

Touhy-Lawndale TIF Plan

Appendix F

EXHIBIT B

Village of Lincolnwood
Touhy/Lawndale District
Redevelopment Project Area #2

Redevelopment Plan and Project



Jointly Prepared by
Kane, McKenna and Associates, Inc.
in conjunction with the
Village of Lincolnwood

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I. GENERAL BACKGROUND - VILLAGE OF LINCOLNWOOD

The Village of Lincolnwood, Illinois (the "Village") is a mature Chicago suburb of approximately 11,365 (as of the 1990 Census) and is generally bordered on the south and east by the City of Chicago, and on the west and north by the Village of Skokie. The Village lies within Cook County and is located approximately ten (10) miles north of Chicago's Loop and approximately nine (9) miles east of O'Hare International Airport. First settled in the 1840's and incorporated in 1911, the Village saw considerable growth (primarily residential, but with significant commercial and industrial as well), during the 1950-1960's post War building boom. Since 1970, however, the Village has slightly dropped in overall population, most likely due to a declining household size and increase in senior citizens which has resulted in fewer residents as children have matured and moved away. The Northeast Illinois Planning Commission (NIPC) projects a modest reverse in this trend projecting a Village population in the year 2020 at about 12,300.

The Village is a home rule municipality operating under the auspices of a President/Board of Trustees form of government, however, day to day municipal operations are directed by a Village Administrator. The Lincolnwood Economic Development Commission was established in 1994 and has as its primary mission to ensure the continued enhancement of the local economy and improved tax base.

The Village of Lincolnwood is comprised of approximately 1,700 acres (or 2.7 square miles). Although primarily residential, the Village contains significant industrial and commercial/retail sectors (approximately 21% of the overall land area). There are two (2) distinct industrial/manufacturing areas and over 630 establishments which collect retail sales taxes within the Village. The Village is home to several small to mid-sized shopping centers, a major mall, and strip commercial in the central portion and perimeters of the Village. The employees within these business areas represent a significant amount of consumer buying in the Village, so their importance cannot be minimized.

In 1946, the Lincolnwood Village Board adopted its first zoning ordinance, which has been amended periodically since that time, in 1962, and, most recently, in 1991. A Village Comprehensive Plan was first developed in 1990 and approved in 1992.

Significant land use changes have occurred in the past few years in some of the Village's commercial/industrial areas. The former McDade's store on Touhy Avenue is now a high-rise condominium development, the long standing Colby's Furniture Store on Touhy Avenue as well as adjacent parcels sat vacant for over two (2) years until the facility was recently demolished to prepare the site for new market development. In 1990, the Village saw redevelopment of the former Bell + Howell property located at the southwest corner of McCormick Boulevard and Touhy Avenue into the Lincolnwood Town Center P.U.D. redevelopment. This project consists of a

major retail mall and is located close to the area currently being considered for establishment of a new Tax Increment Finance (TIF) District. The Town Center project, which contains a major retail mall, car dealership, and an elderly congregate care facility, has become a major anchor for the Village's Northeast Business District, contributing a sizable amount to the Village's overall tax base and providing proof that this area has redevelopment potential.

In addition to these newer commercial/ residential developments, the Village of Lincolnwood is also home to many light and medium-sized manufacturing and warehousing facilities including remaining Bell + Howell operations, Advanced Plastic Corporation, Admiral Maintenance, Millard Maintenance, Trim Tex, Mau Mfg., Midwest Tropical, among others. The majority of these businesses were recently included within the Village's first TIF District, established in 1996.

The Village's many positive qualities combined with historically low tax rates have contributed to the Village's desirability and steady annual growth in equalized assessed valuation ("EAV") from the mid-1950's to today. The Village's proximity to Interstate 94 and Interstate 90 and commuter railway tracks provides easy accessibility to the entire metropolitan area. The Village's commercial and residential base has remained sound through the years due to its ability to capitalize on its strategic location, positive quality of life factors, and substantial public services. Concurrently, steady expansion of the Village's tax base (although the Village nears full development) is supported by the fact that the Village is a significant employment center adjacent to Chicago. There are more people who work in the Village than do reside in town. Manufacturing jobs, however, have significantly diminished over the last twenty (20) years following a region-wide trend away from manufacturing, and now only represent less than 13% of all jobs in Lincolnwood. Because of the desire to stabilize its tax base, the Village is seeking ways to preserve its business base, given the inability of the Village to expand its size through annexation, and the difficulty in finding vacant land in sufficient sizes to produce meaningful redevelopment opportunities.

With specific regard to the business and manufacturing areas, the Village's goals continue to be to capitalize on the highly effective transportation network and large labor pool to attract more office, light manufacturing and warehousing operations within its industrial areas and to encourage complimentary retail and service uses, the majority of which will likely continue to be concentrated within the Northeast sector of the Village.

II. DECLINE OF THE ADJACENT NORTHEAST INDUSTRIAL DISTRICT

An area of the Village that was recently designated for redevelopment is the Northeast Industrial District (the "District"), generally located within the boundaries of the southern side of Touhy Avenue, west of McCormick Boulevard, the north side of Pratt Avenue and the eastern side of Hamlin Avenue, in the northeast portion of the Village. Originating as a major business area in the late 1950's-early 1960's, this strategically located portion of the Village's industrial base began to evidence a decline by the early 1980's. The decline has been due to a number of factors, primarily the depreciation of certain older infrastructure, facades and interiors due to age, overcrowding and/or underutilization. Other significant problems throughout the area include functionally and economically obsolete facilities, parking, layout, and access to and within the area. There is also evidence of deferred maintenance, with a growing number of vacancies or potential sales of property throughout the District.

Overall, a sporadic level of private investment has occurred in the Northeast Industrial District since it was originally developed. This has been evidenced by reviewing aerials, and historic assessed values within the area (over the last ten (10) years). With the exception of the Bell + Howell redevelopment, growth in this area has been slower than in other comparable industrial areas within or proximate to the Lincolnwood. Barriers such as the recently developed commercial/retail area to the northeast, significant residential uses to the west and south of the area, municipal boundary lines along Touhy Avenue, as well as concerns regarding existing buffering between the neighboring uses have all combined to generally impede comprehensive industrial/mixed use (including manufacturing, commercial, retail, or complimentary residential) development within the area.

Many of the District's users are also suffering due to the improvements adjacent to Touhy Avenue as well as the increased traffic flow along Touhy Avenue. Design enhancements on the roadway (turning bays, intersection upgrades, etc.) have been suggested to ease the pressure on onstreet parking along this thoroughfare. Increased traffic congestion has made it more difficult to access and depart from certain properties within the District. Various adjacent site improvements have also contributed to deleterious layout (e.g., an old, underutilized railroad spur runs directly through the District), inadequate parking lots, problematic egress/ingress, deficient buffering between adjacent uses, etc. Additionally, many of the buildings' lot coverage would not be in conformance with today's accepted zoning standards for industrial parks.

Potential rehabilitation and redevelopment projects proposed by various existing users and developers also contribute to the need for revitalization of the area. To accomplish redevelopment of the area, enhance the area's tax base, as well as to improve the District's and surrounding area's quality of life, the Village has chosen to become an active participant in public/private partnerships which provide funding to assist in the area's overall redevelopment.

An area located immediately adjacent to the Northeast Industrial District is located on the southeast corner of the intersection of Touhy and Lawndale Avenues. The area is currently vacant and consists of approximately 14 acres. At one time, the site consisted of two (2) structures of approximately 207,000 total sq. ft. (the former Illinois Tool Works (ITW) and Colby's buildings). Both buildings were demolished by the property owners in 1996.

III. ACTIONS ON THE PART OF THE VILLAGE

On December 5, 1996, the Village adopted a resolution indicating an intent to determine the feasibility of using Tax Increment Finance (TIF) for the proposed Touhy/Lawndale Redevelopment District. (See Appendix A). The proposed Redevelopment Project Area (RPA) No. 2 includes parcels most likely to be redeveloped for commercial or "special development" uses (as described in the Village's Comprehensive Plan and as represented in the Goals and Objectives for the area). This area has been evaluated as a vacant blighted area (e.g., the area, prior to becoming vacant, was blighted).

The Village is now considering the adoption of a Touhy/Lawndale RPA. The establishment of this TIF District will help to complete the Village's area-wide redevelopment plans for this portion of the Village. Both the existing and proposed RPA's will be contiguous, to encourage complementary development initiatives. There have been recent and ongoing efforts made by the Village to involve local property owners in this proposed RPA and in the adjacent TIF District in reinvestment initiatives and to attract new developers to the area so as to eliminate economic disadvantages which impede the entire area's potential for redevelopment or more relevant uses.

The Village, on behalf of its residents, is desirous of eliminating blighting conditions and encouraging economic development. Given the likelihood that a renewed business district within a strategic location of the Village could favorably impact current property tax and employment levels, Village officials are determined to address the area's needs with whatever resources become available.

THE TOUHY/LAWNDALE DISTRICT REDEVELOPMENT PROJECT AREA (RPA)

The proposed Touhy/Lawndale District RPA is generally bounded on the north by Touhy Avenue, on the west by Lawndale Avenue, on the east by the Union Pacific railroad right-of-way and on the south by the Village Public Works yard & facility. This area contains the former Illinois Tool Works (ITW) and Colby's Furniture Store uses and is comprised of approximately 14 acres. This proposed RPA is adjacent on three (3) sides to the Village's Northeast Industrial RPA and was included as part of the larger area evaluation performed throughout the fall of 1995 and early 1996 which reviewed conditions to determine if factors were present to warrant designating portions of the area within the original TIF project boundary.

The proposed RPA was initially developed in the 1950's and 1960's as manufacturing plants for the Vander Cook & Sons, Inc. and the National Die Cast Company. The Vander Cook & Sons property initially served as part of the printing industry and was later utilized by ITW. The National Die Cast Company Facility was later occupied by Colby's as a retail warehouse and office facility.

Consequences of the long term, intensive industrial use of these former facilities resulted in widespread depreciation of physical maintenance as well as the deterioration of structures. The requirements of the different entities that utilized these plants over the past 30 years resulted in obsolescence of certain portions of the buildings (e.g., loading dock space) and deleterious layout (e.g., internal distribution roadways and traffic patterns). In addition, these properties were discovered to have significant environmental contamination, resulting in substantial remediation efforts by the owners. Demolition in 1996 was required as the reuse of these structures was determined by the owners to be minimal to non-existent and demolition and remediation efforts were determined necessary to return the properties to productive reuse.

