to facilitate development within this area. Due to the economic decline, the economic downturn of the 2007-2008 era, and declining EAVs, the original redevelopment project area has been rendered ineffective in achieving the Village's goals. The most immediate goals are the creation of the Town Center project on the former Wickes' site, which is currently vacant and the redevelopment of the currently vacant Kenny Construction site within the Area. Additionally, in order to achieve the Village's goals as expressed in their Comprehensive Plan, the blight must be eliminated and other sites brought to development potential so that this Plan is achieved.

III. REDEVELOPMENT PROJECT AREA GOALS

The Act encourages public and private sector cooperation to address and resolve issues with deteriorating and declining areas. The continued investment in and development of the Area will strengthen not only the Area, but also the entire Village through sound economic growth, an increased tax base, and additional employment opportunities.

The Plan is based on the following redevelopment goals:

General Goals of the Village

- Eliminate blighting conditions which prevent further development of the Area;
- Restore and expand the tax base in order to maintain a high level of services, programs, and facilities;
- Encourage use of environmentally sustainable design standards;
- Move, relocate, or construct new public facilities to benefit the public entity and/or open up sites for private development;
- Stimulate private investment;
- Encourage transit oriented residential and retail development;
- Encourage new development and expansion in an orderly manner;
- Encourage productive use of underutilized and vacant property;
- Restore and enhance the property-tax base within the Area;
- Encourage sales tax producing enterprises in the Area;
- Enhance the Village's image as a desirable place to live;
- Fund costs of public facilities to provide additional recreational activities and services for seniors;
- Improve efforts to facilitate and attract new housing and commercial development by serving as a catalyst to the private sector; and
- Utilize the parcels in the Area and surrounding area for a development that is in conformance with the Village's overall planning efforts.

Zoning

The zoning and related land uses may be changed in this Area at any time and will not constitute a change to this Plan.

IV. SUMMARY OF BLIGHTING CONDITIONS EXISTING IN THE AREA

As set forth in the Act, the Illinois General Assembly has determined that, in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated. The Act also states that the eradication of these blighted conditions is essential to the public interest and that the use of tax increment financing revenues to fund certain redevelopment projects is of benefit to the community.

Prior to the passage of an ordinance adopting tax increment financing, there are certain statutory requirements that must be met. One of the requirements for eligibility of the area is that the municipality must demonstrate that the Area qualifies as a “blighted area”. Based on site inspections, surveys and area analysis, the Area qualifies for designation as an improved blighted area as defined in the Act.

Improved Blighted Area

The qualification is based on an analysis performed regarding each of the vacant blighting factors listed in the Act to determine whether each or any are present in the Area and, if so, to what extent and in what locations. The corresponding Eligibility Report for the Area prepared by Laube (the “Eligibility Report”) describes in detail the methodology and analysis performed resulting in the conclusion that the Area qualifies as a blighted area under the Act. The Act requires that 5 of 13 possible blighting factors be present and reasonably distributed throughout the Area in order to qualify as such.

For the improved parcels, Laube has found that on an overall basis 10 of the possible 13 blighting factors are present throughout the Area, 7 to a major extent and 3 to a limited extent. The most frequent blighted factors found throughout the Area are as follows:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Inadequate Utilities
- Deleterious Land Use and/or Layout
- Lack of Community Planning
- Decline in EAVs

For the vacant parcels, Laube has found that on an overall basis 5 of the 7 possible blighting factors are present throughout the Area, 4 to a major extent and 1 to a limited extent. The most frequent blighted factors throughout the Area are as follows:

- Combination of 2 sub-factors (obsolete platting, deterioration of neighboring structure, and decline in EAV)
- Chronic Flooding
- Disposal of Building Materials
- Blighted before becoming vacant

Please see the accompanying Eligibility Report for detailed qualification criteria and findings.

V. TAX INCREMENT FINANCING REDEVELOPMENT PROJECT

This section presents the Plan to be implemented by the Village in the Area. The section is divided into the following subsections:

- Redevelopment Objectives
- Redevelopment Plan and Project Costs and Activities
- General Land Use Plan
- Estimated Redevelopment Project Costs
- Sources of Funds to Pay Redevelopment Project Costs
- Issuance of Obligations
- Surplus Incremental Property Tax Revenue
- Most Recent EAV
- Anticipated EAV
- Potential Future Site Acquisition
- Affordable Housing
- Redevelopment and Intergovernmental Agreements
- Potential Future Relocation Needs

Redevelopment Objectives

The following represent major redevelopment objectives for the Area:

- Enhance the Village's image as a desirable place to live;
- Encourage productive use of underutilized and/or vacant properties;
- Eliminate blighting conditions which prevent further development of the Area;
- Stimulate private investment;
- Increase revenue (e.g., property and sales tax revenue) generation property within the Area;
- Assemble or encourage the assembly of land for redevelopment in accordance with this Plan;
- Encourage functional and visually attractive buildings, rights-of-way, and open spaces and encourage high standards of design;
- Provide needed incentives to encourage a broad range of improvements and new development; and
- Encourage use of environmentally sustainable design standards.

Redevelopment Plan and Project Costs and Activities

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are reviewed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the “Redevelopment Project Costs.”)

In the event the Act is amended after the date of the approval of this Plan by the Village Council to: (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the Village may add any new eligible redevelopment project costs as a line item in Plan Table 1 or otherwise adjust the line items in Plan Table 1 below without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without complying with the Act.

1. Eligible Redevelopment Costs

To achieve the goals outlined above, the Village proposes to assist with the redevelopment of designated parcels located in the Area through the use of tax increment financing. Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act (including any costs incurred as necessary or desirable in formulating or that are incidental to this Plan, such as but not limited to costs for architects, engineers, planners, lawyers and other consultants related to such planning work). Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the Plan including but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected;
- b) The costs of marketing sites within the Area to prospective businesses, developers and investors;
- c) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, environmental remediation, 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, engineering, and the clearing and grading of land;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

- e) Costs of the construction of public works or improvements subject to the limitations in Section 11-74.4-3(q)(4) of the Act;
- f) Costs of job training and retraining projects including the cost of “welfare to work” programs implemented by businesses located within the Project Area and such proposals feature a community-based training program which ensures maximum reasonable opportunities for residents of the Uptown Community Area with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills including residents of public and other subsidized housing and people with disabilities;
- g) 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 thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan.
- i) Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act;
- j) Payment in lieu of taxes, as defined in the Act;
- k) 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 the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of 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, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

- l) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 3. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project; (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the Village pursuant to the Act;
 5. for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of 75 percent shall be substituted for 30 percent in subparagraphs 2 and 4 above.
- m) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;
- n) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided by the Act.
- o) Instead of the eligible costs provided for in l) 2 and 4 above, the Village may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act; and
- p) The costs of daycare services for children of employees from low-income families working for businesses located within the Area and all or a portion of the cost of operation of day care centers established by Area businesses to serve employees from low-income families working in businesses located in the Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the Village, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- q) A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units as defined in the Act.

If a special service area has been established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

General Land Use Plan

The proposed land use plan for the Area includes the following uses:

- Commercial
- Residential
- Industrial
- Park and Recreational
- Institutional and Government
- Hospitality

Any other category of land use may be added to this Area and does not constitute an amendment or change to this Plan.

This general type of use is consistent with the overall goals of the Area for the following reasons:

- Through private investment in redevelopment, the tax base of the Area will increase.
- The increased tax base will generate additional incremental property tax revenues which may be used to fund eligible project costs in accordance with the Plan.
- Through private investment and implementation of the Plan, it is reasonably anticipated that the improved land blighting factors will be eliminated.
- Through private investment, productive use of underutilized and vacant land will be achieved.

Estimated Redevelopment Project Costs

To eliminate the blighting factors present in the Area and to meet the redevelopment objectives, the Village plans to make and/or induce a number of improvements in the Area. Plan Table 1 below identifies the eligible Redevelopment Project Costs under the Act that the Village may fund to implement the Plan over the Area's twenty-three (23) year life.

Adjustments to the estimated line item costs in Plan Table 1 below are anticipated and may be made by the Village without amendment to the Plan to the extent permitted by the Act. Each individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth below are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

In the event the Act is amended after the date of approval of the Plan by the Village Council to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11), the Plan shall be deemed to incorporate such additional, expanded, or increased eligible costs as eligible costs under the amendment(s), the Village may add any new eligible redevelopment project cost as a line item in Plan Table 1, or otherwise adjust the line items in Plan Table 1 without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in total redevelopment project costs without a further amendment to this Plan as required by the Act, as amended from time to time.

Redevelopment projects in the Area would not reasonably be anticipated to be developed without the adoption of the Plan.

Plan Table 1

**Estimated Redevelopment Project Costs
Redevelopment Project Area**

1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.	\$5,000,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation	\$30,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements, Affordable Housing Construction and Rehabilitation Costs	\$15,000,000
4. Public Works & Improvements	\$70,000,000
5. Job Training	\$1,000,000
6. Municipal Financing Costs	\$5,000,000
7. Taxing Districts Capital Costs	\$5,000,000
8. Relocation Costs	\$15,000,000
9. Payment in Lieu of Tax	\$1,000,000
10. Interest subsidy	\$10,000,000
11. School District Payments for new Residential Housing	\$1,000,000
12. Daycare Services	\$1,000,000
13. Library District Costs	\$100,000
14. Contributions to/incremental revenues transferred to contiguous redevelopment project areas	\$1,000,000
Total Eligible Redevelopment Project Costs (Notes 1-3 below)	\$160,100,000

Notes for Plan Table 1 – Redevelopment Project Costs

- (1) Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, not inclusive of any interest expense, capitalized interest and costs associated with the municipal obligations. Adjustments to the estimated line item costs in Plan Table 1 are anticipated, and may be made by the Village without amendment to this Plan. Each individual project cost will be re-evaluated in light of the projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line items set forth above are not intended to place a limit on the described expenditures. Additionally, additional eligible cost categories may be reimbursed as provided by the Act, as amended, from time to time and does not constitute a change or amendment to this Plan. Additionally, adjustments may be made in eligible cost line items whether explicitly stated or stated within the Act, within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.
- (2) All costs are shown in 2014 dollars and may be increased by five percent (5%) after adjusting for inflation reflected in the Consumer Price Index (“CPI”) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor.
- (3) Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the Village’s ability to finance Redevelopment Project Costs identified above.

