AN ORDINANCE PROVIDING FOR THE REDUCTION OF THE VILLAGE OF SKOKIE’S DOWNTOWN SCIENCE & TECHNOLOGY TAX INCREMENT FINANCING DISTRICT AND PROVIDING FOR THE DISCONNECTION OF SPECIFIC PROPERTIES FROM THAT TAX INCREMENT FINANCING DISTRICT

WHEREAS, on October 27, 2005, the Mayor and Board of Trustees of the Village of Skokie (hereinafter “Village”), adopted Village Ordinance Number 05-10-F-3391, adopting and approving Tax Increment Downtown Science and Technology Redevelopment Project Area (hereinafter “Project”), in accordance with the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (2002) (hereinafter “Act”); and

WHEREAS, on October 27, 2005, the Mayor and Board of Trustees of the Village adopted Village Ordinance Number 05-10-F-3393, adopting Tax Increment Allocation Financing for the Downtown Science and Technology Redevelopment Area (hereinafter “TIF District”); and

WHEREAS, the ordinances creating the TIF District and the associated financing legally established the duration of the TIF District for the statutory 23-year period; and

WHEREAS, the purpose of creating the TIF District was to cause growth and development through investment by private enterprise, to assist in the economic revitalization of the TIF District and encourage the development of the Illinois Science and Technology Park; and

WHEREAS, there has been significant progress toward the completion of the goals as outlined for the Project in the TIF District, however, the need for economic revitalization remains in parts of the TIF District; and

WHEREAS, on November 16, 2015, the Mayor and Board of Trustees of the Village adopted Village Ordinance Number 15-11-F-4178, which provided for the enlargement of the TIF District, resulting in the addition of properties; and

WHEREAS, the Village now desires to remove properties from the TIF District as described in Exhibit “A”. This is merely a minor adjustment to the TIF District; and

WHEREAS, the removal and disconnection of the properties in these areas from the TIF District is not expected to have any financial impact on the TIF District or any of the affected taxing bodies;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Skokie, Cook County, Illinois:
Section 1:  The above stated Recitals are restated and incorporated herein as if stated in full.

Section 2:  The areas described in Exhibit “A”, a copy of which is attached hereto and made a part hereof, are hereby deleted, removed and disconnected from the Tax Increment Downtown Science & Technology District Redevelopment Plan and Project Area, commonly known as the Downtown Science & Technology TIF District.

Section 3:  The Mayor and Board of Trustees hereby authorize and direct the Village Clerk to file a certified copy of this Ordinance with the Cook County Clerk in order to inform the Cook County Clerk of the deletion, removal and disconnection of the areas described above from the Tax Increment Downtown Science & Technology District Redevelopment Plan and Project Area, commonly known as the Downtown Science & Technology TIF District.

Section 4:  That this Ordinance shall be in full force and effect from and after its passage, approval and recordation as provided by law.

ADOPTED this day of September, 2019.

Ayes:  
Nays:  
Absent:  

Attested and filed in my office this day of September, 2019; and published in pamphlet form according to law from September, 2019 to September, 2019.

Village Clerk  

Approved by me this day of September, 2019.  