The former ITW/Colby's site has not evidenced growth since the abandonment of the two (2) structures. The former ITW structure consisted of approximately 102,000 sq. ft. and the former Colby's building consisted of 105,000 sq. ft. The Colby's facility experienced several additions or expansions, at least eight (8) separate additions over the years.

The absence of a significant redevelopment plan for the ITW/Colby's site and undeveloped parcels within the existing RPA as well as a coordinated infrastructure and rehabilitation program designed to encourage owners to upgrade their existing facilities will likely prevent the Village from achieving a "highest and best use", as well as realizing increased real estate taxes from increased assessed valuations of the area. This will likely lead to more blight and a stronger likelihood that such conditions will worsen.

Current uses and physical configuration of the Touhy/Lawndale RPA have been affected by many of the problems identified in the qualification report for the adjacent Northeast Industrial TIF District. The vacancies evidenced within the Northeast TIF area, combined with the existence of older, depreciating infrastructure and many diverse, stand-alone structures have all detracted from the area's long-term potential (refer to B. below). The proposed RPA's location along a major arterial roadway also suggests a greater commercial redevelopment potential than for other properties in the Village.

Notwithstanding the Village's ongoing efforts to encourage existing users in the overall maintenance and appearance of private properties, certain utility and infrastructure needs, such as improved roadways, lighting, buffering and access to the area would also be addressed as area-wide concerns within the proposed RPA, as well as the adjoining RPA. A comprehensive redevelopment plan for the area is deemed to be necessary to produce a functionally effective industrial/special development area.

Due to the fact that both the current and proposed RPA's suffer from many of the same area wide conditions, including the need for a coordinated infrastructure program, an interdependence between the two (2) areas exists. Pursuant to the Act, the Village may direct incremental property taxes from the Northeast Industrial RPA to the proposed Touhy/Lawndale RPA (or vice versa) in order to alleviate certain area wide conditions or to be applied to redevelopment activities as set forth in each RPA's plan.

It is believed that the proposed new TIF District could potentially develop into a higher intensity commercial/mixed use area. The goal of this Project and Plan therefore is to allow for market-oriented (non-residential) redevelopment of a strategic location to enhance the overall viability of the area. If successful, the RPA will promote job creation, enhance local business opportunities, increase tax revenue to finance public services and upgrade property values throughout this important Village locale.

B. THE REDEVELOPMENT PLAN

The Village of Lincolnwood has carefully reviewed the potentials and constraints associated with the proposed Touhy/Lawndale RPA. The Village has determined that well planned commercial retail or "special" uses (in conformance with the Village's Comprehensive Plan) would serve to maximize the RPA's economic potential. Further, these improvements will help to retain and strengthen nearby industrial and other related uses thereby enhancing services to Village residents and others within the surrounding market area. As previously noted, properties adjacent to the RPA (including industrial and commercial), could potentially be strengthened with a Plan that encourages further development of this important business area.

The Village's plan for the RPA is to provide incentives to remediate the identifiable problems associated with the properties so that they can ultimately be redeveloped as viable uses. RPA funding would be considered for addressing site specific development problems, as well as coordinating with area-wide needs that impact the adjacent Northeast Industrial District (e.g., roadways, sewers, lighting, landscaping, buffering, etc.).

Currently, various redevelopment schemes and traffic flow enhancements being contemplated within or adjacent to the existing and proposed TIF Districts may require significant public infrastructure upgrades which will benefit both these areas. The costs of financing of such enhancements and improvements would be classified as public improvements under the TIF Act. The long term viability and demand for industrial, commercial and other appropriate non-residential uses in both the proposed and existing TIF Districts is highly interrelated and is substantially dependent on the provision of sound and improved public infrastructure that serves this combined area. The creation of this new RPA and the utilization of incremental revenues from either TIF District to accomplish such necessary improvements and enhancements in the combined area, undertaken pursuant to the Act, provides for an efficient financing

strategy which addresses the needs of area businesses and helps ensure their longevity and private reinvestment in the Village. It is therefore anticipated that incremental revenue generated by the proposed RPA which is not required to attract private reinvestment or fund a specific redevelopment project would be utilized in the combined RPA area for area wide eligible TIF activities, such as road enhancements, that would benefit the entire area as a whole.

Private and public investment will act as a positive signal, generating renewed interest in the RPA and in surrounding development and conservation opportunities. The RPA designation addresses the necessary public assistance/improvements required to induce the redevelopment of the area.

C. POTENTIAL IMPACTS ON OTHER TAXING JURISDICTIONS

As with the Village's existing TIF District, it is the intention of the Redevelopment Plan to conserve the non-residential tax base and encourage non-residential redevelopment of appropriate properties where possible. It is not the intention of this Plan to encourage or assist in the conversion of non-residential RPA properties to residential uses. As such, this Plan does not increase the number of school age students and therefore is anticipated to have minimal effect on school district operating costs.

The financial impact on other local taxing jurisdictions, such as the Village and the Library, are likely to be minimal as a result of the redevelopment projects anticipated for the RPA. Larger redevelopment projects could potentially generate some additional calls for police, fire/paramedic services. It is, however, unlikely the Village will experience any significant overall increase in service requirements if some parcels are redeveloped as non-residential uses. Similarly, it is unlikely that there will be any significant impact on the Library (given the potential for commercial/retail reuse) and minimal, if any, impact is anticipated on any of the township or county wide taxing jurisdictions.

Because of the economic base of local taxing jurisdictions, it is not anticipated that the establishment of this TIF District will create any significant loss of operating revenue. Property tax increases in the RPA in recent years have been relatively small because of the age and condition of the properties and has dropped significantly since the vacant status of the properties has been acknowledged by the County. Village and local school district officials have entered into an agreement which helps to mitigate potential impacts, produce development benefits to the local elementary school district and enhance Village economic development initiatives.

The Village has also adopted a resolution for the existing TIF District which outlines programs to address measurable financial impact through the declaration of annual surplus tax increments not used for eligible project costs and certain other programs.

IV. CONCLUSIONS AND FINDINGS

The needed private investment will be possible only if tax increment financing is adopted pursuant to the terms of the Act as defined herein. The qualification of the Touhy/Lawndale RPA as a vacant blighted area makes possible future developments not now anticipated, carrying on the intention of the Act. Such blighting factors have restrained or prevented successful redevelopment from occurring in a meaningful manner within the RPA to date. Other public resources may have to be made available to attract the needed private investment for redevelopment. Tax incremental revenue generated by redevelopments may play a decisive role in encouraging private redevelopment of the RPA.

Site conditions and/or problems that have precluded and/or retarded private redevelopment or expansion in the past will be addressed. Through this proposed Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a cooperative public/private redevelopment effort. In this regard, the Village will serve as a catalyst for coordinating a successful redevelopment of the proposed District. Ultimately, the implementation of the Plan will benefit the Village and all the taxing districts which encompass the proposed RPA in the form of a significantly expanded tax base.

Other communities with similar older industrial/commercial areas such as Skokie, Evanston, Des Plaines, and Niles have assisted in improving these particular locations via economic development incentives including reuse alternatives for commercial or mixed use conversions (from former industrial uses). Sites that could attract market interest are important assets to Lincolnwood in terms of potential tax generation, employment opportunities and the quality of uses/services for its residents. The Village has made a commitment to evaluate the potential reuses of these sites in a careful and reasonable manner.

It is the Village's determination that the adoption of this proposed Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become an improved, more viable environment that will attract private investment and diversify the Village's tax base.

Pursuant to the Act as defined herein, the proposed RPA includes only those contiguous parcels of real property and improvements thereon which could substantially benefit by inclusion in this proposed redevelopment area. Redevelopment of the RPA is tenable only if certain improvements or eligible costs are funded with incremental real estate taxes.

V. **REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

The RPA is legally described in Appendix B.

VI. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The goals of the Village for the proposed RPA (as expressed in this Plan), conform to the Lincolnwood Comprehensive Plan, adopted in April, 1992. A broadened, diversified tax base is necessary to maintain essential public services to the Village and strengthen its economy.

A. General Village Goals:

1. Provide and maintain an attractive community that creates a positive public image and encourages individuals, families and businesses to locate and remain within the community.
2. Provide for an enhanced commercial and mixed use tax base, reversing any stagnation occurring within the community, and resulting in growth in increased future tax revenue to all affected taxing jurisdictions.
3. Maintain the diversity of land uses within the Village while encouraging redevelopment that meets the future needs of the Village and builds upon existing special development uses.
4. Improve the quality of life of residents through enhanced employment opportunities.
5. Strengthen the existing business community and enhance local business development/conservation activities within the area in a manner which is compatible with surrounding land uses.
6. Develop "anchor" projects that encourage commercial/mixed uses development and which will support adjoining businesses in the area.
7. Provide jobs and potential business opportunities for community and Village residents.

B. Specific Objectives/RPA Redevelopment Goals:

1. Enhance the Village's tax base by redeveloping vacant property and encouraging appropriate redevelopment of blighted or underutilized properties, recognizing the fiscal importance of sales tax revenues.

2. Improve the public infrastructure throughout the proposed District and adjacent area by making repairs and improvements to streets, water and sewer lines, lighting, traffic circulation and parking, including safety and traffic circulation and parking, including safety and traffic flow improvements on Touhy Avenue. Improvement of area wide infrastructure may require the transfer of incremental real estate tax revenues between the Northeast Industrial TIF District and the Touhy/Lawndale RPA.
3. Enhance the Village's image and the visual attractiveness of the area by encouraging the construction of quality buildings, recognizing the importance of building materials and landscaping enhancements.
4. Remediate redevelopment impacts on the Touhy/Crawford Business District by potentially establishing an impact fund from certain non-property tax revenues generated by TIF redevelopment.
5. Provide community desired/needed uses in redevelopment proposals by encouraging inclusion of such uses in redevelopment plans.
6. Provide for reasonable protection of adjacent areas.
7. Review the Zoning Ordinance to consider what changes are required in order to effectuate the foregoing goals.
8. Provide controls over larger tracts of land in or near residential districts, which tracts may be redeveloped in the future.
9. Ensure that appropriate amenities are provided and that the impact on adjacent areas is ameliorated in case of such redevelopment.