Sources of Funds

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from Incremental Property Taxes as defined in the Act. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are: land disposition proceeds, state and federal grants, investment income, private financing and other legally permissible funds the Village may deem appropriate. The Village may incur Redevelopment Project Costs which are paid for from funds of the Village other than incremental taxes, and the Village may then be reimbursed from such costs from incremental taxes. Also, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the Village may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The Village may utilize net incremental property taxes received from the Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that have been or will be created under the Act may be drafted or amended as applicable to add appropriate parallel language to allow sharing of funds between such Redevelopment Project Areas.

Issuance of Obligations

The Village may issue obligations secured by Incremental Property Taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, 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 and/or Illinois law.

The redevelopment project in the Area shall be completed, and all obligations issued to finance Redevelopment Project Costs shall be retired no later than December 31 of the year in which the payment to the Village Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Project Area is adopted (i.e., assuming Village Board of Trustees designation of the Area and approval of the Project Area and Plan in 2014 by December 31, 2038). Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

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. To the extent that Incremental Property Taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess Incremental Property Taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Area in the manner provided by the Act.

Surplus Incremental Tax Revenue

Surplus monies may be declared by Village Board of Trustees in accordance with the Act.

Most Recent Equalized Assessed Valuation

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The estimated 2012 EAV of all taxable parcels existing within the proposed boundaries of the Area is \$38,215,566. The EAV is subject to verification by the Cook County Clerk. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Area will be calculated by Wheeling County.

Anticipated Equalized Assessed Valuation

Based upon the implementation of the Plan, numerous blighting factors will be eliminated and growth and development of the Area will occur in accordance with the Redevelopment Agreement(s) between the Village and businesses in the Area and other interested parties. It is estimated that the total EAV of the real property following completion of the redevelopment project in the Area will be approximately \$95 million.

Redevelopment and Intergovernmental Agreements

The Village may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”).

Potential Future Relocation Needs

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Project Area, and to meet the other Village objectives. Businesses or households legally occupying properties to be acquired by the Village may be provided with relocation advisory and financial assistance as determined by the Village.

VI. CONFORMITY TO THE COMPREHENSIVE PLAN

This Redevelopment Plan and Project includes land uses which have been approved by Plan Commission and the Village Board of Trustees.

This Plan is written in a manner consistent with the Comprehensive Plan, the Village's designation along and adjacent to the Dundee Rd. corridor. As such, the Town Center II Redevelopment Project Area will serve as a focal point that will create a new identity for the community, and create a strategy to put into place a comprehensive water management system that will serve to ease the flooding conditions in this key area of the Village. Additionally, it will serve to increase the developable and redevelopable properties that can be utilized in connection with the Town Center development.

The Comprehensive Plan cites that the Village is facing challenges of traffic congestion, age and size of Wheeling's older housing stock, property maintenance and the lack of a retail identity along the Dundee Rd. commercial corridor. The vacant Kmart parcel, vacant Wickes parcel, the vacant Kenny site, asphalt plant, and underutilized and partially vacant retail sites along this corridor only serve to underscore this goal. This Plan is intended to address these conditions and these sites, as well as the Dundee Rd. corridor as a whole.

Therefore, the overall proposed land use is consistent with the intent and direction set forth by comprehensive and strategic planning efforts.

VII. PROVISIONS FOR AMENDING THE PLAN

The Plan may be amended by the Village in accordance with the provisions in the Act.

VIII. SCHEDULING OF PLAN

Over the life of the Area, the timing of business investment cannot be predicted with precision. However, it is reasonable to expect the following public and private investments over the life of the Area. As the Plan is implemented, the numerous blighting factors present in the Area will be eliminated and the following activities are likely to occur:

- Clearing and grading of the land within the Area
- Provision for adequate water, sewers and electrical power to support development
- Construction and renovation of commercial buildings that will support and be used as retail, office, and other commercial uses
- Reconstruction, renovation, and extension of public roadways as required to service existing and new businesses
- Private investment in new buildings and facilities

The dates of completion of the Redevelopment Plan and Project and retirement of obligations issued to finance Redevelopment Project Costs shall not be later than December 31 of the year in which the payment to the Village Treasurer is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Area is adopted.

IX. AFFIRMATIVE ACTION PLAN

The Village is committed to and will affirmatively implement the following principles with respect to this Plan:

- A) The assurance of equal opportunity in all personnel and employment actions, with respect to the Redevelopment Plan and Project, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, marital status, parental status, military discharge status, source of income, or housing status.

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

X. LACK OF GROWTH THROUGH PRIVATE INVESTMENT

The Area has suffered from a lack of private investment. On balance, the area has not in recent history benefited from significant private investment and/or development. It has actually suffered disinvestment over the past few years. Wickes has vacated their site, Kenny Construction has vacated their site, the former K-Mart parcel is vacant, and as shown in the accompanying Eligibility Report, there is a significant amount of commercial/retail vacancy in the Area.

As a result, the Area has lagged in overall economic growth when compared to the balance of the Village. Furthermore, the Area is not likely to attract private investment in any meaningful way due to the lack of infrastructure and due to the areas of floodway and floodplains .

Additionally, Laube has reviewed various financial pro-formas of more recently proposed developments in the Area, and it was found that these projects can't move forward without the use of Tax Increment Allocation Financing. Also, the presence of the blighting conditions, as detailed in the Eligibility Report, creates a significant impediment to further development within the Area.

The Area is an excellent example of the type of area which lacks the requisite private investment to prevent or eliminate blighting factors in the general area and promote business growth and the health, safety, and morals of the community. Therefore, without the adoption of the Plan and the use of tax increment allocation financing, the Area is not expected to see substantial investment from private enterprise. As a result, there is a genuine threat that property values in the area will continue to stagnate or decline.

This Plan describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. If a redevelopment project is successful, various new projects may be undertaken that will assist in alleviating the blighting conditions, creating new jobs, and promoting both public and private development in the Area.

In summary, the Area on the whole has not been subject to growth and development through investment by private enterprise, and the Area is not reasonably anticipated to further develop without the direct participation of the Village through the implementation of the Plan and the use of tax increment financing.

XI. FINANCIAL AND SERVICE IMPACTS ON TAXING DISTRICTS

It is anticipated that the implementation of this Plan will not have a negative effect on the affected taxing districts. Instead, the implementation of the Plan will have a stabilizing effect on property values and the tax base and will positively affect the taxing districts.

These local government entities will continue to receive property tax revenues net of any incremental property tax revenues attributable to new development within the Area during the 23-year life of the Area. In addition, some of these local-taxing jurisdictions will reap additional revenues from other revenue sources (e.g., local sales tax, etc.). It is also reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for these government entities. In addition, after the 23-year life of the Area, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing.

The demands that new development in the Area will place on local government services should be minimal. The current public service and program capabilities of the Village (i.e., police, fire, etc.) have enough capacity to meet the demands of new development within the Area. However, the Village does recognize that the implementation of the Plan may potentially have some impact on the Village and other taxing districts in the future. Given the anticipated scope, timing, and future changes in the market conditions, it is difficult to estimate with any degree of certainty what these impacts may be, if any. However, the Village will work with the taxing districts to provide the increase in necessary programs and services including, but not limited to, reasonable measures in any redevelopment agreements entered into with any developers or other entities to mitigate such fiscal impacts. Actions by the Village may include, but are not limited to, the following:

- Entering into intergovernmental agreements with taxing districts as is reasonable and necessary.
- Establishing a Special Service Area to provide additional funds, solely from new development, to mitigate increased burden on the taxing districts.

The Village may do all or none of these actions as determined solely by the appropriate Village officials and Village Board of Trustees.

XII. CONCLUSIONS

The following statements summarize the Plan:

- The Area on the whole has not been subject to growth and development.
- Without the establishment of a redevelopment project area and the use of tax increment financing, the Area is not likely to experience significant growth or private development.
- Implementation of the Plan will meet the Village's long-term development objectives, eliminate the blighting conditions which exist in the Area, and enhance the morals, safety, and welfare of the Village.



**Town Center II
Tax Increment Financing
Eligibility Report
Village of Wheeling, Illinois**

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HISTORY

The Village of Wheeling (the “Village”) initially designated the proposed Redevelopment Project Area (the “Area”) as a Redevelopment Project Area in November, 2003. In accordance with the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) (the “Act”), the Area qualified for designation due to the blighting criteria for both vacant and improved property. Much like many communities across the state of Illinois, the Village of Wheeling has experienced a drastic reduction in property values in its commercial, retail and residential stock. The Redevelopment Project Area has not fully met its goals and is hampered by the decline in equalized assessed values (“EAVs”) in the area. Therefore, as stated more fully in the accompanying Redevelopment Plan, this area is not likely to develop and attract private investment if the use of Tax Increment Allocation Financing is not adopted.

Purpose of Report

Laube Consulting Group LLC (“Laube”) has been engaged to prepare this Eligibility Report of a Proposed Redevelopment Project Area for Tax Increment Allocation Financing for the proposed Town Center II Redevelopment Project Area (the “Report”) in order to assist the Village in determining whether or not this area of the Village qualifies for designation as a redevelopment project area under the Act. This report summarizes the analyses and findings of the field surveys and analysis.