Mayor, Village of Skokie  

Village Clerk
BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NILES AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET); THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET) TO THE EAST RIGHT-OF-WAY LINE OF NILES AVENUE; THENCE NORTH ALONG SAID RIGHT-OF-WAY LINE OF NILES AVENUE TO THE NORTHWEST CORNER OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, RECORDED MARCH 12, 2007 AS DOCUMENT 0707160070; THENCE EAST ALONG THE NORTH LINE OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 12; THENCE SOUTH ALONG THE EAST LINE OF LOT 12 TO THE NORTHWEST CORNER OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, THENCE EAST ALONG THE NORTH LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 13 THEREOF; THENCE SOUTH, EAST AND SOUTH ALONG THE WEST LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE SOUTHEAST CORNER OF LOT 13, ALSO BEING THE NORTH LINE OF LOT 1 IN EUGENE M. HAEGELE SUBDIVISION, RECORDED ON NOVEMBER 9, 1993 AS DOCUMENT NUMBER 93909941; THENCE WEST ALONG THE NORTH LINE OF LOT 1 IN EUGENE M. HAEGELE SUBDIVISION, TO THE NORTHWEST CORNER OF LOT 1 IN EUGENE M. HAEGELE SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOT 1 IN EUGENE M. HAEGELE SUBDIVISION, TO THE PREVIOUSLY DEDICATED SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE; THENCE WEST ALONG PREVIOUSLY DEDICATED SAID SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE TO THE NORTHEAST CORNER OF LOT 13 IN NORTH SHORE “L” TERMINAL SUBDIVISION, RECORDED JUNE 13, 1924 AS DOCUMENT NUMBER 8465869; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 13, EXTENDED SOUTHERLY TO A POINT ON THE SOUTH LINE OF THE ADJACENT 16 FOOT ALLEY; THENCE WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF NILES AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID MARKET STREET (AKA WARREN STREET) TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

ALSO,

EXCEPT LOTS 1 TO 8, BOTH INCLUSIVE, IN FLORAL AVENUE SUBDIVISION PHASE II, RECORDED AUGUST 13, 2015 AS DOCUMENT NUMBER 1522513035; ALL IN COOK COUNTY, ILLINOIS.

AN ORDINANCE ADOPTING AND APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Skokie (hereinafter “Village”) is a home rule municipality in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village depends on the success and vibrancy of its industrial, commercial and retail areas to maintain the fiscal integrity of the Village; and

WHEREAS, the Village in its efforts to increase employment, encourage economic development projects and prevent the spread of blight has the authority to enable private development through the use of tax increment financing as authorized under 65 ILCS 5/11-74.4 et seq. (hereinafter “Act”); and

WHEREAS, certain areas of the Village that are appropriate for commercial, retail and mixed use development, including but not limited to parcels within an area generally bounded by Niles Avenue to the west, Oakton Street to the south, just east of Lacrosse Avenue to the east and the existing Downtown Science & Technology TIF District which borders the area to the north, and described in Exhibit A attached hereto and made a part hereof (hereinafter “Redevelopment Project Area”), are not reasonably anticipated to be developed or redeveloped without the Village’s investment in infrastructure improvements adequate for retail, commercial and mixed-use needs; and

WHEREAS, the Village has examined the conditions of the properties located in the proposed Redevelopment Project Area, which examination has identified extensive improvements that are necessary or appropriate to sustain, encourage and enhance retail, commercial and mixed-use development in such area; and

WHEREAS, the Village has explored other sources of revenue to pay for the expense of the improvements needed to sustain, enhance and preserve the viability of the Village’s office, retail, commercial, hotel and mixed-use development within the Redevelopment Project area; and

WHEREAS, one means by which the Village could raise sufficient revenue for undertaking necessary and appropriate improvements to the Redevelopment Project Area is the use of tax increment financing (hereinafter “TIF”) and the establishment of a redevelopment project area (hereinafter “TIF District”) as authorized under the Act; and
WHEREAS, the Mayor and Board of Trustees (hereinafter “Corporate Authorities”) of the Village commissioned a study by an outside TIF consultant (hereinafter “Consultant”) to review and affirm that the Redevelopment Project Area meets the qualifications for establishing a TIF District and after extensive review of the Redevelopment Project Area, the Consultant delivered a report entitled “Village of Skokie TIF Qualification/Designation Report, Oakton Street/Niles Avenue TIF District” and dated July, 2019 in which the Consultant concurs with the Village that the Redevelopment Project Area qualifies as a TIF District under the Act (hereinafter “Eligibility Report”); and