VII. BLIGHTED AREA CONDITIONS EXISTING IN THE RPA

A. Findings

The RPA was studied to determine which qualifications were evident within the District which rendered it a "blighted vacant" area as such terms are listed in the Tax Increment Allocation Redevelopment Act (the "Act"), Illinois Compiled Statutes, Section 11-74.4-3. Refer to Appendix B for the Report which includes a summary of blighting factors and findings for this RPA.

B. Eligibility Survey

The entire proposed RPA was evaluated in December, 1996, between January and March of 1997, and in November-December, 1997 by representatives from Kane, McKenna and Associates, Inc. (KMA), and the Village of Lincolnwood. Chicago Associates Planners and Architects (CAPA) had reviewed the area in its entirety in 1995, prior to the demolition of structures on the properties. In this evaluation, only information was recorded which would directly aid in the determination of eligibility for the proposed TIF District.

VIII. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives

The Village of Lincolnwood proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment in non-residential/commercial/mixed use redevelopment projects through public finance techniques including, but not limited, to Tax Increment Financing. The following represents the general project activities for tax increment financing districts as defined by the Act and which have been determined as acceptable activities to be conducted by the Village. These components are not all inclusive and may exceed the Village's specific actions as planned at this time.

1. By implementing a redevelopment plan that provides for the attraction of appropriate non-residential/commercial/mixed uses to help redevelop marginally used parcels.
2. By improving public facilities which may include, but not be limited to:
 - a. Street improvements;
 - b. Parking improvements (which may include off-street or public facilities);
 - c. Signalization, traffic control and lighting;
 - d. Landscaping and/or streetscaping;
 - e. Utility improvements (including storm water management and sanitary sewer improvements, water detention/retention ponds, if necessary);
 - f. Public facilities.
3. By potentially providing for acquisition and site preparation, clearance and environmental remediation, including grading and excavation as a means to eliminating blight and barriers to redevelopment of sites and structures targeted within the RPA.
4. By entering into redevelopment agreements with developers (or current business owners) for qualified redevelopment projects.
5. By considering utilizing interest cost write down pursuant to provisions of the Act and/or the payment of interest costs of a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project.
6. By exercising other powers set forth in the Act as the Village deems necessary.

B. Redevelopment Activities

Pursuant to the foregoing objectives, the Village of Lincolnwood will implement a coordinated program of actions, including, but not limited to infrastructure improvements and upgrading, provision of public improvements such as landscaping or buffering and parking, where required. The Village may directly undertake the activities described below, or when appropriate, cause such activities to be undertaken in a manner conformant with this Plan.

1. Public Improvements

In accordance with its estimates of tax increment and other available resources, the Village of Lincolnwood may provide public improvements in the proposed RPA to enhance the immediate area as a whole, to support the Plan, and to serve the needs of Village residents. Appropriate public improvements may include, but are not limited to:

- a. new construction or repair of identified roadways in need of improvements, as well as sidewalks and alleyways,
- b. beautification, landscaping, lighting, buffering, open space, parking improvements and signage of public properties;
- c. improvements of public utilities including construction or reconstruction of water mains, as well as sanitary and/or storm sewer, detention ponds, right-of-ways and street lighting;

2. Interest Cost Write-Down

Pursuant to the Act, the Village may allocate a portion of incremental tax revenues to reduce the interest costs incurred in connection with certain redevelopment activities, enhancing the redevelopment potential of the RPA.

3. Site Preparation, Clearance, and Demolition

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

4. Land Acquisition

Property may be acquired by developers or by the Village for those sites scheduled for redevelopment in order to further the objectives of this Plan and enhance redevelopment alternatives for appropriate users. Property may also be acquired as deemed necessary to improve area access and access to public facilities.

5. Land Disposition

Certain properties in the RPA may be assembled and reconfigured into appropriate redevelopment sites. These properties may be first acquired by the Village. Properties may be sold or leased by the Village pursuant to the Act, to a private developer or developers for redevelopment.

Terms of lease or conveyance shall be incorporated into appropriate disposition agreements, and may include more specific restrictions than contained in this Plan or in other municipal codes and ordinance governing the use of land.

6. Job Training

Pursuant to the Act, the Village, and/or other training providers, may develop training programs in conjunction with the redevelopment efforts.

7. Redevelopment Agreements

The Village may enter into redevelopment agreements with private developers/businesses in order to induce the improvement of the RPA.

Recommended public improvements are found in Section E of this Plan. The Village may determine at a later date that certain improvements are no longer needed or appropriate, or may add new improvements to the list. The type of public improvement and cost for each item is subject to Village Board approval and to the execution of a redevelopment agreement for the proposed project, in a form acceptable to the Village Board.

C. General Land Use Plan

Existing land uses in the RPA were primarily industrial/warehousing/retail as shown in Map II. Map III designates the intended general land uses identified for the proposed RPA, which includes commercial/mixed use in accordance with the Village's Comprehensive Plan.

Any redevelopment projects shall be subject to the provisions of the Village of Lincolnwood Zoning Ordinance as such may be amended from time to time.

D. Additional Controls and Design Criteria

Design guidelines shall be consistent with Village standards, and if feasible, may be expanded to include local concerns.

1. Parking and Buffering. Redevelopment should provide for an adequate supply of appropriately located short-term and long-term parking spaces. Buffering, screening, or landscaping should be used to make parking facilities as attractive as possible.
2. Building Facades/Streetscapes. The RPA will be designed consistent with contemporary commercial/mixed use facilities. Design importance will be stressed in the treatment of streetscapes, and the relationships of building facades.
3. Pedestrian Access. Where appropriate, design layout shall facilitate internal pedestrian circulation and movement between major traffic generators and parking facilities.
4. Utilities. Wherever possible, all utility lines shall be located underground.

E. Estimated Redevelopment Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the TIF Act, and any such costs incidental to this Plan. Private investments which supplement "Redevelopment Project Costs" are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Plan to be considered by the Village may be:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected.
2. 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, and the clearing and grading of land;

3. Costs of rehabilitation, reconstruction or repair or remodeling of existing buildings and fixtures;;
4. Costs of the construction of public works or improvements;
5. Costs of job training and retraining projects;
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be in furtherance of the objectives of the redevelopment plan and project, to the extent the Village by written agreement accepts and approves such costs;
8. 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;
9. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code.

10. If deemed prudent by the Village Board overseeing the redevelopment project, interest costs incurred by the redeveloper related to the construction, renovation or rehabilitation of the redevelopment project provided that:
 - a. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act; and
 - b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; and
 - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - d. the total of such interest payments incurred pursuant to the Act may not exceed 30% of the total redevelopment project costs excluding any property assembly costs and any relocation costs incurred pursuant to the Act.

11. Payments in lieu of taxes.

In the event the Village of Lincolnwood issues debt pursuant to its general obligations under the Act, the proceeds of which are used to pay redevelopment project costs;

- a. In any year during which said obligations are outstanding and funds in the special tax allocation fund are insufficient to pay principal and interest when due, the Village shall cover such shortfall in payment in accordance with the terms of the obligations, and any such payments made by the Village shall be repaid in full to the Village from the special tax allocation fund from subsequent available tax increment revenues from improved taxable lots or parcels of real property prior to the creation of any surplus funds.

- b. In any year during which said obligations are outstanding and funds in the special tax allocation fund are sufficient to pay the next due principal and interest, but it is anticipated that in subsequent years funds may be inadequate to make the current payments of principal and interest, then the Village may create such reserves from the funds as it may deem appropriate to enable it to make future payments of principal and interest under said obligations. Amounts in any such reserve shall not be deemed to be surplus funds. Real estate tax increment revenues which constitute funds in the special tax allocation fund for the purpose of this paragraph include only tax increment revenues from improved taxable lots or parcels of real property.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Plan. **NOTE: The costs represent estimated amounts and do not represent actual Village commitments or expenditures. Rather, they are a ceiling on possible expenditures of TIF funds in the RPA.**

The estimated costs are represented in two (2) phases to reflect anticipated needs for the RPA in the short term and long term, and are based upon information provided to the Village regarding specific deficiencies associated with the parcels in the proposed RPA.

REDEVELOPMENT PROJECT - ESTIMATED PROJECT COSTS ELIGIBLE UNDER THE ACT. THESE ARE POTENTIAL COSTS TO BE EXPENDED OVER A PERIOD OF 23 YEARS BUT TO BE SOLELY DETERMINED BY THE VILLAGE TO FUND AS NEEDED. (Note: This summary does not include private redevelopment costs, and each cost item is based upon standard amounts for other similar type projects.)

Phase I

| <u>Program Action/Improvement</u> | <u>Estimated Costs*</u> |
|---|-------------------------|
| a. Property Assembly/Acquisition/Site Preparation | \$2,000,000 |
| b. Construction or rehabilitation of street improvements, rights-of-way, parking, street lighting, landscaping, buffering, streetscaping, and access improvements | 250,000 |
| c. Utility Improvements including, but not limited to storm, water, sanitary sewer, and the service of public facilities | 250,000 |
| d. Interest Costs Pursuant to the Act | 1,000,000 |
| e. Job Training | 100,000 |
| f. Planning, Legal, Engineering, Financing, Administrative and Other Professional Service Costs | 250,000 |
| g. Miscellaneous/Contingencies | <u>150,000</u> |
| TOTAL ESTIMATED COSTS | \$4,000,000 |

* All project cost estimates are in 1997 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustment to the estimated line item costs above are expected. Each individual project cost will be re-evaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

The totals of the line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

Adjustments to these cost items may be made without amendment to the Redevelopment Plan as long as the total project expenditures remain unchanged.

REDEVELOPMENT PROJECT - ESTIMATED PROJECT COSTS ELIGIBLE UNDER THE ACT. THESE ARE POTENTIAL COSTS TO BE EXPENDED OVER A PERIOD OF 23 YEARS BUT TO BE SOLELY DETERMINED BY THE VILLAGE TO FUND AS NEEDED. (Note: This summary does not include private redevelopment costs, and each cost item is based upon standard amounts for other similar type projects.)