Scope of Report

The Report identifies proposed boundaries of the proposed Redevelopment Project Area (the “Area”). These proposed boundaries were developed based on the existence of certain blighting factors present in the Area. The Report establishes the blighting factors which are present in the Area on a parcel by parcel basis. To establish the fact that the blighting factors are geographically distributed across the proposed Area, Appendix Table 1, which is included in the Appendix, illustrates the presence of blighting factors on a per parcel basis for the vacant parcels that are located within the Area.

Methodology

Various surveys and site visits were conducted within the Area to examine existing conditions and land uses. In conducting these surveys, the Area conditions were documented and tabulated by the types of blighting factors listed in the Act. An analysis was made of each of the blighting factors to determine the locations and extent to which each of the factors is present in the Area. Listed below are the types of surveys and analyses conducted:

- I. Exterior survey of the condition and use of the buildings and land within the Area;
- II. Site surveys of streets, driveways, sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
- III. Analysis of existing uses and their relationship to the community;
- IV. Analysis of current parcel configuration, building size and layout; and
- V. Analysis of real estate property values for all tax parcels within the Area for years 2007 to 2012.
- VI. Information from the Village as to the conditions, redevelopment efforts and site conditions within the Area.

Based on the above surveys and analyses and through the application of the language contained within the Act, we were able to conclude which blighting factors were applicable to the various parcels within the Area.

Findings Under the Act

As delineated in the Act, the Area must exhibit at least five of thirteen factors for the improved parcels and one of nine possible blighting factors for vacant parcels in order to qualify as a “blighted area” for designation as a redevelopment project area. The vacant parcels exhibited five of the necessary seven factors to be considered a blighted area.

Appendix Table 1 shows a summary of the number and degree of the blighting factors. Based on our findings, those factors that are listed on each parcel are evenly distributed throughout each parcel and the Area.

In summary, Laube believes the Area, based upon the criteria delineated in the Act, qualifies for eligibility as a “blighted area” under the Act. However, the ultimate responsibility for designation lies with the Village Board. The purpose of this report is to assist the Village in the decision process of establishing a Redevelopment Project Area as defined by the Act.

II. Basis for Redevelopment

As set forth in the Act, the Illinois General Assembly has determined that in order to promote and protect the health, safety, morals and welfare of the public, blighted conditions need to be eradicated. The Act also states that the eradication of these blighted areas is essential to the public interest and that the use of tax incremental revenues to fund certain projects benefits the community. (65 ILCS 5/11-74.4-1)

Prior to adopting an ordinance authorizing the use of tax increment financing under the Act for a proposed redevelopment area, certain statutory requirements must be met. One of the qualification factors requires that the municipality must demonstrate that the proposed redevelopment area qualifies as a “blighted area”. In this case, we have documented the statutory blighting factors under the Act. To designate the Area as a blighted area, the Village must determine the following:

- Five or more of thirteen blighting criteria are present in the Area for improved land (see below). (65 ILCS 5/11-74.4-3).
- One or more blighting criteria are present in the Area for vacant parcel of land (or specifically two (2) of the first set of six (6) factors (considered one factor) or one (1) of a second set of six (6) factors - see below.) (65 ILCS 5/11-74.4-3).
- The Area on the whole has not been subject to growth and development through private investment by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of the Redevelopment Plan. (65 ILCS 5/11-74.4-3).
- The Area would not reasonably anticipate to be developed without the use of incremental property tax revenues through tax increment financing.

The following statements provide the legislative basis for tax increment financing in Illinois:

- The existence of blighted areas or areas close to being blighted threatens the sound growth of the tax base and negatively impacts the welfare of the public. In addition, the welfare of the public would be enhanced through the development of blighted areas.
- The blighting conditions in the Area need to be eradicated, conservation measures instituted, and redevelopment of blighted areas undertaken to alleviate these blighting conditions. The alleviation of blight through development is essential to the public interest.
- The Area should be developed or redeveloped through the use of incremental property tax revenues derived from tax rates of other taxing districts located in the Area. Taxing districts in the Area would not derive the benefits of an increased assessment base without the benefits of tax increment financing. All taxing districts benefit from the removal of blighting conditions.
- It is necessary to eliminate these blighting conditions for private development to take place

III. Redevelopment Project Area

The Area encompasses approximately 200 acres of land within the Village on the north and south sides along the Dundee Road corridor, extending to a point just east of Wolf Road and west of Elmhurst Road, and adjacent properties both north and south along Northgate Parkway. A boundary map and legal description is included in the Appendix to this Report.

Blighting Conditions

Based on an extensive review of the Area, we believe that sufficient criteria exist for the establishment of a blighted and/or vacant area under the Act.

Specifically, under the Act, each improved parcel in the Area contained the following:

- 7 blighting factors present to a major extent.
- 3 blighting factors present to a limited extent.
- 10 Factors present in total.

Additionally, under the Act, each vacant parcel in the Area contained the following:

- 4 blighting factors to a major extent
- 1 factor to a limited extent

It is our conclusion that documented criteria is reasonably distributed throughout the Area.

IV. Eligibility of a Blighted Area Under the Act

“Blighted area,” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where:

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

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light, or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land-use or layout
11. Environmental clean-up
12. Lack of community planning
13. The total equalized assessed value of the proposed redevelopment project area has declined 3 of the last 5 years.

If the area is vacant, it may be found to be eligible as a blighted area based on the finding that the sound growth of the taxing districts is impaired by one of the following factors:

1. If the area is vacant (e.g. property without industrial, commercial, and residential buildings which has not been used for commercial or agricultural purposes within 5 years prior to the designation of the project area), a finding may be made that the area is impaired by a combination of two or more of the six following sub-factors:
 - Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate rights-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.
 - Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
 - Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
 - Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
 - The Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
 - The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or

successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

2. The area consists of one or more unused quarries, mines, or strip mine ponds
3. The area consists of unused rail yards, rail tracks, or railroad right-of-way;
4. The area prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area which is included in or (is) in proximity to any improvement on real property which has been in existence for at least 5 years and which substantially contributes to such flooding;
5. The area consists of an unused or illegal disposal site, containing earth, stone, building debris or similar material, which was removed from construction, demolition, excavation or dredge sites;
6. The area is not less than 50 nor more than 100 acres, and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in the Act, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that purpose.
7. The area qualified as a blighted improved area immediately prior to becoming vacant.

V. Findings From the Eligibility Survey and Analysis Under the Act

An analysis was made of each of the blighting factors listed in the Act to determine whether each or any are present in the Area and, if so, to what extent and in what locations. Surveys and analyses within the Area included:

- Exterior survey of the condition and use of the buildings;
- Field survey of conditions of sidewalks, curbs and gutters, lighting, parking facilities, landscaping, fences and walls, and general property maintenance;
- Analysis of existing uses and their relationships to neighboring uses and other uses within the Area; and
- Site coverage.

The blighting factors within the Area were evaluated on a tax parcel basis as required by the Act. We have aggregated parcels into areas that are homogeneous and have common characteristics as follows:

Parcel I (Improved) – this is the eastern most portion of the Area and is the retail strip on the north side of Dundee Rd. It includes the following parcels:

03-02-321-025-0000
03-02-321-023-0000
03-02-410-047-0000
03-02-410-022-0000
03-02-410-122-0000
03-02-410-088-0000
03-02-410-023-0000
03-02-410-048-0000
03-02-410-104-1001
03-02-323-010-0000
03-02-410-104-1002
03-02-410-104-1003
03-02-410-104-1004
03-02-410-104-1005
03-02-410-104-1006
03-02-410-104-1007
03-02-412-013-0000

Hereinafter referred to as “Parcel I”.

Parcel II (Improved) – this is the area west of Wolf Rd. and on the south side of Dundee Rd. that contains the village hall, police station, catholic church, aquatic center, and park land. It includes the following parcels:

03-11-200-030-0000
03-11-203-002-0000
03-11-200-017-0000
03-11-100-042-0000
03-11-100-043-0000
03-11-100-041-0000
03-11-100-012-0000
03-11-100-026-0000
03-11-100-045-0000
03-11-100-044-0000
03-11-100-046-0000

Hereinafter referred to as “Parcel II”.

Parcel III (Vacant) – this is the area west of the park district land on the south side of Dundee Rd. that is the former Wickes property. It includes the following parcels:

03-03-500-008-0000
03-11-100-021-0000
03-10-202-001-0000
03-11-500-001-0000
Pt.03-11-500-002-0000
03-10-202-002-0000
03-10-202-003-0000
03-10-202-006-0000
03-10-500-005-6002
03-10-500-005-6001

Hereinafter referred to as “Parcel III”.

Parcel IV (Improved) –this is the area west of Wolf Rd. and on the north side of Dundee going to Northgate to the west. In includes the following parcels:

03-02-316-052-0000
03-02-316-024-0000
03-02-316-021-0000
03-02-316-031-0000
03-02-316-034-0000
03-02-316-025-0000
03-02-316-033-0000
03-02-316-020-0000
03-02-316-017-0000
03-02-316-005-0000
03-02-316-015-0000
03-02-316-009-0000
03-02-316-016-0000
03-02-316-050-0000
03-02-316-049-0000
03-02-316-051-0000
03-02-316-048-0000
03-02-316-055-0000
03-02-316-054-0000
03-02-316-053-0000

Hereinafter referred to as “Parcel IV”.

Parcel V (Vacant) – this is the area west of Northgate and east of the Metra tracks on the north side of Dundee Rd. that formerly contained the Kenny Construction headquarters and plant. It includes the following parcels:

03-03-400-085-0000
03-03-401-008-0000
03-03-401-010-0000
03-03-400-083-0000
03-03-400-084-0000
03-03-400-082-0000
03-02-308-008-0000
03-02-308-007-0000
03-02-316-023-0000
Pt. 03-03-500-009-
0000
03-03-401-007-0000

Hereinafter referred to as “Parcel V”.