WHEREAS, in light of its review of the Redevelopment Project Area and pursuant to extensive discussions with Village officials and stakeholders in the Redevelopment Project Area, the Consultant has also prepared a plan for the redevelopment of the Redevelopment Project Area (hereinafter “Redevelopment Plan and Project”); and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act and Resolution 19-6-R-1432 adopted by the Village on June 17, 2019 (hereinafter “Resolution”), the Village established an interested parties registry and, on June 27, 2019, published in a newspaper of general circulation within the Village a notice that interested parties may register in order to receive information on the proposed designation of the Redevelopment Project Area or the approval of the Redevelopment Plan and Project; and

WHEREAS, the Redevelopment Plan and Project, along with the name of a person to contact for further information, was sent within a reasonable time after adopting the Resolution to the affected taxing districts by certified mail; and

WHEREAS, pursuant to Section 5/11-74.4-5(a) of the Act, notice of the availability of the Eligibility Report and Redevelopment Plan and Project, and how to obtain a copy thereof, was sent by mail on June 20, 2019, which is within a reasonable time after the adoption by the Village of the Resolution to: (a) all residential addresses (i) located within the Redevelopment Project Area, if any, and (ii) located within 750 feet of the boundaries of the Redevelopment Project Area; and (b) organizations and residents that were registered interested parties for such Redevelopment Project Area; and

WHEREAS, the Eligibility Report and Redevelopment Plan and Project set forth the qualification factors that make the Redevelopment Project Area eligible for consideration as a “conservation area” under Section 11-74.4-3 of the Act; and

WHEREAS, all of the structures within the Redevelopment Project Area exceed 35 years of age; and

WHEREAS, the valuation of the Redevelopment Project Area has lagged behind the average annual growth rate of all real property within the Village, in three of the previous five years; and

WHEREAS, the Redevelopment Project Area has also suffered from deterioration, deleterious land uses and parcel layout, a general lack of financial feasibility for development, excessive vacancies, inadequate public utilities and obsolescence of the built environment; and
WHEREAS, the qualification factors identified in the Eligibility Report and the Redevelopment Plan and Project remain present as of the date of this Ordinance; and

WHEREAS, pursuant to Section 11-74.4-5(a) of the Act, the Corporate Authorities convened a meeting of the joint review board (hereinafter “Joint Review Board”) on July 11, 2019; and

WHEREAS, during its meetings, the Joint Review Board (i) reviewed the public records, planning documents, and proposed ordinance approving the Redevelopment Plan and Project; and (ii) approved a resolution recommending to the Corporate Authorities on July 11, 2019 recommending establishment of a tax increment financing district for the Redevelopment Project Area (hereinafter “JRB Report”); and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities held a public hearing relative to the Redevelopment Plan and Project and Redevelopment Project Area on August 19, 2019. At the Hearing (hereinafter “Hearing”), the Corporate Authorities (i) reviewed the Redevelopment Plan and Project, the information contained in the Eligibility Report, and the JRB Report, (ii) heard testimony and received written information concerning the Redevelopment Plan and Project, and (iii) reviewed other information, documentation, and studies so as to be generally informed about the conditions of the Redevelopment Project Area; and

WHEREAS, due notice with respect to the Hearing was given pursuant to Sections 11-74.4-5 and 11-74.4-6 of the Act, said notice being given to the Illinois Department of Commerce and Economic Opportunity and to all taxing districts having property within the proposed Redevelopment Project Area by certified mail on or before June 21, 2019 and to the taxpayers within the proposed Redevelopment Project Area by certified mail on or before August 8, 2019, and by publication in the Skokie Review on August 1, 2019 and August 8, 2019; and

WHEREAS, the Corporate Authorities have reviewed the information concerning the factors presented at the Hearing and are generally informed of the conditions in the proposed Redevelopment Project Area that cause the Redevelopment Project Area to be a “conservation area” as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Redevelopment Plan and Project would be substantially benefited by the proposed Redevelopment Plan and Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Redevelopment Plan and Project and the existing comprehensive planning process for development of the Village as a whole to determine whether the proposed Redevelopment Plan and Project conform to the existing comprehensive planning process of the Village; and

WHEREAS, all notices required pursuant to the Act were provided in accordance with the Act; and
WHEREAS, pursuant to the findings and determinations as provided in this Ordinance, the Corporate Authorities have determined that it is desirable and in the best interests of the public and the Village for the Corporate Authorities to approve the Redevelopment Plan and Project;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Skokie, County of Cook, State of Illinois:

Section 1: Recitals. The foregoing recitals are incorporated into and made a part of this Ordinance.