Phase II

| <u>Program Action/Improvement</u> | <u>Estimated Costs*</u> |
|---|-------------------------|
| a. Property Assembly/Acquisition/Site Preparation | \$1,500,000 |
| b. Construction or rehabilitation of street improvements, rights-of-way, parking, street lighting, landscaping, buffering, streetscaping, and access improvements | 500,000 |
| c. Interest Costs Pursuant to the Act | 1,000,000 |
| d. Planning, Legal, Engineering, Financing, Administrative and Other Professional Service Costs | 250,000 |
| e. Miscellaneous/Contingencies | <u>250,000</u> |
| TOTAL ESTIMATED COSTS | \$3,500,000 |

* All project cost estimates are in 1997 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves. Adjustment to the estimated line item costs above are expected. Each individual project cost will be re-evaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

The totals of the line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

Adjustments to these cost items may be made without amendment to the Redevelopment Plan as long as the total project expenditures remain unchanged.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under the Act

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for any redevelopment project(s). As previously noted, it is further expected that property tax increment revenues may be utilized for redevelopment between the adjacent Northeast Industrial RPA and the Touhy/Lawndale RPA, given the interdependence of these areas and certain redevelopment activities.

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

The tax increment revenues which will be used to pay debt service on the tax increment obligations, if any, and to directly pay redevelopment project costs, shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the 1996 tax levy year initial equalized assessed value of each such lot, block, tract or parcel in the RPA.

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

The proposed RPA would not reasonably be expected to be developed without the use of the incremental revenues provided by the Act.

G. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment special tax allocation fund established for the proposed RPA pursuant to the Act or such other funds or security as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amounts available in that year, or projected to be available in that year, from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds and all other sources of funds as may be provided by ordinance.

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

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the RPA

The 1996 equalized assessed valuation (EAV) of the property within the proposed RPA is approximately \$938,715, which utilizes the 1996 Assessed Valuation and the 1997 State equalizer. The Boundary Map, Map I, shows the proposed location of the RPA.

I. Anticipated Equalized Assessed Valuation

Upon completion of the anticipated private development of the RPA over a three (3) to five (5) year period, it is estimated that the EAV of the property within the RPA will be increased to approximately \$7,800,000.

IX. SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment process will be undertaken requiring an estimated three (3) to five (5) years to complete.

Any redevelopment project(s) will begin as soon as the Village and potential redevelopment partners have identified acceptable reuses for the undeveloped sites in conformance with Village zoning and land use requirements. Depending upon the scope of the redevelopment, the following activities may be undertaken during each phase of the project:

1. Roadway/Street/Parking Improvements. Certain street improvements may be undertaken with related curb, gutter, alleyways and sidewalk improvements to also be constructed or rehabilitated as needed.
2. Landscaping/Buffering/Streetscaping/Parking. The Village may undertake, or cause to be undertaken, certain landscaping and parking improvements which serve to beautify and improve access to public properties or rights-of way or provide adequate buffering between land uses.
3. Storm Sewer, Water, Sanitary Sewer, and Other Utility Improvements. The Village may extend, re-route or upgrade utilities to serve existing properties or new developments.
4. Public Safety and Related Infrastructure. The Village may construct or cause to be constructed certain public safety improvements including, but not limited to, signage, traffic signals, and street lights.
5. Interest Cost Coverage. The Village may pay for certain interest costs incurred by a redeveloper for construction, renovation or rehabilitation of the redevelopment project(s). Interest payments will be made from the annual tax increment revenue generated from the RPA as allowed under the Act.
6. Land Assembly and Disposition. Certain properties in the RPA may be acquired by the developer or the Village and assembled into appropriate redevelopment sites. If acquired by the Village, the sites may be subsequently sold or leased for redevelopment.

7. Site Preparation. Sites may need to be prepared or environmentally remediated to prepare for the new uses.
8. Professional Services. The Village may use tax increment financing to pay necessary planning, legal, architectural, engineering, administrative, financing or other related costs during project implementation.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any redevelopment agreement entered into by the Village and selected private developer(s), both will agree to establish and implement an affirmative action program that serves the Village of Lincolnwood.

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

Anyone involved with employment or contracting activities for any project(s) will be responsible for conformance with this policy and the compliance requirements of applicable state and federal regulations.

The Village and the private developers involved with this project(s) will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts for the project(s) initiated within the RPA. Additionally:

1. any public/private partnership established for the development project(s) in the RPA will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work;
2. it shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such working environment, with specific attention to minority and/or female individuals; and
3. the partnership will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner.

Underlying this policy is the recognition by the partnership(s) that successful affirmative action programs are important to the continued growth and vitality of the Village of Lincolnwood.

C. **Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs**

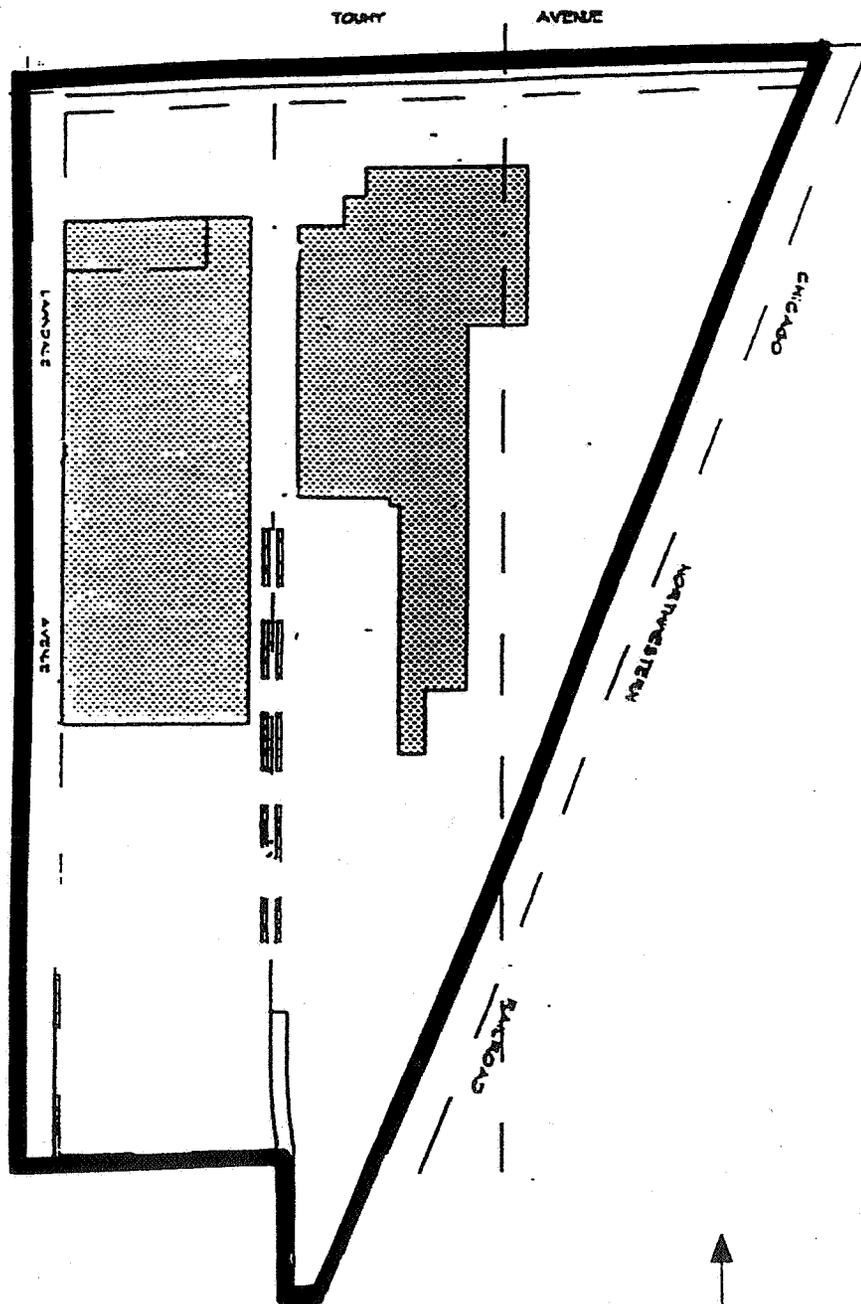
This RPA will be completed on or before a date 23 years from the adoption of the ordinance designating the Redevelopment Project Area. Actual construction activities are anticipated to be initiated and/or completed within three (3) to five (5) years.