Parcel VI (Improved) – this is the area west of the Metra tracks and east of Elmhurst Rd. on the north side of Dundee Rd. that contains the retail area and the former K-Mart site. It includes the following parcels:

03-03-400-064-0000
03-03-400-048-0000
03-03-400-047-0000
03-03-402-002-0000
03-03-400-081-0000
03-03-400-066-0000
03-03-400-065-0000
03-03-400-033-0000
03-03-402-001-0000
03-03-400-025-0000
03-03-400-027-0000
03-03-400-026-0000
03-03-400-030-0000

Hereinafter referred to as “Parcel VI”.

Parcel VII (Improved) – this is the retail west of Elmhurst Rd. that includes the car dealership to the north and the retail center to the south of Dundee Rd. It includes the following parcels:

03-10-101-041-0000
03-03-307-032-0000
03-03-400-013-0000
03-03-400-035-0000
03-03-307-031-0000
03-03-307-061-0000
03-10-101-040-0000
03-10-101-047-0000
03-03-307-062-0000
03-03-400-036-0000
03-03-400-037-0000
03-03-400-011-0000
03-03-400-020-0000
03-10-200-027-0000
03-03-400-014-0000
03-03-400-012-0000
03-03-400-015-0000
03-10-101-003-0000
03-10-206-001-0000

Hereinafter referred to as “Parcel VII”.

Parcel VIII (Improved) - this is the industrial area west of Northgate and east of George Rd. on the south side of Dundee Rd. It includes the following parcels:

03-10-201-059-0000
03-10-201-071-1005
03-10-201-071-1009
03-10-201-071-1011
03-10-201-071-1006
03-10-201-071-1017
03-10-201-071-1016
03-10-201-071-1015
03-10-201-071-1014
03-10-201-071-1003
03-10-201-071-1008
03-10-201-071-1001
03-10-201-071-1012
03-10-201-071-1013
03-10-201-071-1002
03-10-201-001-0000
03-10-201-061-0000
03-10-201-037-0000
03-10-201-032-0000
03-10-201-002-0000
03-10-201-009-0000
03-10-201-069-0000
03-10-201-038-0000
03-10-201-029-0000
03-10-201-088-0000
03-10-201-071-1007
03-10-201-071-1004
03-10-201-071-1010
03-10-201-063-0000
03-10-201-075-1024
03-10-201-075-1020
03-10-201-075-1022
03-10-201-075-1009

03-10-201-075-1016
03-10-201-075-1005
03-10-201-075-1012
03-10-201-075-1018
03-10-201-075-1013
03-10-201-075-1001
03-10-201-075-1006
03-10-201-075-1008
03-10-201-075-1014
03-10-201-075-1011
03-10-201-075-1002
03-10-201-010-0000
03-10-201-080-0000
03-10-201-064-0000
03-10-201-011-0000
03-10-201-072-0000
03-10-201-065-0000
03-10-201-034-0000
03-10-201-005-0000
03-10-201-048-0000
03-10-201-074-0000
03-10-201-079-0000
03-10-201-036-0000
03-10-201-073-0000
03-11-100-011-0000
03-10-201-075-1019
03-10-201-075-1007
03-10-201-075-1023
03-10-201-075-1015
03-10-201-075-1004
03-10-201-075-1021
03-10-201-075-1017
03-10-201-075-1003
03-10-201-075-1010
03-10-201-077-0000
03-10-201-086-0000
03-10-201-087-0000

03-10-201-089-0000

Hereinafter referred to as “Parcel VIII.

Parcels I, II, IV, VI, VII and VIII were evaluated using the improved parcel blighting criteria and Parcels III and V were evaluated using the vacant land blighting criteria.

The Appendix includes a boundary map of all these parcels for ease of reference.

Each blighting factor is rated on one of the three following categories:

Not Present	Indicates that either no information was available or that no evidence could be documented as part of the various surveys and analyses.
Present to a Limited Extent	Indicates that conditions exist which document that the factor is present, but the distribution of impact of the blighting condition is limited.
Present to a Major Extent	Indicates that conditions exist which document that the factor is present throughout a major portion of the proposed Area and the presence of such conditions have an influence on adjacent and nearby development.

VI. PARCEL EVALUATIONS/IMPROVED BLIGHTED AREA AND VACANT AREAS

1. Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repair, suffering the building or improvements to fall into a state of decay. Dilapidation as a factor, then, should be based upon the documented presence and reasonable distribution of buildings and improvements that are in an advanced state of disrepair. Reasonable and defensible criteria should be developed to be used in determining the comparative quality of all buildings and improvements in the proposed project area, including a specific showing of those found in an advanced state of disrepair.

Building components examined were of two types:

Basic Structural – Includes the basic elements of a building: foundation walls, load bearing walls and columns, floor structure, roof and roof structure.

Structural Components – Includes normal additions to structures such as porches and steps, window and window units, doors and door units, chimneys, and gutters and downspouts.

Conclusion – **This factor is present to a limited extent.**

Parcel I – This parcel exhibited the basic foundational structures of the retail center being cracked along the north (back) side of the buildings. Additionally, there was severe cracking of sections of the tuck-pointing and masonry work and severely rusty and bent water drainage systems from the building. Dilapidation is present to a limited extent on this parcel.

Parcel VIII – The parcel is highlighted by a dormant/vacant industrial use featuring buildings far below today's standards and with many documented issues including exorbitant rusting, crumbling/cracked masonry, broken windows, gutters and downspouts, bent/broken light poles, and tilted and broken foundations. Additionally, material storage structures on the site are severely cracked and tiled over (not foundationally solid). It would take significant investment to rehabilitate these structures. As such, they are in a condition that they should be razed. Dilapidation is present to a major extent on this parcel.

All other improved Parcels – Not present.

Therefore, we conclude that dilapidation is present to a limited extent throughout the Area.

2. Obsolescence

Obsolete buildings are characterized by conditions indicating that they are not readily adaptable for modern uses. In this case, the buildings are evaluated based on modern industry standards.

Obsolescence can be broken into the following two categories.

Functional Obsolescence

Functional obsolescence occurs when buildings can no longer perform their intended function in an efficient manner. For example, buildings are obsolete when they contain characteristics or deficiencies which limit the use and marketability of such buildings. In manufacturing, buildings may become obsolete over time due to changes in manufacturing methods or changes in industry standards.

Economic Obsolescence

Economic obsolescence occurs when the values of buildings decline due to market conditions, vacancies, neighborhood decline, property location within a community, or other factors which affect the economic value of buildings. These factors are generally beyond the owners' control.

Site improvements, including sewer and water lines, public utility lines (i.e., gas, electric and telephone), parking areas, sidewalks, curbs and gutters, and lighting may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements.

Conclusion – Present to a Major Extent

Parcel I – This parcel exhibits both economic and functional obsolescence to a major extent. Coming in off of Dundee Rd. the ingress/egress is very narrow and tight. We observed car stacking when turning into the site from Dundee and car stacking in the front parking lot. There is also a very narrow accessway on the west side of the parcel, which is the only way leading to the back and deliver/service area of the parcel. It only has room for one vehicle to move one direction at a time. We observed delivery truck circulation causing major backups with vehicles trying to access the back parking and delivery area. The buildings are also located towards the front of the site and not up to modern retail standards in terms of parking and parking space, thus, limiting the marketability/leaseability of the retail space. Therefore, this parcel exhibits both economic and functional obsolescence to a major extent.

Parcel VI – This parcel exhibits both functional and economic obsolescence to a major extent. This parcel consists of an older retail center with a lack of an anchor. This parcel contains the former K-Mart site, which was vacated and subsequently razed. The retail is very close to the frontage on the west side with very little access to the front. Additionally, traffic circulation around the center is poor with traffic stacking to the west drive and the east side of the parcel. The retail has shallow depth and inadequate anchoring and ingress/egress. As a result, a number of store fronts in the retail center are vacant. Therefore, this parcel exhibits both economic and functional obsolescence.

Parcel VII – This parcel exhibits both functional and economic obsolescence to a major extent. Coming in off of Dundee Rd. the ingress/egress is very narrow and tight. We observed car stacking when turning into the site from Dundee and car stacking in the front parking lot. The buildings are also located towards the front of the site and not up to modern retail standards in terms of parking and parking space, thus, limiting the marketability/leaseability of the retail space. Additionally, the car dealership on the north side of the street has limited ingress/egress and the dealership is not up to modern standards. The building is smaller, it does not have adequate car bays, and as a result the cars on display cause an impediment to traffic flow for customers and visitors. Therefore, this parcel exhibits both economic and functional obsolescence to a major extent.

Parcel VIII – This parcel exhibits both functional and economic obsolescence to a major extent. There are structures on the site that are unused and vacant. It has poor access to the site through one entrance off of Dundee Rd. The east side of the parcel is cut off by the Metra tracks creating an ingress/egress impediment and impediment to configuration. As a result, it has been historically used for industrial purposes and is currently abandoned. Therefore, this parcel exhibits both economic and functional obsolescence to a major extent.

Parcel II and IV – Not present

Therefore, it is our conclusion that Obsolescence is present to a major extent.

3. Deterioration

Deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.).

The condition of roadways, alleys, curbs gutters, sidewalks, off-street parking and surface areas may also evidence deterioration, as well as surface cracking, crumbling, potholes, depressions, loose paving materials, and weeds/grasses protruding through the concrete and asphalt surfaces.