Section 2: Findings. The Corporate Authorities hereby make the following additional findings:

A. The Redevelopment Project Area is legally described in Exhibit A attached to and, by this reference, made a part of this Ordinance. The general street location for the Redevelopment Project Area is described in Exhibit B attached to and, by this reference, made a part of this Ordinance. The map of the Redevelopment Project Area is depicted in Exhibit C attached to and, by this reference, made a part of this Ordinance.

B. There exists conditions that cause the Redevelopment Project Area to be subject to designation as a redevelopment project area under the Act, and to be classified as a conservation area as defined in the Act.

C. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan and Project.

D. The Redevelopment Plan and Project conform to the comprehensive plan of the Redevelopment Plan and Project.

E. The Redevelopment Plan and Project meets all of the requirements of a redevelopment plan as defined in the Act and, as set forth in the Redevelopment Plan and Project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Redevelopment Plan and Project, will be retired no later than December 31st of the year in which the payment to the Village Treasurer, pursuant to the Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the Redevelopment Project Area is designated and shall have a maturity date not greater than twenty (20) years.

F. The parcels of real property in the proposed Redevelopment Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Redevelopment Plan and Project improvements are included in the proposed Redevelopment Project Area.

G. All other findings and certifications set forth in the Redevelopment Plan and Project are hereby adopted as the findings and certifications of the Corporate Authorities as if fully set forth in this Ordinance.
Section 3: Adoption of Redevelopment Plan and Project. The Redevelopment Plan and Project, which were the subject matter of the Hearing, is hereby adopted and approved. A copy of the Redevelopment Plan and Project is set forth in Exhibit D attached to and, by this reference, made a part of this Ordinance.

Section 4: Authorization for Transmittals and Other Action. The Corporate Authorities hereby authorize and direct the Village Manager to take any and all statutorily required steps in connection with the approval of the Redevelopment Plan and Project including, but not limited to, transmitting a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

Section 5: Severability. If any provisions of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance are to remain in full force and effect, and are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 6: Superseder. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7: Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in the manner provided by law.

ADOPTED this 20 day of September, 2019.

Ayes: 
Nays: 
Absent: 

Attested and filed in my office this 20 day of September, 2019; and published in pamphlet form according to law from September, 2019 to September, 2019.

Village Clerk

Approved by me this 20 day of September, 2019.

Mayor, Village of Skokie

Village Clerk
REDEVELOPMENT PROJECT AREA DESCRIPTION

VILLAGE OF SKOKIE
OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA

Legal Description:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NILES AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET);

THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET) TO THE EAST RIGHT-OF-WAY LINE OF NILES AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF NILES AVENUE TO THE NORTHWEST CORNER OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, RECORDED MARCH 12, 2007 AS DOCUMENT 0707160070;

THENCE EAST ALONG THE NORTH LINE OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 12 THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 12 TO THE NORTHEAST CORNER OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 13 THEREOF;

THENCE SOUTH, EAST AND SOUTH ALONG THE WEST LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE SOUTHEAST CORNER OF LOT 13, ALSO BEING THE NORTH LINE OF LOT 1 IN EUGENE M. HAEGELE SUBDIVISION, RECORDED ON NOVEMBER 9, 1993 AS DOCUMENT NUMBER 93909941;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 N EUGENE M. HAEGELE SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 2 IN EUGENE M HAEGELE SUBDIVISION;