X. **PROVISIONS FOR AMENDING THE TAX INCREMENT PLAN**

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

mrlincln.no2
12.11.97

**MAP I
BOUNDARY MAPS**



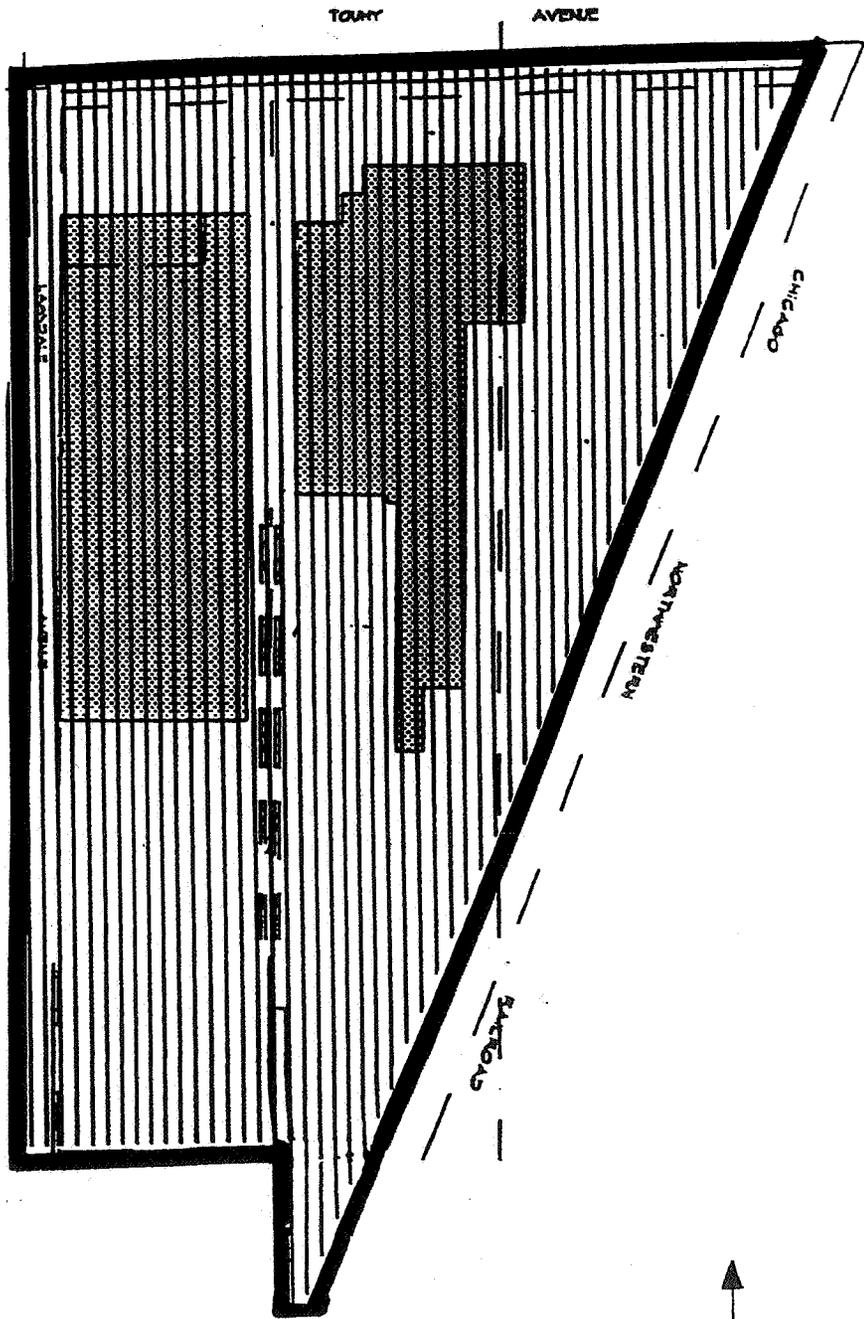
**Touhy/Lawndale TIF District
Boundary Map**

North

TIF District Boundary 

Shaded Areas Represent Location
of Former Structures

**MAP II
EXISTING LAND USE MAP**



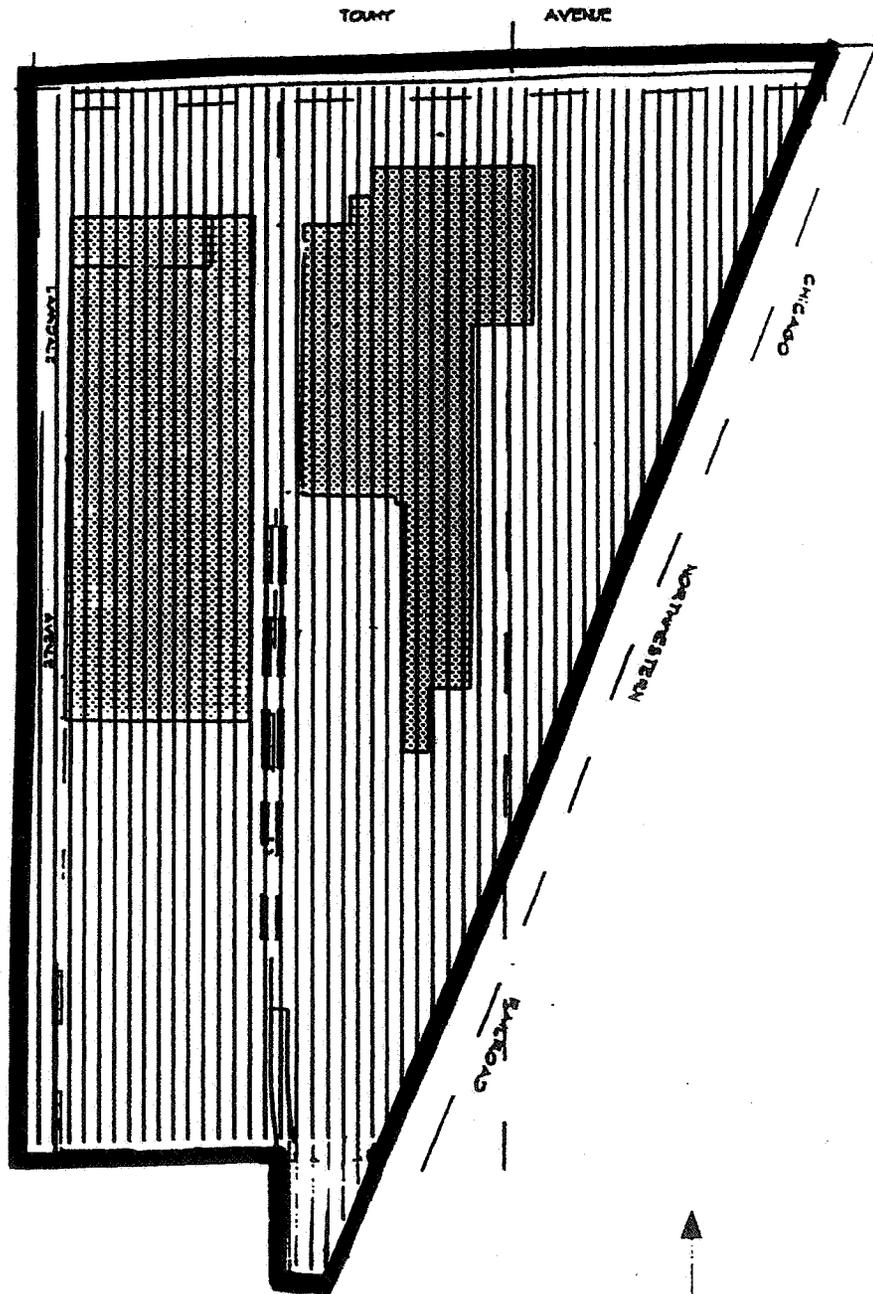
**Touhy/Lawndale TIF District
Existing Land Uses**

North

Vacant Land 

Shaded Areas Represent Location
of Former Structures

**MAP III
PROPOSED LAND USE MAP**



**Touhy/Lawndale TIF District
Proposed Land Uses**

North

- Commercial/Mixed Use 
- Shaded Areas Represent Location of Former Structures

APPENDICES

**APPENDIX A
TIF RESOLUTION**

RESOLUTION NO. R96-1125

**A RESOLUTION RELATING TO A POTENTIAL
REDEVELOPMENT PROJECT AREA BY THE VILLAGE
OF LINCOLNWOOD, ILLINOIS AND EXPRESSING
OFFICIAL INTENT REGARDING CERTAIN EXPENDITURES
TO BE REIMBURSED FROM THE PROCEEDS OF ANY
BORROWINGS ISSUED RELATING TO A PROPOSED TAX
INCREMENT REDEVELOPMENT FINANCING DISTRICT**

WHEREAS, the Village of Lincolnwood, Cook County, Illinois (the "Village or Issuer"), is a duly organized and existing municipality created under the provisions of the laws of the State of Illinois; and

WHEREAS, pursuant to the Tax Increment Redevelopment Act (65 ILCS 5/11-74.4-1 et seq. (the "Act"), the Village is authorized to take certain action pertaining to redevelopment activities; and

WHEREAS, the Village, adopted Resolution No. R95-1107 on October 5, 1995, pertaining to the use of tax increment financing in a certain proposed Redevelopment Project Area ("RPA") known as the Northeast Industrial District, which proposed area contained the ITW site (the "Site"); and

WHEREAS, the Village further adopted Resolution 95-1112 on December 7, 1995, related to the then proposed RPA, whose purpose was to induce private actions and private expenditures necessary for future redevelopment of this area and the Site; and

WHEREAS, the Village by Ordinances 96-2271, 96-2272, and 96-2273 adopted tax increment financing and created an RPA on June 6, 1996 for the area first proposed but which excluded the Site from the adopted RPA; and

WHEREAS, the President and the Village Board of Trustees (the "Corporate Authorities") have determined that it is in the best interests of the Village that the Site, as generally described in Exhibit A, attached hereto and made a part hereof be redeveloped; and

WHEREAS, the Village contemplates consideration of tax increment financing and creation of a proposed RPA for the Site in order to accomplish Site redevelopment and if the Site qualifies, the Village may pursue but cannot guarantee the adoption of tax increment financing or the designation of a particular developer if the Site is established as a Tax Increment Financing District; and

WHEREAS, in order to redevelop the Site, it will be necessary to undertake certain public improvements and pay certain site preparation and related costs; and

WHEREAS, but for the proposal to establish an RPA on the Site, the property owner would not continue to undertake certain redevelopment activities on the Site and incur costs in connection with those activities; and

WHEREAS, the Site has not been subject to growth and development through investment by private enterprise and it is not reasonably anticipated to be developed without assistance by the Village; and

WHEREAS, the Issuer has determined that it is in the best interests of the people of Lincolnwood and site redevelopment efforts to declare an official intent under federal Treasury Regulation Section 1.150-2 (formerly Section 1.103-18); and

WHEREAS, the Issuer has developed a list of capital projects which it is contemplating undertaking in connection with tax increment financing and a contemplated RPA for the Site, as such projects are further described in Exhibit "B" hereto (the "Projects"); and

WHEREAS, certain expenditures (the "Expenditures") relating to such Projects will be paid on or after the passage of this Resolution; and

WHEREAS, the Issuer reasonably expects to reimburse itself for all or a portion of the Expenditures with the proceeds of one or more borrowings.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LINCOLNWOOD, COOK COUNTY, ILLINOIS, as follows:

SECTION ONE: The findings in the preamble to this resolution are incorporated herein and adopted.

SECTION TWO: That if the findings of further eligibility warrant classification of the proposed RPA or a portion thereof, as qualified under the Act, a RPA may be developed for the area described in Exhibit A. or a portion thereof, pursuant to statute.

SECTION THREE: That the Village by its Administrator or his designee, is authorized to take any actions required to facilitate the study of the RPA, provided however, that the Village through its officers and employees cannot guarantee either the adoption of tax increment financing for the RPA or a specific developer of the RPA, nor can it guarantee the amount of eligible redevelopment costs which may be reimbursed from tax increment financing, nor whether particular costs by property owners are eligible redevelopment costs under the Act.