Conclusion – Present to a Major Extent

Parcel I – This parcel exhibited the following:

- Numerous structural cracks in masonry walls and foundations;
- Rusted, cracked & chipped framework;
- Cracked and faded exterior paint jobs in need of replacement and/or repair
- Severely cracked, crumbling, cratered and weed/grass infested parking lots in need of replacement or repair;
- Evidence of nesting of birds in exterior signage;
- Numerous cases of exposed cable and wiring;
- This parcel exhibited the basic foundational structures of the retail center being cracked along the north (back) side of the buildings.
- There was severe cracking of sections of the tuckpointing and masonry work and severely rusty and bent water drainage systems from the building.
- The façade of the building was in very poor condition exhibiting cracking and water damage in places.
- The curbs and parking lots exhibited extensive “gatoring” and was cracking and crumbling in places.
- The parking blocks were cracked and crumbling in places.
- The utilities were severely rusted through in various spots.
- The buildings are faded and in immediate need of rehabilitation specifically relating to crack repair and painting;
- HVAC systems are in a state of disrepair and in need of repair or replacement;
- External doors are rusted and damaged and in need of replacement or repair.
- There is excessive litter behind the buildings.

Parcel VI – This parcel exhibited the following:

- Cracking and gatoring of the asphalt surface is evidenced;
- The paint and coatings were in need of replacement or repair on doors and various exterior surfaces;
- The parking blocks are cracked and crumbling in places,
- Some utilities are rusted,
- There is evidence of exposed wiring,
- There is evidence of broken signage on buildings,
- There is evidence of cracking in the tuckpointing and water damage in places on the façade and eaves of the buildings, and
- The framework of the buildings has coatings that are chipped and need replacement.

Parcel VII – This parcel exhibited the following:

- Numerous structural cracks in masonry walls and foundations;
- Rusted, cracked & chipped framework;
- Cracked and faded exterior paint jobs in need of replacement and/or repair
- Severely cracked, crumbling, cratered and weed/grass infested parking lots in need of replacement or repair;
- Evidence of nesting of birds in exterior signage;
- Numerous cases of exposed cable and wiring;
- This parcel exhibited the basic foundational structures of the retail center being cracked along the north (back) side of the buildings.
- There was severe cracking of sections of the tuckpointing and masonry work and severely rusty and bent water drainage systems from the building.
- The façade of the building was in very poor condition exhibiting cracking and water damage in places.
- The curbs and parking lots exhibited extensive “gatoring” and was cracking and crumbling in places.
- The parking blocks were cracked and crumbling in places.
- The utilities were severely rusted through in various spots.
- The buildings are faded and in immediate need of rehabilitation specifically relating to crack repair and painting;
- HVAC systems are in a state of disrepair and in need of repair or replacement.

Parcel VIII – This parcel exhibited the following:

The parcel is highlighted by a dormant/vacant industrial use featuring buildings far below today's standards and with many documented issues including exorbitant rusting, crumbling/cracked masonry, broken windows, gutters and downspouts, bent/broken light poles, and tilted and broken foundations. Additionally, material storage structures on the site are severely cracked and tiled over (not foundationally solid). It would take significant investment to rehabilitate these structures. As such, they are in a condition that they should be razed.

Parcel II and IV – Not present

Therefore, is it our conclusion that Deterioration is present to a major extent.

4. Presence of structures below minimum code standards

This classification references all structures that do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purpose of such codes are to require buildings to be constructed in order to sustain the safety of certain loads expected from these types of occupancy, to be safe for occupancy against fire and similar hazards, and to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten the health and safety of its inhabitants.

Conclusion – Not Present

5. Illegal Use of Individual Structures

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Some examples of such illegal use include the conduct of any illegal vice activities such as drug manufacture or dealing and prostitution sale, or uses in violation of national, state, or local environmental and occupational safety and health regulations.

Conclusion – Not Present

6. Excessive Vacancies

This refers to the presence of buildings or sites which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy, utilization and vacancies within buildings.

Conclusion – Present to a Major Extent

Parcel I – This parcel exhibits vacancies to a limited extent. It has a few store fronts that are vacant, but the retail center is largely occupied.

Parcel VI – This parcel exhibits vacancies to a major extent. Much of the retail building on the corner of Elmhurst Rd. and Dundee Rd. is unoccupied. Additionally, the K-Mart store was completely unoccupied and is demolished. There are some store fronts in the back portion of the retail strip that are vacant.

Parcel VII – This parcel exhibits vacancies to a major extent. There are some store fronts that are vacant, and the Save A Lot store notified the Village in November 2013 that it will be closing.

Parcel VIII – All the industrial buildings and structures are vacant and unused. Therefore, this parcel exhibits vacancies to a major extent.

Parcels II and IV – Not present

Therefore, it is our conclusion that excessive vacancies are present to a major extent throughout the entire Area.

7. Lack of ventilation, light, or sanitary facilities

This refers to substandard conditions which adversely affect the health and welfare of building occupants, (e.g., residents, employees, or visitors.)

Conclusion – Present to a Limited Extent

Parcel VIII – The structures are completely vacant and unused. They are also in extremely dilapidated condition and not inhabitable or usable by humans. These buildings and structures lack the necessary ventilation, light, and sanitary facilities to support habitation.

Parcels – I, II, IV, VI, and VII – Not Present

Therefore, it is our conclusion that this factor is present to a limited extent.

8. Inadequate utilities

This refers to deficiencies in the capacity or condition of all overhead and underground utilities including, but not limited to, storm drainage, water supply, electrical power, telephone, sanitary sewers, gas, and electricity. Inadequate utilities include those which are:

1. of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, or
2. deteriorated, antiquated, obsolete, or in disrepair, or
3. lacking.

Conclusion – Present to a Major Extent

The existing storm water system in the Area has had insufficient capacity to prevent major flood events that the Village experienced over the past years. This inadequacy has resulted in the Area being located in the floodways and floodplains. These large areas of floodway and floodplains are a major barrier to the Village goals to redevelop the Dundee Rd. corridor area. The effect of the substantial flood prone areas is to make the Area subject to extraordinary development restrictions, which makes potential developments something less than financially feasible.

Therefore, we conclude that Inadequate Utilities are present to a major extent.

9. Excessive land coverage and overcrowding of structures and community facilities

This refers to the over-intensive use of property and the crowding of buildings and accessory facilities to the site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel.

Conclusion – Present to a Limited Extent

Parcels I and VII – The building location and configuration of these parcels exhibit building overcrowding related to their lots. Each of the retail structure on these sites is situated very close to Dundee Rd. The buildings on Parcel I are also very close to the fence on the east creating an access way to the back that only one car or truck can go one way at a time. Parking is also inadequate as a result of the shallow lots and related building sizes.

Parcels II, IV, VI – Not present

Therefore, it is our conclusion that this factor is present to a limited extent.

10. Deleterious Land-Use or Layout

This includes evidence of incompatible land-use relating to the mix of building types, improper platting, inadequate street system, parcels of irregular size or shape, or improper layout of the buildings.

Conclusion – Present to a Major Extent

All Improved Parcels – All parcels in the proposed redevelopment area demonstrate piecemeal development with no cohesive land-use plan or layout that was utilized. Vacant land is located next to an asphalt/concrete plant which is situated across the street from an automobile dealership. Additionally, you have a post office that is close to the street that is next to a retail center that has poor access. The Village Hall and park land is directly adjacent to the vacant former Wickes site and the industrial asphalt/concrete plant. The majority of the retail uses on the south side of Dundee are hodge-podge uses with no cohesiveness other than they are retail uses. The Village’s major park sits adjacent to large potential retail redevelopment areas and a railway and virtually inaccessible off of any roadway other than Dundee Road.

Therefore, it is our conclusion that Deleterious Land-Use and Layout is present to a major extent.

11. Environmental clean-up

This refers to the remediation costs incurred for, or studies conducted by an independent consultant recognized as having expertise in environmental remediation, has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Conclusion – Not Present

12. Lack of community planning

This indicates the area as a whole was developed without the benefit or guidance of overall community planning. Most of the properties within the study area were originally platted and developed on a parcel-by-parcel and building-by-building basis with little evidence of coordination and planning among building and activities. The lack of community planning at the time of the original development is one of several factors that have contributed to the problem conditions previously cited.

Conclusion – Present to a Major Extent

Although the development and mix of uses may have coincided with previous land use planning efforts of the Village, it no longer exists within the Area. The current land uses lack coordination in that there are Village facilities next to the vacant Wickes site and a vacant asphalt/concrete plant. A major retail hub is next to a former industrial plant/office headquarters and a post office is next to a tired and tight retail center.

The Village was proactive in adopting a new Comprehensive Plan and conducted a Station Area Plan in 2004, to date, very few of the objectives were met, and, in fact, many of the proposed uses within both Plans are somewhat obsolete due to economic factors and evolution of development post-housing crash. As the Village attempts to jump start development and redevelopment activities within the corridor to meet its current plans, the new potential development has not yet occurred.

Therefore, as a result of the current land uses and lack of cohesion, Lack of Community Planning is present to a major extent.

13. The total equalized assessed value of the proposed redevelopment area has declined 3 of the last 5 years

The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Conclusion – Present to a Major Extent

Year	Total EAV of All Parcels in Area	Percentage Change
2007	\$ 66,139,048	
2008	\$ 64,145,189	-3.01%
2009	\$ 51,017,121	-20.47%
2010	\$ 49,529,406	-2.92%
2011	\$ 43,986,190	-11.19%
2012	\$ 38,215,566	-13.12%

The EAV of the parcels in the Area have declined all of the past 5-years. Therefore, this factor is present to a major extent.