THENCE CONTINUING EAST ALONG THE SAID NORTH LINE OF LOT 1 IN CLARA BLAMEUSER’S OAKTON STREET SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT 1 AND ALSO THE EASTERLY LINE OF LOT 1 EXTENDED TO THE PREVIOUSLY DEDICATED SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE;
THENCE WEST ALONG PREVIOUSLY DEDICATED SAID SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE TO THE NORTHEAST CORNER OF LOT 13 IN NORTH SHORE “L” TERMINAL SUBDIVISION, RECORDED JUNE 13, 1924 AS DOCUMENT NUMBER 8465869;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 13, EXTENDED SOUTHERLY TO A POINT ON THE SOUTH LINE OF THE ADJACENT 16 FOOT ALLEY;

THENCE WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF NILES AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID MARKET STREET (AKA WARREN STREET) TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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**Common Boundary Description:**

The proposed Redevelopment Project Area is generally described as a contiguous area which generally includes parcels in the area generally bounded by just east of Lacrosse Avenue to the west, Oakton Street to the south, Niles Avenue to the east, and the Downtown Science & Technology TIF District to the north and including adjacent rights of way.
GENERAL STREET LOCATION OF THE OAKTON STREET/NILES AVENUE
REDEVELOPMENT PROJECT AREA

Those parcels in the area generally bounded by Niles Avenue to the west, Oakton Street to the south, just east of Lacrosse Avenue to the east and the existing Downtown Science and Technology TIF District which borders the area to the north, all in the Village of Skokie, Illinois.
MAP OF THE OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA

Exhibit C
VILLAGE OF SKOKIE
TIF REDEVELOPMENT PLAN AND PROJECT
OAKTON STREET/NILES AVENUE REDEVELOPMENT
PROJECT AREA

"Redevelopment plan" means the comprehensive program of the
municipality for development or redevelopment intended by the
payment of redevelopment project costs to reduce or eliminate
those conditions the existence of which qualified the
redevelopment project area as a "blighted area" or "conservation
area" or combination thereof or "industrial park conservation
area," and thereby to enhance the tax bases of the taxing
districts which extend into the redevelopment project area" as
set forth in the Tax Increment Allocation Redevelopment Act, 65
ILCS 5/11-74.4-3, et seq., as amended.

Prepared for:
The Village of Skokie, Illinois

Prepared jointly by:
The Village of Skokie, Illinois, and Kane, McKenna and Associates, Inc.

September, 2019
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Village of Skokie—TIF Redevelopment Plan
I. INTRODUCTION

The Village of Skokie (the “Village”) is located in Cook County, Illinois, serving a population of nearly 64,000 citizens. It is an established community located approximately 10 miles north of downtown Chicago and about 2 miles west of Lake Michigan.

In this report, the Village of Skokie establishes a redevelopment plan and project (the “Plan” or “TIF Redevelopment Plan”) to assist an area in overcoming a number of redevelopment barriers. Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village to conduct an analysis of the potential qualification and designation of the area as a redevelopment project area, and to assist the Village in drafting this TIF Redevelopment Plan.

TIF Plan Requirements. The Village is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act” or “TIF Act”). To establish a redevelopment project area, Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and Project and an Eligibility Report.

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

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

Community Background. The Village of Skokie is one of the oldest settled communities in Illinois. Originally a rural settlement known as Niles Centre, the Village was incorporated in 1888 and later renamed the Village of Skokie in 1940. It grew rapidly during the post-war era and reached a population of 59,432 by 1990. Since then, according to the U.S. Census Bureau, growth has tapered off with population levels reaching 64,784 in 2010 and an estimated 63,978 in 2017.