SECTION FOUR: If the RPA is established for the Site, and if tax increment financing is adopted, and if Expenditures occur, and if the tax increment financing generates monies, then the Issuer may reimburse the Expenditures.

SECTION FIVE: The Issuer reasonably expects to reimburse the Expenditures with proceeds of one or more borrowings.

SECTION SIX: The maximum aggregate principal amount such borrowings expected to be issued for reimbursement of the Expenditures is \$5,000,000.

SECTION SEVEN: This Resolution is a declaration of official intent under Treas. Reg. Section 1.150-2 (formerly Section 1.103-18).

SECTION EIGHT: The Issuer will comply with the applicable State or local law governing the public availability of records relating to its official acts with respect to this Resolution.

SECTION NINE: All actions of the officers, agents and employees of the Issuer that are in conformity with the purposes and intent of this Resolution, are hereby ratified, confirmed and adopted.

SECTION TEN: All resolutions in conflict herewith are hereby repealed to the extent of any such conflict.

SECTION ELEVEN: If any section, paragraph, clause or provision of the resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this resolution.

SECTION TWELVE: This Resolution shall be in full force and effect from and after its passage, approval and publication as provided by law.

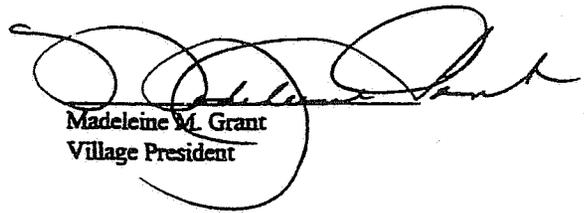
PASSED this 1st day of November, 1996 by the Board of Trustees of the Village
of Lincolnwood, Cook County, Illinois.

AYES: Iractus Schwartz, Kadota, Moy, Helson and Angarola

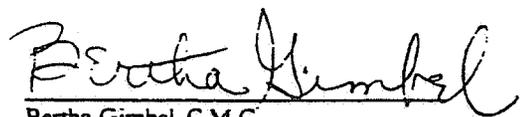
NAYS: none

ABSENT: Trustee Terry

APPROVED this 5th day of December, 1996.


Madeleine M. Grant
Village President

ATTESTED AND FILED IN MY OFFICE:


Bertha Gimbel, C.M.C.
Village Clerk

FILED IN THE VILLAGE CLERK'S OFFICE
ON THE 5th DAY OF Dec 1996.
Bertha Gimbel, VILLAGE CLERK

Exhibit A
Site Description

PLAT OF SURVEY
GREMLEY & BIEDERMANN INC.

That part of the East Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 41 North, Range 13, East of the Third Principal Meridian, (except the West 188.0 feet thereof as measured on the North line thereof) described as follows: Note: The West line of the above tract is assumed as "due North" for the following course: beginning at the Northeast corner of said Northwest Quarter of Section 35; Thence South 88° 37' West on the North line thereof 245.81 feet to the Northeast corner of the West 412.33 feet (as measured on the North line of said Northwest Quarter) of said East Half of the Northeast Quarter of the Northwest Quarter for the point of beginning of this tract of land; Thence due South on the East line of said West 412.33 feet, a distance of 791.0 feet; Thence due West at right angles to the last course 224.27 feet to a point in the East line of the said West 188 feet; Thence due North on said line 785.38 feet to the North line of said Northwest Quarter; Thence North 88° 37' East on said line 224.23 feet to the point of beginning (excepting the North 40.0 feet by right angle measurement, taken for Touhy Avenue in Cook County, Illinois.

ALSO

That part of the East Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 41 North, Range 13, East of the Third Principal Meridian, (except the West 188.0 feet thereof as measured on the North line of said Northwest Quarter) described as follows: Note: the West line of the above tract is assumed as "due North" for the following courses: beginning at the Northeast corner of said Northwest Quarter of Section 35; Thence South 88° 37' West on the North line thereof 245.81 feet to the Northeast corner of the West 412.33 feet (as measured on the North line of said Northwest Quarter) of said East Half of the Northeast Quarter of the Northwest Quarter; Thence due South on the East line of said West 412.33 feet a distance of 791.0 feet to the point of beginning of this tract of land; Thence continuing due South 171.05 feet; Thence due East at right angles to the last described course, a distance of 17.30 feet; Thence due South parallel with the said East line of the West 412.33 feet a distance of 50.0 feet; Thence southeasterly on a curved line convex to the Southwest, tangent to said parallel line, having a radius of 319.33 feet, a distance of 140.82 feet; Thence South 5° 32' 10" East on a straight line tangent to said curved line, a distance of 30.3 feet; Thence southeasterly on a curved line convex to the Northeast, tangent to said straight line and having a radius of 317.06 feet, a distance of 94.35 feet, more or less, to an intersection with the westerly line of the right of way of the Chicago and Northwestern Railway; Thence South 11° 22' West on said line 48.10 feet to the South line of said Northwest Quarter of the Northwest Quarter; Thence South 88° 30' West on said line 262.24 feet to a point in the East line of the said West 188 feet; Thence due North on said line 532.38 feet to a point in a line that is drawn at right angles to the above course and said right angle line passes through the point of beginning of this tract of land; Thence due East on said right angle line 224.27 feet to the said point of beginning (except therefrom that part lying South of a line 212.94 feet North of and parallel with the South line of said tract) in Cook County, Illinois.

ALSO

That part of the Northwest Quarter of the Northeast Quarter of Section 35, Township 41 North, Range 13, East of the Third Principal Meridian, lying Northwesterly of the right of way of Chicago and Northwestern Railroad (except that part thereof taken for Touhy Avenue) in Cook County, Illinois.

ALSO

A tract of land (except that part thereof taken for Touhy Avenue) in the East Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 41 North, Range 13, East of the Third Principal Meridian, said tract of land being described as follows: beginning at the Northeast corner of said Northwest Quarter of Section 35, running Thence West along the North line of said Northwest Quarter a distance of 245.81 feet to the Northeast corner of the West 412.33 feet of said East Half of the Northeast Quarter of the Northwest Quarter of Section 35; Thence South along the East line of said West 412.33 feet a distance of 943.05 feet; Thence East at right angles to the last described course, a distance of 17.30 feet; Thence South parallel with said East line of the West 412.33 feet a distance of 50 feet; Thence southeasterly on a curved line convex to the Southwest, tangent to said parallel line and having a radius of 319.33 feet, a distance of 140.82 feet; Thence southeasterly on a straight line tangent to said curved line a distance of 30 feet; Thence southeasterly on a curved line convex to the Northeast, tangent to said straight line and having a radius of 317.06 feet, a distance of 94.33 feet to an intersection with the westerly line of the right of way of Chicago Northwestern Railroad; Thence Northwesterly along the westerly line of said right of way to an intersection with the East line of said Northwest Quarter of Section 35; Thence North along the said Quarter Section line to the place of beginning, all in Cook County, Illinois, (excepting therefrom that part of the East Half of the Northeast Quarter of the Northwest Quarter of Section 35, Township 41 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows: Note: The West line of the above tract is assumed as "due North" for the following courses: beginning at a point in the East line of the West 188 feet of said tract, as measured on the North line thereof, said point being 213.01 feet North of the South line of said tract; Thence North 88° 30' East parallel to the said South line of said tract 250.11 feet to the place of beginning; Thence southeasterly on a curved line convex to the West and having a radius of 319.33 feet, an arc length of 68.06 feet, and whose chord length is 48.04 feet and bears South 12° 33' 08" East; Thence South 15° 32' 10" East tangent to the aforesaid curve, 30 feet to a point of tangency with a curved line; Thence southeasterly on said curve, convex to the East, and having a radius of 317.06 feet, an arc length of 92.36 feet and whose chord length is 92.92 feet and bears South 7° 06' 34" East to a point in the westerly line of the Northwestern Railway per deed, Thence North 11° 21' 30" East on said line 183.07 feet to a point in the aforesaid line whose length was 250.11 feet; Thence South 88° 30' West on said line 96.93 feet to the place of beginning), in Cook County, Illinois.

APPENDIX B
LEGAL DESCRIPTION

VILLAGE OF LINCOLNWOOD PROPOSED TOUHY LAWDALE TIF DISTRICT LEGAL DESCRIPTION

That part of the N 1/2 of section 35, Twp 41N, Range 13 East of the Third Principal Meridian described as follows; beginning at the point of intersection of the North line of said Section 35 and the East line, extended North, of Lawndale Ave, thence South along the said extended East line and the East line of Lawndale Avenue a distance of 1,149.87 feet; thence East along a line parallel with the said North line of section 35 a distance of 250.11 feet; thence Southeasterly along a curved line, convex to the West and having a radius of 519.33 feet, an arc length of 48.06 feet; thence South 15°32'10" East, tangent to the last described curve, 30 feet to a point of tangency with a curved line; thence Southeasterly on said curve, convex to the East, having a radius of 317.06 feet, an arc length of 93.26 feet to a point in the Westerly line of the Chicago and Northwestern Railway; thence Northeasterly along the said Westerly line to the North line of said Section 35 (said North line also being the center line of Touhy Ave); thence West along said North line to the point of beginning, Cook Co, IL.

APPENDIX C
QUALIFICATION REPORT

**VILLAGE OF LINCOLNWOOD
TIF QUALIFICATION/DESIGNATION REPORT
(PROPOSED TIF DISTRICT NO. 2)
TOUHY/LAWNDALE RPA**

A study to determine whether all or a portion of an area within the Village of Lincolnwood qualifies as a blighted area as set forth in the definition in the Real Property Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-3, et seq. of the Illinois Compiled Statutes as amended.

Prepared For: Village of Lincolnwood, Illinois

Prepared By: Kane, McKenna and Associates, Inc.

January, 1998

**VILLAGE OF LINCOLNWOOD
TIF QUALIFICATION REPORT
(PROPOSED TOUHY/LAWNDALE TIF PROJECT NO. 2)**

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MAP

Proposed TIF Boundary and Study Area

EXHIBIT 1

Legal Description

I. INTRODUCTION AND BACKGROUND

In the context of planning for a proposed Lincolnwood Redevelopment Project Area No. 2 (the "RPA"), the Village of Lincolnwood (the "Village") has considered the study of the area in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing (the "TIF") District. Kane, McKenna and Associates, Inc. ("KMA"), in accordance with Village authorization, has agreed to undertake the study of the area. Such area is generally described in the following manner.