Vacant Blighted Area

The vacant blighted area criteria were utilized for the survey and evaluation of the Parcels III and V. These parcels consist of 100 percent vacant land that was previously improved but has now been razed to foundation level. The survey of these parcels rendered the following results:

VACANT LAND FACTOR 1 – Combination of Two Factors

A combination of two or more of the following factors: obsolete platting of the vacant land, diversity of ownership of such land, tax and special assessment delinquencies on such land, deterioration of structures or site improvements in neighboring area adjacent to the vacant land, existence of remediation costs incurred due to Illinois Environmental Protection Agency or United States Environmental Protection Agency standards, the decline of the equalized assessed value of the property for 3 of the last 5 calendar year prior to the year in which the redevelopment project area was designated.

A. Analysis of Obsolete Platting

The vacant parcels in their current configurations exhibit irregular sizes and shapes that will make it difficult to develop the Area in a manner that is compatible with contemporary standards and requirements.

The American Institute of Real Estate Appraisers defines obsolescence as follows: “One of the causes of depreciation. An impairment of desirability and usefulness caused by new inventions, current changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external [economic].”

Real estate development is driven by the highest and best use of a property at the time the property is developed. Over time, changes in technology, design, and economics may alter the highest and best use of a property causing it to become functionally or economically obsolete. Obsolescence has an overall blighting effect on the surrounding area, detracting from the desirability of the overall area.

Conclusion for Obsolete Platting – Present to a Major Extent

Parcels III and V - The lack of interior access roads, and the current parcel configuration make it difficult to accommodate multiple users or the development plans that are in conformance with the planning efforts of the Village. The configuration was conducive to their industrial and manufacturing/warehousing uses and is not practical for contemporary development standards or standards associated with the Redevelopment Plan and Project for the Area as proposed by the Village. The Area’s configuration, layout, and lack of access roads and other basic infrastructure make it obsolete by modern-day standards and create a material and serious impediment to development on the site.

B. Analysis of Diversity of Ownership

Each parcel is owned by an individual entity.

Conclusion for Diversity of Ownership – Not Present

C. Analysis of Tax and Special Assessment Delinquencies Exist

All taxes and assessments are currently up to date with respect to payment.

Conclusion for Tax and Special Assessment Delinquencies – Not Present

D. Analysis of Deterioration of structures or site improvements in neighboring areas

Conclusion for Deterioration of Structures in Neighboring Areas – Present to a Major Extent

Parcel III – This parcel is directly adjacent to Parcel VIII, which has structures that are severely deteriorated and dilapidated. Parcel VIII is highlighted by a dormant/vacant industrial use featuring buildings far below today’s standards and with many documented issues including exorbitant rusting, crumbling/cracked masonry, broken windows, gutters and downspouts, bent/broken light poles, and tilted and broken foundations. Additionally, material storage structures on the site are severely cracked, and tiled over (not foundationally solid). It would take significant investment to rehabilitate these structures. As such, they are in a condition that they should be razed. Dilapidation is present to a major extent on this parcel.

Parcel V – This parcel is directly adjacent to Parcel VI. Parcel VI is a deteriorated shopping center containing the following deterioration factors as delineated above.

Therefore, we conclude that deterioration of structures or site improvements in neighboring areas is present to a major extent.

E. Analysis of Illinois Environmental Protection Agency remediation costs incurred

Conclusion- Not Present

F. The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years

Analysis – The percentage in the Area EAV has increased more than the percentage increase in the Consumer Price Index and the percentage increase in the overall EAV for the Village for the past 3 of 5 years.

Conclusion – Present to a Major Extent

Year	Total EAV of All Parcels in Area	Percentage Change
2007	\$ 66,139,048	
2008	\$ 64,145,189	-3.01%
2009	\$ 51,017,121	-20.47%
2010	\$ 49,529,406	-2.92%
2011	\$ 43,986,190	-11.19%
2012	\$ 38,215,566	-13.12%

The EAV of the parcels in the Area have declined all of the past 5-years. Therefore, this factor is present to a major extent.

Overall Conclusion for Vacant Land Blighting Factor 1 – Because three (3) of the sub-factors are present and evenly distributed throughout all parcels in the Area, this blighting factor is established as present for all the vacant parcels.

VACANT LAND FACTOR 2 – Unused Quarries or Mines

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

Analysis

There are no quarries, mines, or strip mind ponds present.

Conclusion for Vacant Land Blighting Factor 2 - Not Present

VACANT LAND CRITERIA 3 – Unused Rail

The area consists of unused rail yards, rail tracks, or railroad right-of-way.

Conclusion for Vacant Land Blighting Factor 3 – Present to a Limited Extent.

Analysis

Parcel III – This parcel contains unused rail tracks on the west side of the parcel.

Parcel V – Not present

VACANT LAND FACTOR 4 – Chronic Flooding

The area prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area which is included in or (is) in proximity to any improvement on real property which has been in existence for at least 5 years and which substantially contributes to such flooding.

Conclusion for Vacant Land Blighting Factor 4 – Present to a Major Extent

Analysis

The existing storm water system in the Area has had insufficient capacity to prevent major flood events that the Village experienced over the past years. This inadequacy has resulted in the Area being located in the floodways and floodplains. These large areas of floodway and floodplains are a major barrier to the Village goals to redevelop the Dundee Rd. corridor area. The effect of the substantial flood prone areas is to make the Area subject to extraordinary development restrictions, which makes potential developments something less than financially feasible.

VACANT LAND FACTOR 5 – Unused Disposal Site

The Area consists of an unused or illegal disposal site, as defined by the Act, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites.

Conclusion for Vacant Land Building Factor 5 – Present to a Major Extent

Analysis

Parcel III – The building that was on that site was demolished and there is significant evidence of unused building materials on the site. It is strewn with gravel throughout the site and has a pile of gravel on the south end of the site. It also has chunks of concrete and other block materials strewn throughout the site.

Parcel V – This site is littered with unused building materials. It has foundational slabs that currently exist and are in a broken and tatter condition, asphalt is littered throughout the site, there is gravel strewn through the site, bricks and other broken construction block and large broken blocks of concrete are on the site.

VACANT LAND FACTOR 6 – Vacancy

The area is not less than 50 nor more than 100 acres, and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposed within 5 years prior to the designation of the redevelopment project area, and which area meets at least one of the factors itemized in the Act, and the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that purpose.

Conclusion – Not Present

Analysis

Parcels III and V are former manufacturing/warehousing sites and were not a town center.

VACANT LAND FACTOR 7 – Former Improved Blighted Area

The area qualified as a blighted improved area immediately prior to becoming vacant.

Conclusion – Present to a Major Extent

Analysis

As of November 2003, the buildings were up and functioning on Parcels III and V and the Village declared these Parcels as an improved blighted area pursuant to the adoption of Tax Increment Allocation Financing at that time. The formal finding was made by Village Board.

OVERALL CONCLUSION FOR THE VACANT PARCELS

The vacant parcel clearly demonstrated five (5) of the seven (7) blighting factors delineated for vacant parcels in the Act. The area exhibited three sub-criteria, resulting in meeting the first factor, and four additional factors, totaling five of the seven blighting factors. Since only one (1) of seven (7) is necessary or two (2) of the first set of six (6) (considered Factor 1) or one (1) of a second set of six (6), the vacant parcel qualifies as blighted under the Act.

VII. Findings

- The conditions in the Area demonstrate that the Area has not been subject to growth and development through private investment, given the general deteriorated state of the area and the depressed state of the economy, it is not reasonable to expect the area to be redeveloped without some type of public/private partnership and subsidization of development costs.
- The Area is extremely seasoned with very little new development, other than a municipal campus, that has occurred in the last several years. Excessive vacancies, under-utilization of land within the Area and a general lack of maintenance and upkeep affect not only the residents and visitors, but the overall Area.
- The core of the redevelopment area exhibit large swaths of vacant and/or dormant land that has not been redeveloped via natural development processes, undisputable evidence that blight and lack of maintenance makes them outdated to today's standards and highly unlikely that they could be rehabbed to desirable uses.
- Over the past number of years the buildings within the Area evidence mere patchwork solutions that have not been conducive to growth within the Area and surrounding areas.

As many as 10 of the 13 blighting conditions necessary for improved land and 5 of 7 blighting factors for vacant land are present to classify an area as a blighted area under the Act were found in the Area. A summary of the findings in the Area is in the Appendix to the Report.

Unless corrected, these conditions will persist and continue to delay future economic development in the Area.

Through the establishment of a Redevelopment Project Area and the use of tax increment financing, the Village will be able to address the blighting and vacancy factors that are present throughout the Area and promote additional development in the Area.