The Village has a number of important assets. First, it benefits from a broad and deep array of municipal services, including the aforementioned accredited public works, police and fire departments. Secondly, besides having a number of sizable employers within Village limits (e.g., Westfield Old Orchard shopping mall, Oakton Community College, and NorthShore University HealthSystem Skokie Hospital), it is in close proximity to other major employers nearby, such as Northwestern University. Moreover, the Village has a number of transportation amenities unique among north suburban communities. It has access to Interstate 94 at three junctures, Metra service just west of Village boundaries, and CTA “El” light rail service with stations located at Dempster Avenue and Oakton Street, in Downtown Skokie). O’Hare Airport is located only twelve miles to the west.
In addition to such assets, the Village has many quality of life amenities. For example, the North Shore Center for the Performing Arts is home to the Northlight Theatre and the Skokie Valley Symphony Orchestra, which hosts hundreds of performances each year that draw from the greater Chicago area. While difficult to quantify in economic terms, these cultural amenities enhance the commercial area and make the general area more attractive to residents and businesses alike. Another important asset is the Illinois Science + Technology Park (the “ISTP”) located in downtown Skokie and represents over 20 life science companies as well as startups doing important work in the bioscience and technology industries.

The proposed redevelopment project area has the potential for redevelopment that would allow it to support mixed commercial, retail and residential redevelopment uses. Redevelopment would build upon locational advantages and certain existing uses. As such, the Village has identified a number of objectives for redevelopment, with tax increment financing acting as a tool to achieve them. Please refer to Section III of this report for additional information about the goals, objectives and activities to support anticipated redevelopment of this area.

The Proposed TIF District. The proposed redevelopment project area (the “RPA” or “TIF District”) is generally bounded by Niles Avenue to the west, Oakton Street to the south and just east of Laramie Avenue to the east. The RPA also will include three parcels currently within the existing Downtown Science & Technology TIF District which borders the RPA to the north. The RPA consists of seven (7) buildings. The RPA is a strategically important area for the Village and has been a priority for Village redevelopment efforts since 2001, when the Village conducted a “subarea” redevelopment study as part of an update to the Comprehensive Plan. Despite these planning efforts and the creation of the Downtown Science & Technology TIF District, the area has not benefited from broad-scale redevelopment. As noted in Section V of the TIF Eligibility Report, the area continues to suffer from such redevelopment impediments such as deterioration, obsolescence, lack of community planning, a deleterious layout, inadequate utilities and excessive vacancies and has had decreasing growth in EAV in certain of the past five years (in comparison to consumer price index).

Notwithstanding the redevelopment challenges, the RPA has the potential to leverage certain key advantages. Aside from the Village-wide assets cited above, Oakton Street and Niles Avenue are key regional arterials, have high daily traffic counts, and have mass transit service including service provided by the nearby Skokie-Swift Line. Moreover, the area is an important part of the Village’s efforts to continue to redevelop the Village’s downtown area.

In terms of current land uses, the area is generally commercial in nature with a mix of retail and office space. There are certain ancillary uses in the area, such as vacant right-of-way uses.

The proposed RPA suffers from a variety of economic development impediments as defined under the TIF Act. As documented in the TIF Eligibility Report (see Appendix 5), the proposed RPA exhibits certain redevelopment challenges in the improved portion of the proposed TIF District, including:

- Obsolescence
- Deterioration of Structures/Improvements
- Excessive Vacancies
- Inadequate Utilities
- Deleterious Layout
- Lack of Community Planning
- Declining EAV and slow growth in EAV in comparison to the CPI
The vacant area also has certain conditions which impede redevelopment efforts as discussed in the attached TIF Qualification Report.

On balance, the combination of these factors limits the opportunities for private reinvestment within and around the proposed RPA. Such factors potentially suppress the value of future commercial and residential development and weaken the potential for business growth thereby limiting employment and contributing to the lack of sustained investment in the area.

If there is TIF-supported coordination of land uses by the Village, the proposed RPA would become better positioned for redevelopment. Accordingly, under this TIF Redevelopment Plan and as part of its comprehensive economic development planning, the Village intends to attract and encourage research and development, commercial, hotel, retail, residential and mixed uses to locate, upgrade, expand and/or modernize their facilities within the Village. Through the establishment of the RPA, the Village would implement a program to provide for the redevelopment of the RPA and in so doing, stabilize the area, extend benefits to the community, and greatly assist affected taxing districts over the long run.