The area is generally bounded on the north by Touhy Avenue, on the west by Lawndale Avenue; on the south by the Village Public Works Yard & Facility, and on the east by the Union Pacific railroad right-of-way.

The RPA formerly contained two (2) structures within its boundaries. These structures were built in the late 1950's and early 1960's. Portions of the facilities were constructed as additions in later years. The structures were demolished in 1996, and consisted of approximately 207,000 sq. ft. In total, the RPA includes approximately 14 acres.

In this RPA, the former ITW structure served as a manufacturing facility with ancillary office space. The former Colby's structure served most recently as a retail with support offices facility. Both facilities were vacant for approximately three (3) to four (4) years prior to their demolition in 1996.

The qualification factors discussed within this report qualify the area as a "blighted" vacant area, as that term is hereinafter defined pursuant to Illinois State statute.

The proposed RPA is adjacent to the existing Northeast Industrial TIF District which was established in 1996. From the Village's economic development perspective, the proposed RPA has the advantage of frontage located along Touhy Avenue, but the continued vacancy of the former structures and their recent demolition have indicated that reuse or redevelopment options will require Village coordination and/or assistance in order to maximize reuse potential. In addition, environmental remediation was required subsequent to the demolition in order to prepare the properties for reuse.

OBJECTIVE

The Village Redevelopment Plan proposes to make the available land in the TIF District available to businesses for modern commercial and/or mixed use redevelopment. To achieve this objective, the Village would propose:

- o To redevelop the proposed TIF District with commercial and/or mixed uses that complement the adjacent TIF district.
- o To redevelop the vacant areas for new users and businesses.
- o To assist and provide services to businesses that seek locations in the Village.
- o To provide job opportunities for Village and area residents.

COMMERCIAL AND MIXED USE REDEVELOPMENT

The plan proposes the redevelopment of the approximately 14 acre tract. Such redevelopment would allow for an intensive reuse of frontage property. Among the most important advantages to the Village relating to the redevelopment are:

- o Increased commercial and mixed use development.
- o Reduced site development costs through overall planning.
- o Provision of an attractive area for potential businesses.
- o Creation of a strong market signal to adjacent and prospective Village businesses of significant private reinvestment in the community.
- o Reuse of a formerly underutilized site.

New development continues to be an important asset to the Village. It improves the tax base and it contributes to the creation of jobs and services which typically have important multiplier effects on the local economy.

An important consideration relating to the designation of the RPA is the combination of underutilized and vacant land. The continued viability and potential expansion of the existing RPA will require the adjoining uses and owners to address issues that could impede maximum redevelopment of the entire area. In turn, the continued occupancy and improved appearance of the existing adjacent facilities will serve as core uses that could assist in the attraction of other users for the underutilized, vacant land that is located within the proposed TIF district.

The proposed RPA has not experienced any redevelopment since the closure of the former ITW and Colby's operations. Given the conditions into which the RPA has lapsed due to lack of private and/or public investment, the Village has determined that it is necessary to support the redevelopment effort with TIF assistance. The Village is determined that redevelopment takes place in a coordinated manner through the benefit and guidance of comprehensive economic planning by the Village. Through this coordinated effort, the RPA is expected to address redevelopment impediments inherent with current conditions, which impede economic growth and are expected to be eliminated.

The Village has determined that redevelopment currently planned for the RPA is feasible only with public finance assistance. The designation, implementation and utilization of a TIF redevelopment plan is intended by the Village will help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The use of TIF will result in private redevelopment in the RPA creating higher real estate value, that would otherwise decline without such investment. In this way, the existing tax base for all tax districts is protected, and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA USED

Village staff, Chicago Associates Planners and Architects (CAPA) staff and Kane, McKenna and Associates, Inc. examined the proposed Study Area in December, 1996 in January through March of 1997, and again in November-December, 1997. These experts reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois "Real Property Tax Increment Allocation Act" (hereinafter referred to as "the Act") Ch. 65 ILCS Section 5/11-74.4-1 et. seq. of the Illinois Compiled Statues, as amended. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (RPA). By definition, a "redevelopment project area" is:

"an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

The Act defines a "blighted" area as follows:

"any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where, if improved, industrial, commercial and residential buildings or improvements, because of a combination of 5 or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning, is detrimental to the public safety, health, morals or welfare, or if vacant, the sound growth of the taxing districts is impaired by 1) a combination of 2 or more of the following factors: obsolete platting of the vacant land; diversity of ownership of land; tax and special assessment delinquencies on such land; flooding on all or part of such vacant land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, or 2) the area immediately prior to becoming vacant qualified as a blighted improved area, or 3) the area consists of an unused quarry or unused quarries, or 4) the area consists of unused railyards, rail tracks or railroad rights-of-way, or 5) the area, prior to its designation, is subject to chronic flooding which adversely impacts on real property in the area and such flooding is substantially caused by one or more improvements in or in proximity to the area which improvements have been in existence for at least 5 years, or 6) the area consists of an unused disposal site, containing earth, stone, building debris or similar material, which were removed from construction, demolition, excavation or dredge sites."

The Act requires that the presence of factors must be reasonably distributed throughout the RPA and must be present to a meaningful extent. The evidence included in this Report demonstrates that the qualifying factors are present to a meaningful extent for the RPA. Furthermore, the presence of qualifying factors are reasonably distributed throughout the RPA.

III. THE STUDY AREA

The Study Area (or RPA) represents six (6) tax parcels, and is approximately 14 acres. The area is vacant and formerly contained two (2) structures consisting of approximately 207,000 sq. ft. The structures were demolished in 1996.

IV. METHODOLOGY OF EVALUATION

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

- 1) Site surveys of the proposed RPA were reviewed by representatives from Kane, McKenna and Associates, Inc. and the Village. Site surveys were completed for each tract of land within the area and were initially prepared by CAPA in 1995.
- 2) Exterior and interior evaluation of structures, noting depreciation, deterioration, or dilapidation as well as obsolescence or deleterious layout was completed in 1995 prior to demolition. The inspections of the larger industrial building and the administration building included conditions of roof, windows, facade, interior walls and finishes, electrical systems, and exterior conditions.
- 3) The area was studied by reviewing the available planning reports, Village ordinances, aerial photos, land surveys, flood maps, local history (discussions with representatives of the former facilities), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, etc.) was completed. Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed.
- 4) Individual structures were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria factors of specific structures on particular parcels. Vacant portions of the RPA were examined within a similar context.
- 5) The RPA was examined to assess the applicability of the different factors, for both improved and vacant land, required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors.

Vacant land was reviewed in relation to the appropriate factors listed within the Act.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

As a result of KMA's evaluation of each parcel in the proposed TIF District, and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed RPA as a "blighted prior to becoming vacant area".

A. VACANT AREA FACTORS

The basis for qualification as a "blighted vacant area" is that the area was blighted prior to its becoming vacant. As a result, the improved area factors were reviewed to determine if at least five (5) of the fourteen (14) improved area factors listed in the Act were present prior to the demolition of the structures.

1. Age

The two (2) previously existing structures were at least 30 years old. This has been determined based upon historic aerial photos and from Building Department records. Structures were constructed/designed based upon reliance on rail service. Changing transportation practices necessitated adding truck bays, which did not address access to Touhy Avenue (a major arterial).

The ITW structure in particular suffered from inefficient insulation and energy use. Exterior building conditions for both sites evidenced long term exposure to the elements.

Discussions with both Village staff and others familiar with the area indicate that the age estimate is reasonable.

2. Depreciation of Physical Maintenance

All of the structures and all site improvements within the RPA exhibited conditions of depreciation and/or deferred maintenance prior to their removal in 1996.

These conditions included the following:

- o Cracks in sidewalks and asphalt parking areas
- o Peeling paint and/or unpainted surfaces
- o Damaged and stained ceiling panels
- o Loose metal siding
- o Missing mortar
- o Buckled brick
- o Need for tuckpointing (walls/openings)

- o Damaged metal siding
- o Damaged window frames/broken windows

3. Deterioration of Buildings and Site Improvements

Structural deterioration in the aforementioned properties was documented via general structural condition reviews, building condition inspection reports and exterior site visits.

Masonry building shells and walls evidenced vertical cracks to and through the foundations.

In additions, structures included the following:

- o Poor roof structural conditions allowing leaks and water damage;
- o Severe rusting in the lintels;
- o Buckled and caved in asphalt;

4. Obsolescence

Site surveys indicated functional obsolescence which was evidenced by:

- o Plan arrangements of both buildings and sites that were geared to rail service for both buildings. The 50'-0" right-of-way in between the two (2) buildings no longer had the rails adjacent to it. The area was too narrow to be transformed into a truck servicing area and/or other potential exterior uses.
- o The ITW building had offices immediately adjacent to the heavily trafficked Touhy Avenue, creating a less than optimum office environment.
- o The Colby's building had at least eight (8) cells of space, each with a different structural system, ceiling height and column spacing making it difficult to organize flexible manufacturing uses.
- o The ITW building was originally built for a printing press manufacturer. The distinctive configuration of the plan with the large clear span structure flanked by the regular lower ceiling bays was designed for the fabrication and assembly of large pieces of equipment. Differentials in space types can be a problem in flexible layout options for manufacturing.

Economic obsolescence was evidenced by:

- o The vacancy of both buildings; three (3) years for ITW and three (3) to four (4) years for Colby's (including periods of minor or minimal occupancy for a portion of the building).
- o The difficulties in rental or sales over that period, as described by the owner.

Obsolete plats were evidenced by:

- o Minimum frontage to Touhy Avenue at the northern edge and maximum frontage to the rail spurs on the east and west side.
- o The triangle shape of vacant land on the eastern edge had made it difficult to be incorporated into the adjacent ITW building for expansion or access.
- o The lack of any building setback along Lawndale Avenue. The western edge of the Colby building was, in fact right at the sidewalk line, hindering access and potential use.

Obsolete site improvements were evidenced by:

- o Parking lot locations and driveway access either off Touhy or Lawndale Avenues.
- o Truck access to the site was difficult given the changing character of traffic on Touhy Avenue and the depth of the property.
- o Lack of storm water detention and retention.