APPENDIX

Summary of Blighting Criteria

Overall for Improved Parcels	Overall Conclusion for Area
Dilapidation	L
Obsolescence	M
Deterioration	M
Minimum Code	N
Illegal Use	N
Vacancies	M
Lack of Ventilation	L
Utilities	M
Land Coverage	L
Land Use	M
Environmental	N
Community Planning	M
EAV	M

Total M	7
Total L	3
Total Factors	10

Improved Parcels	Parcel I	II	IV	VI	VII	VIII
Dilapidation	L	N	N	N	N	M
Obsolescence	M	N	N	M	M	M
Deterioration	M	N	N	M	M	M
Minimum Code	N	N	N	N	N	N
Illegal Use	N	N	N	N	N	N
Vacancies	M	N	N	M	M	M
Lack of Ventilation	L	N	N	N	N	L
Utilities	M	M	M	M	M	M
Land Coverage	L	N	N	N	M	N
Land Use	M	M	M	M	M	M
Environmental	N	N	N	N	N	N
Community Planning	M	M	M	M	M	M

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EAV	M	M	M	M	M	M
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Overall for Vacant Parcels	Overall Conclusion for Area
Combination of 2 Sub-Factors	M
Unused Quarries or Mines	N
Unused Rail	L
Chronic Flooding	M
Unused Disposal Site	M
Vacancies	N
Blighted Prior to Vacancy	M

Total M	4
Total L	1
Total Factors	5

Improved Parcels	Parcel II	V
Combination of 2 Sub-Factors	M	M
Unused Quarries or Mines	N	N
Unused Rail	L	N
Chronic Flooding	M	M
Unused Disposal Site	M	M
Vacancies	N	N
Blighted Prior to Vacancy	M	M

KEY:

- M = Present to a Major Extent
- L = Present to a Limited Extent
- N = Not Present
- U = Unknown

LEGAL DESCRIPTION OF THE AREA

**Village of Wheeling
Town Center-II TIF District**

That part of Sections 2, 3, 10 and 11 in Township 42 North, Range 11, East of the Third Principal Meridian described as follows:

Beginning at the intersection point of the East right-of-way line of Wolf Road and the South right-of-way line of Dundee Road in Boho's Subdivision recorded July 29, 1991 Document 91378636; thence Easterly 233.73 feet along said South line to the Northeast corner of said subdivision; thence Northerly 7.00 feet along the extension of the East line of said subdivision; thence Easterly 291.06 feet along the South right-of-way line of Dundee Road to the West line of dedicated property for public road, being the East line of Wheeling Cemetery, recorded December 5, 1977 as Document 24222530; thence Southerly 16.98 feet along said West line to the Southwest corner of said dedicated property; thence Easterly 282.36 feet along the South right-of-way line of Dundee Road to the intersection point of said South line and a line 385 feet West of and parallel to the West right-of-way line of Wheeling Avenue; thence Northerly 91.00 feet along the last described parallel line to the intersection point of said parallel line and the North right-of-way line of Dundee Road recorded January 22, 1987 as Document T3585643; thence Easterly along said North line to the intersection point between said North line and the East right-of-way of First Street; thence Southerly 8.00 feet along said East line to the Southwest corner of Lot 7 in Uptadel's Sunnyside Addition to Wheeling recorded December 30, 1930 as Document T531289; thence Northeasterly, North 80 degrees 12 minutes 23 seconds East, a distance 121.20 feet to the Southwest corner of Lot 1 in McDonald's Subdivision recorded December 9, 1983 as Document T3345484; thence Northerly 125 feet along the West line of said lot to the Northeast corner of Lot 6 in Uptadel's Sunnyside Addition to Wheeling, being the Southeast corner of Woodvale Lake Estates Unit 1 Subdivision recorded December 15, 1960 as Document T1956518; thence Westerly 467.34 feet more or less along the South line of said subdivision to the Southwest corner of said subdivision; thence Northerly 75 feet along the West line of said subdivision to the Northeast corner of Lot 14 in Uptadel's Sunnyside Addition to Wheeling; thence Westerly 174.43 feet more or less to a point along the South line of Cameo Terrace North Subdivision recorded May 3, 1963 as Document 18786699 and recorded June 17, 1963 as Document T2096385; thence Southerly 2 feet to a point along the West line of Lot 14 in Uptadel's Sunnyside Addition to Wheeling; thence Westerly 251.60 feet to a point along the South line of Cameo Terrace North Subdivision; thence Westerly 300 feet to a point along the extension of said South line to the West right-of-way line of Wolf Road; thence Southerly along said West line to the Northeast corner of Lot 13 In Holland's Resubdivision recorded September 16, 1955 as Document T1621040; thence Westerly 526.25 feet more or less along the extension of North line of said Lot to the northwest corner of Lot 13 in Resubdivision of Lots 22, 23, 24,

33, 34, 35, 36, 37, 38, 51, 52, 74, 75, 76, 77 and 78 of Holland's Resubdivision recorded November 26, 1958 as Document 17388187; thence Southeasterly along the West line (being an arc of a circle, convex to the East, having a radius of 320.94 feet, a distance of 172.71 feet) of said Lot to the Southwest corner of said Lot; thence Westerly 66 feet along the North right-of-way line of Dundee Road to the Southeast corner of Lot 79 in Holland's Resubdivision; thence Northwesterly along the East line of said lot, being an arc of a circle, convex to the East, having a radius of 254.94 feet, a distance of 156.58 feet; thence continuing Northwesterly 349.32 feet along the East line of said lot; thence Northwesterly along the East line of said lot, being an arc of a circle, convex to the East, having a radius of 167.00 feet, a distance of 76.93 feet to the intersection point on the East line of Lot 2 in Chrysler Realty Corporation's Resubdivision recorded October 2, 1972 as Document 22070178; thence Northwesterly along said East line to the Southeast corner of Wheeling Drainage District right-of-way in said subdivision; thence Westerly along the South line of said drainage district right-of-way to the West line of Lot 1 of said subdivision; thence Northerly 7 feet along said West line to the South line of Wheeling Drainage Ditch right-of-way in Wheeling Heights Subdivision recorded July 14, 1919 as Document 6572881; thence Westerly 849.3 feet along said South line to the West line of Lot 2 in said subdivision; thence Southerly 467 feet along said West line to the North right-of-way line of Dundee Road; thence Westerly 386 feet along said North right-of-way line to the intersection point of said North right-of-way line and the East right-of-way line of Northgate Parkway; thence Northerly 470 feet along said East right-of-way line to the South right-of-way line of Wheeling Drainage Ditch in Guardite Company's Resubdivision recorded November 22, 1957 as Document 17072318; thence Westerly along said South right-of-way line to the intersection point of said South right-of-way line and the West line of Lot 3 in said subdivision; thence Westerly along a straight line connecting said intersection point and the intersection point of the East line of Dominick DiMatteo Junior Resubdivision recorded August 17, 1970 as Document 21238930 and the South right-of-way line of Wheeling Drainage Ditch in said subdivision; thence Northwesterly along said South right-of-way line to the intersection point of said South right-of-way line and the West line of said subdivision; thence Westerly along a straight line connecting said intersection point and a point 498.67 feet North of the center line of McHenry Road on the West line of Commonwealth Edison Company right-of-way; thence Northerly 52.00 feet along said West line; thence North 74 degrees 04 minutes 07 seconds West, a distance 223.60 feet; thence North 65 degrees 49 minutes 07 seconds West, a distance 132.04 feet; thence North 89 degrees 05 minutes 07 seconds West, a distance 28.44 feet; thence South 55 degrees 21 minutes 53 seconds West, a distance 103.27 feet to a point on the center line of McHenry Road; thence Southwesterly along a straight line connecting said point and the intersection point between the center line of creek and the East line of Lot 4 in Elsa Resubdivision recorded November 14, 1967 as Document 20322360; thence Northwesterly along the center line of creek in said subdivision to the East right-of-way line of Elmhurst Road; thence Southerly along the East right-of-way line of Elmhurst Road to the intersection point of said East line and the extension line of the South line of Elmhurst Rancheros Resubdivision recorded September 21, 1965 as Document 19592909; thence Westerly along said extension line to the Southeast corner of said subdivision; thence Westerly along said South line to the Southwest corner of said subdivision; thence Southerly along the East line of Hollywood Ridge Unit 1 recorded December 21, 1959 as Document 17740363 to the intersection point of South right-of-way line of Dundee Road and the extension of said East line; thence Westerly along said South right-of-way line to the intersection point between said South right-of-way line and the extension of the West line of Dunhurst Subdivision Unit Number Four recorded April 24, 1956 as Document 16559719; thence Southerly along said extension line to the Northwest corner of said subdivision; thence Easterly 630.00 feet along the

North line of said subdivision to the intersection point of said North line and the West line of original Lot A in said subdivision; thence Northerly 314.00 feet along the West line of First Addition to Dunhurst Unit Number Four recorded October 18, 1957 as Document 17041853 to the Northwest corner of said subdivision; thence Easterly 652.58 feet along the North line of said subdivision to the Northeast corner of said subdivision; thence Easterly along the extension of said North line to the East right-of-way line of Elmhurst Road; thence Northerly along said East right-of-way line to the Southwest corner of Lot A in Dunhurst Subdivision Unit Number One recorded May 3, 1955 as Document T1591895; thence Easterly along the South line of said lot to the Southeast corner of said lot; thence Easterly along a straight line connecting between said corner and the Southwest corner of Lot B in said subdivision; thence Easterly along the South line of said lot to the Southeast corner of said lot, being on the West right-of-way line of Commonwealth Edison Company; thence Southerly 554.07 feet along the East line of said subdivision; thence South 38 degrees 10 minutes 12 seconds East, a distance 37.22 feet; thence Southeasterly 917.16 feet along the Northeast line, having a bearing of South 38 degrees 10 minutes 12 seconds East, of Dunhurst Subdivision Unit Number Two recorded August 17, 1965 as Document T1602023; thence Southeasterly 1166.58 feet along the Northeast line, having a bearing of South 38 degrees 10 minutes 12 seconds East, of Herzog's First Industrial Subdivision recorded December 13, 1955 as Document 11639763 and corrected December 14, 1956 as Document T171348 to the West right-of-way line of Wheeling Road; thence Northerly along said West line to the intersection point of said West line and the extension of the North line of Rock Road Construction Company Subdivision recorded November 16, 1973 as Document T2727492; thence Easterly along said extension line to the Northeast corner of said subdivision; thence Easterly along a straight line connecting said Northeast corner and the Northwest corner of Herzog's 3rd Industrial Subdivision recorded July 3, 1984 as Documents T3380418 and T3380419 to said Northwest corner; thence Easterly 895.05 feet along the North line of said subdivision to the Northeast corner of said subdivision; thence Easterly 1895.82 feet along the North line of Meadowbrook Subdivision Unit Number Two recorded October 24, 1955 as Document T1629537 to the Northeast corner of said subdivision; thence Easterly 414.41 feet along the North line of Meadowbrook Subdivision Unit Number One recorded July 7, 1955 as Document T1605647 to the intersection point between said North line and the West right-of-way line of Wolf Road; thence Northwesterly along the Westerly right-of-way line of Wolf Road, being the arc of a circle, convex to the West, having a radius of 1960.08 feet, to the intersection point of said Westerly right-of-way line and the South line of hereinafter referred to as "Parcel A" (a tract of land, described as follows: beginning at the intersection of the center line of Dundee and Wolf Road; thence South 1 Degree 38 Minutes 30 Seconds East along the center of Wolf Road a distance of 682.50 feet to a point of beginning; thence continuing along the center of Wolf Road South 1 Degree 38 Minutes 30 Seconds East a distance of 172.50 feet to a point of tangency; thence Southeasterly along the center line of Wolf Road, being the arc of a circle, convex to the West, having a radius of 1910.08 feet, a distance of 233.10 feet; thence South 88 Degrees 20 Minutes West a distance of 405.75 feet to the center of Wheeling Drainage Ditch; thence Northerly along the center of said ditch a distance of 409.25 feet; thence North 88 Degrees 20 Minutes East on a line parallel to the center line of Dundee Road 450.45 feet to the place of beginning, in Cook County, Illinois); thence Southwesterly along the South line of said Parcel to the Southwest corner of said Parcel; thence Northwesterly 409.25 feet along the center line of said ditch to the Northwest corner of said Parcel; thence Northwesterly 449.10 feet to the Southwest corner of Lot 1 of Dundee Wolf Subdivision recorded September 7, 1973 as Document 2715566; thence Northwesterly 190.74 feet along the West line of said lot; thence Easterly 300.15 feet along the South right-of-way line of Dundee Road to the Northeast corner of said subdivision;