5. Presence of Structures Below Minimum Code Standards

Non-conformance of certain codes and regulations for both properties was evidenced by:

- o Lack of accessibility and ADA provisions.
- o Lack of current fire and life safety systems (the buildings had histories of problems in this area).
- o Presence of graffiti on exterior wall surfaces.

6. **Excessive Vacancies**

The two (2) buildings had each experienced vacancies that were evidenced by:

- o The ITW building was built for the Vander Cook Printing Press Company, which was then purchased by ITW, which ran two (2) operations out of the building. Since these operations were moved, the building had been vacant for three (3) years (prior to demolition). Prior to that, there had been an extended period of time whereby the building was partially vacant or vacant.
- o The Colby's use resulted in the rehabilitation of the former industrial building as a series of furnishing display areas with support offices. The facility closed in approximately 1991 and a series of short term users were present until the furnishings were liquidated, and then the facility remained vacant until demolition.

7. **Deleterious Layout and Land Use.**

Initially, both structures were designed for rail service. Truck service was hampered due to: a) narrow space between the buildings serving to reduce the ability to load or unload trucks; and b) access to Touhy Avenue.

Ownership had also determined that significant environmental remediation was required prior to any reuse for the properties. Substantial remediation was required due to previous uses on the properties.

AREA WIDE FACTORS

In addition to the specific qualification factors described above, there are certain area wide factors which were found to be present in the adjoining Northeast Industrial TIF District, but which also serve to impact this potential RPA.

8. Inadequate Utilities

KMA has reviewed the Village's recently completed Infrastructure Condition Report prepared in 1995, which includes the entire proposed RPA. According to the Infrastructure Report, the following is apparent within the adjoining District and within the Area:

- o All of the streets within the area have suffered from inadequacy because of very poor or poor initial design, standards or changes in use, such as increased truck traffic, that was not anticipated in the initial design. They also suffer from the general deterioration of paving materials, inadequate design cross section, weakened strength, or total loss of support. Recommendations for these roadways ranged from major or total reconstruction (potentially involving total removal/replacement of curbs and gutters, new storm structures and sewer structure reconstruction) or at least rehabilitation using base repairs and varying thickness of overlays. Also included would be curb and gutter replacements where needed for structural or drainage reasons.
- o It has been noted that there are currently no designated alleyways within the area. Alleyways are important in terms of providing rear access, circulation and for improving the aesthetic conditions of areas (e.g., for the provision of dumpsters, etc.).
- o Sidewalks within the area have been graded as fair to poor, whereby spilling and cross steps are problematic, and where sidewalks may be missing. ADA violations, where transitions from sidewalks to streets over a barrier curb, rather than from a ramp, were also apparent.
- o Water and sewer distribution systems within the area (including a review of condition, location of water main breaks and need for cleaning) also evidence deterioration and need for upgrades. There are serious tile and gravel back-ups and poor inlets along Lawndale, replacement issues along Ridgeway, Hamlin Avenue and Capitol Drive, outflow pipe needs on Central Park, poor inlets, poor connections between buildings and streets, debris along Lunt, a need for new stairs along Morse, etc.) among other problems.

According to owners, and brokers familiar with the area, street lighting and property lighting needs had often been sporadically addressed over time by individual property owners, however, the area still needs to be reviewed again as to whether the current lighting is considered adequate for the area. Flooding issues in the area have also been documented; docks have been flooded up to their levels on several occasions during the past 5-7 years; drainage needs are likely to increase with any new development in the area. A detention pond may be necessary to relieve these problems.

Other inadequate utilities within both of the RPA's are represented by a need for traffic signal upgrades at the Touhy Avenue entrances and potential other locations. There may be a future need for wider thoroughfares, cross roads or traffic signals at certain points along Touhy Avenue to provide safer access to the industrial area, as well as to other institutional uses, according to business persons interviewed.

9. Lack of Community Planning

Although the physical and economic decline of the adjoining RPA and the proposed Touhy/Lawndale RPA has been relatively long-term, the Village has not historically had redevelopment/conservation plans or programs (with the exception of code enforcement efforts and the Comprehensive Plan) (first developed in 1992) to arrest the decline remove the blighted or underutilized facilities present within the RPA, and promote continued viability of the industrial areas and its adjacent uses. Overall land use has occasionally been problematic and deleterious to adjacent users (particularly residential) in that debris, noise and activity from the buildings and related traffic along the exterior of some structures, has contributed to a need for more buffering between the different land uses.

There are substantial circulation problems within portions of the entire area including poor access to some parking lots as well as deleterious relationships between public and private circulation routes. Notable examples includes the area where the Village's public works garage is located and within the properties adjacent to the abandoned rail spur. Public parking lots might be appropriate in certain locations within the RPA. Accessible parking is difficult to identify and access is either limited by the traffic off the main street or via the rear of the structures. Parking needs to be better integrated into some of the older areas to be conserved. Access to Touhy Avenue from most locations within the area has become difficult in part because of the absence of traffic signals and turning lanes.

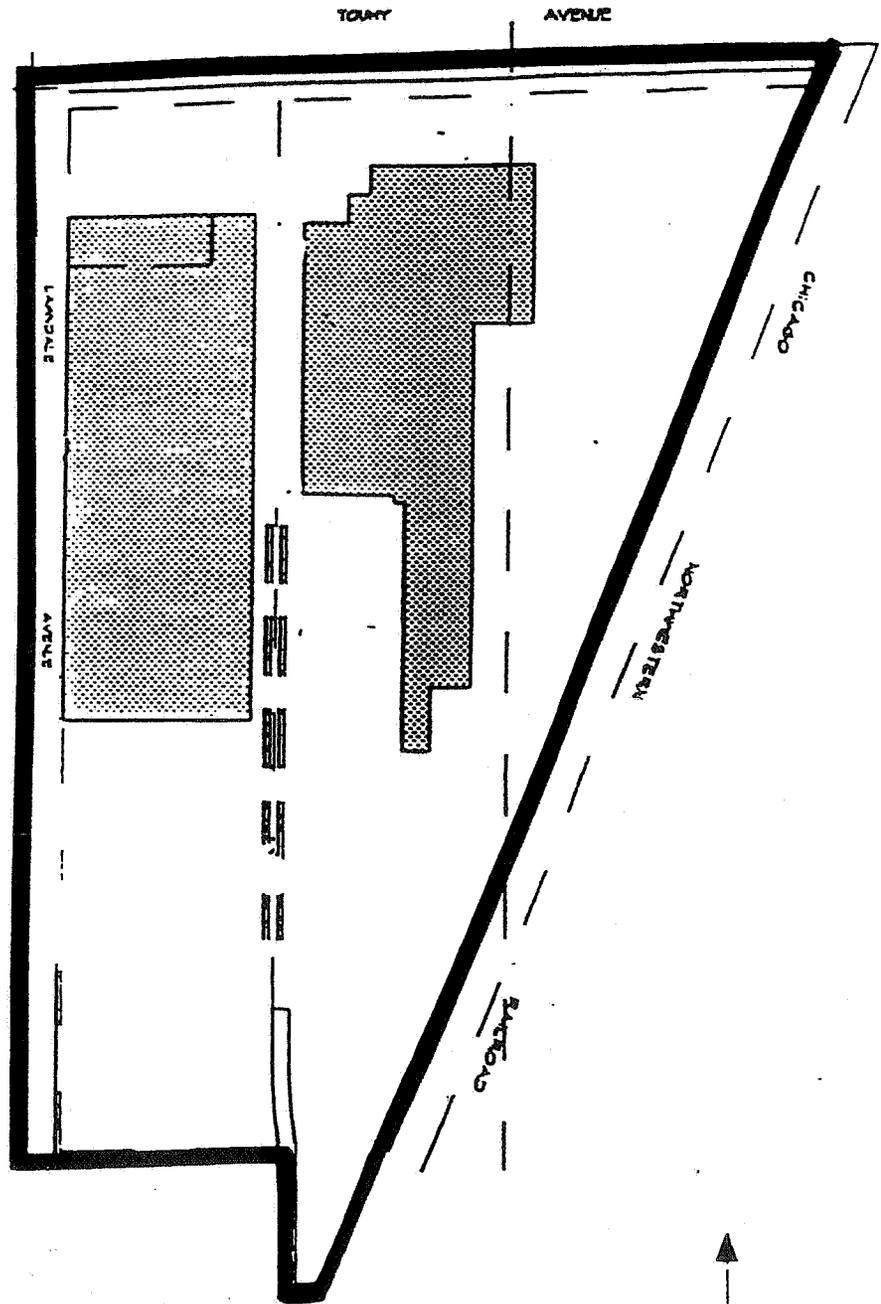
VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

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

1. The area is contiguous and is greater than 1 ½ acres in size.
2. The area has been qualified as a "blighted vacant area". A more detailed analysis of the qualification findings is outlined in this report.
3. All property in the area would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the area, including the Village, had been impaired by the factors found present in the area.
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

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

The area has not benefitted from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to vacant land, business attraction is important to the area's continued improvement.



**Touhy/Lawndale TIF District
Boundary Map**

North

TIF District Boundary 

Shaded Areas Represent Location
of Former Structures

**EXHIBIT 1
LEGAL DESCRIPTION**

01/02/98

Kane, McKenna and Assoc., Inc.

VILLAGE OF LINCOLNWOOD PROPOSED TOUHY LAWDALE TIF DISTRICT LEGAL DESCRIPTION

That part of the N 1/2 of section 35, Twp 41N, Range 13 East of the Third Principal Meridian described as follows; beginning at the point of intersection of the North line of said Section 35 and the East line, extended North, of Lawndale Ave, thence South along the said extended East line and the East line of Lawndale Avenue a distance of 1,149.87 feet: thence East along a line parallel with the said North line of section 35 a distance of 250.11 feet; thence Southeasterly along a curved line, convex to the West and having a radius of 519.33 feet, an arc length of 48.06 feet; thence South 15°32'10" East, tangent to the last described curve, 30 feet to a point of tangency with a curved line; thence Southeasterly on said curve, convex to the East, having a radius of 317.06 feet, an arc length of 93.26 feet to a point in the Westerly line of the Chicago and Northwestern Railway; thence Northeasterly along the said Westerly line to the North line of said Section 35 (said North line also being the center line of Touhy Ave); thence West along said North line to the point of beginning, Cook Co, IL.