thence Easterly 250.00 feet along said South right-of-way line to the intersection point of the center line of the right-of-way line of Wolf Road and said South right-of-way line in Lynch's Resubdivision in Wheeling recorded April 23, 1962 as Document T-2029761; thence South along said center line of Wolf Road 83 feet; thence East 50 feet to the East right-of-way line of Wolf Road; thence North along said East line to the intersection point of the East right-of-way line of Wolf Road and the South right-of-way line of Dundee Road, being the Point of Beginning, all in Cook County, Illinois;

Along with Lots 27, 28 and 29 in Northgate Industrial Center Subdivision of Lot 1 in Guardite Co.'s Resubdivision of Lots 1, 2 and 3 and that part of Lot 4 lying South of a line described as follows: Commencing at a point 2.42 chains North of the Southwest corner of the Northeast $\frac{1}{4}$ of Section 3, Township 42 North Range 11, East of the Third Principal meridian, thence North 88 degrees, 00 minutes, 20 seconds East 40.58 chains to the East line of Section 3, all in Owners Division of Buffalo Creek Farm, according to the plat thereof recorded as Doc. 9195785, also part of Lots 1 and 2 in the Subdivision of G. Hechinger's Farm in Sections 1, 2 and 3, Township 42 North, Range 11, East of the Third Principal Meridian, and also part of Lot 2 in the Subdivision of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian; Lot 2 in Guardite Co.'s Resubdivision, aforesaid; Lot 1 in Wheeling Heights, a subdivision of the East 50.01 acres of the Skinner Farm in the Southwest $\frac{1}{4}$ of Section 2, Township 42 North, Range 11, East of the Third Principal Meridian; the Metropolitan Water Reclamation District of Greater Chicago's Diversion Channel located in the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian (commonly known as William Rogers Creek) and bounded by the North and West lines of Lot 27 in Northgate Industrial Center Subdivision, aforesaid, the Easterly line of the M. St. P. & SSM Railroad right-of-way (Soo Line Railroad), the South lines of Lots 1 and 2 in Allendale Subdivision, a resubdivision of Lots 21 to 26, inclusive, in Northgate Industrial Center Subdivision, aforesaid, and the West right-of-way line of Northgate Parkway (Wheeling Road); that triangular portion of vacated 12th Street located in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 2, Township 42 North, Range 11, East of the Third Principal Meridian and bounded by Lot 28 in Northgate Industrial Center Subdivision, aforesaid, on the West, the current Westerly right-of-way line of 12th Street on the East, and the Easterly extension of the North line of Lot 28 in Northgate Industrial Center Subdivision, aforesaid, on the North; all in Cook County, Illinois; along with those portions of Northgate Parkway (Wheeling Road) and 12th Street located adjacent thereto;

P.I.N.s:

03-02-308-007-0000
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03-02-316-005-0000
03-02-316-009-0000
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03-11-200-030-0000
03-11-203-002-0000
03-11-500-001-0000
Pt.03-11-500-002-0000

Street Location:

The Town Center-II TIF District Redevelopment Project Area (within irregular boundaries) is generally described as follows:

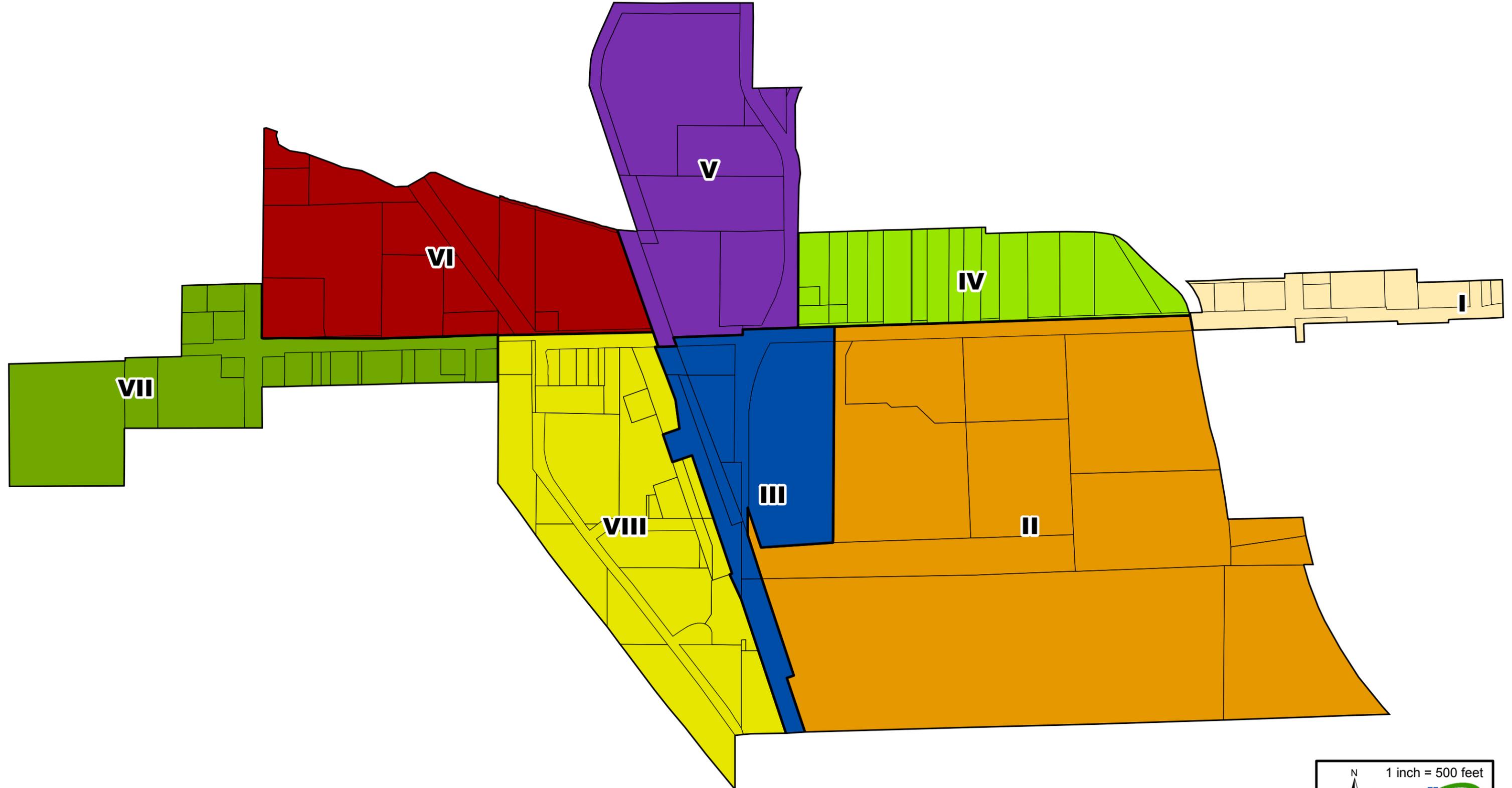
Certain properties that are either located directly on (both the North and South sides of) the Dundee Road Corridor, between a point just East of Wolf Road and extending to a point just West of Elmhurst Road, or located adjacent to such parcels; along with properties along Northgate Parkway, between a point approximately 617.48 feet South of Allendale Drive (Mayer Avenue) to Dundee Road (exclusive of the East side of Northgate Parkway (Wheeling Road) from Allendale Drive (Mayer Avenue) to approximately 385.26 feet South of Strong Avenue, the East side of Northgate Parkway immediately North and South of Egidi Drive, and the West side of Northgate Parkway immediately North of Dundee Road), consisting of 250 Northgate Parkway, 398-400 West Dundee Road and 430 West Dundee Road, Wheeling, Illinois.

PARCEL MAP

[TO BE INSERTED]

Village of Wheeling

Town Center II TIF District: Parcel Map



N 1 inch = 500 feet
W E
S GIS consortium
VWH_TIFMaps_Town Center_IL_TIF_District_Work
MLH Date: 1/2/2014

**Village of Wheeling
Town Center II TIF District**