Rationale for Redevelopment Plan. The Village recognizes the need for a strategy to revitalize properties and promote development within the boundaries of the proposed RPA. The needed private investment may only be possible if a redevelopment project area is created pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Plan will benefit both the Village and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The Village does not anticipate that areas would be developed in a coordinated manner without the adoption of the TIF Redevelopment Plan. This has been confirmed by proposed private entities who have evaluated the area for market-driven projects. The Village, with the assistance of KMA, has therefore commissioned this Plan to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the proposed RPA will become a more viable area that will attract private investment. The public investment will lay the foundation for the redevelopment of the area with private capital, which in turn will set the stage for future retail, commercial, and other uses surrounding the area. Section III of this Plan details the various public investments/strategies that the Village would pursue.

Through this Plan, the Village will serve as the catalyst for the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Myriad benefits will accrue to the area: a stabilized and expanded tax base; retention of existing businesses; entry of new businesses; new employment opportunities; and physical and aesthetic improvements related to the rehabilitation or replacement of existing structures. Ultimately, the implementation of the Plan will benefit (a) the Village, (b) the taxing districts serving the RPA, (c) property owners within the RPA, and (d) existing and new businesses both within the RPA.

Village Findings. The Village, through legislative actions as required by the Act, finds:

- That the proposed RPA as a whole has not been subject to growth and development through investment by private enterprise;

Page 3
That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken.

To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;

That public/private partnerships are determined to be necessary in order to achieve development goals;

That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and development would not reasonably be expected to be achieved;

That the use of incremental tax revenues derived from the tax rates of various taxing districts in the proposed RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and

That the TIF Redevelopment Plan conforms to the Skokie Comprehensive Plan as detailed in Section III of this report.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the proposed RPA will not result in the displacement of 10 or more inhabited residential units. Therefore, this Plan does not include a Housing Impact Study.

The redevelopment activities that will take place within the proposed RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is feasible only if a portion of the improvements and other costs are funded by TIF. Other alternatives appear to be limited in usefulness as related to the types of redevelopment activities proposed by the Village.

Pursuant to the Act, the proposed RPA includes only those contiguous parcels of real property and improvements therein substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.
II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix I.
III. RPA GOALS AND OBJECTIVES

The Village has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the proposed TIF District. These efforts would conform to and promote the achievement of land use objectives in the Village’s Comprehensive Plan. As indicated in the exhibit below, the Village’s primary planning document is the Comprehensive Plan which describes the overall vision for the Village and is the foundation for Village initiatives such as the proposed TIF District. This overarching planning document influences all other Village planning effort such as the TIF planning process.

Exhibit 1
Relationship of Land Use and Economic Development Plans

Specific RPA Objectives, Strategies & Measures

General Economic Development Goals

Comprehensive Plan Land Use Goals & Objectives
Comprehensive Plan Land Use Goals and Objectives. The 2005 Comprehensive Plan established general goals for the Village which shape subsequent economic redevelopment objectives and strategies. Establishment of the proposed TIF District supports these Village-wide goals enunciated in the Comprehensive Plan. The goals are detailed in Exhibit 2 below.

Exhibit 2
Selected Comprehensive Plan Elements Applicable to the Proposed TIF District

<table>
<thead>
<tr>
<th>Comprehensive Plan Element</th>
<th>Goals</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Transportation</strong></td>
<td><strong>Rapid Transit</strong> – Location and access to rapid transit strategically places Skokie in position to provide access to jobs, retail, housing, services, and entertainment opportunities locally and regionally by rapid transit, and we will promote, maintain, and enhance when possible, the economic, environmental, and quality-of-life benefits of this resource.</td>
</tr>
<tr>
<td><strong>Bus Transit</strong> – With more and more Skokie residents without their own personal vehicle and the necessity of this resource as a means for people to link to other modes of transportation (such as rail, walking, biking, or other buses to meet daily needs), we will promote, maintain, and enhance when possible, the economic, environmental, and quality-of-life benefits of this resource.</td>
<td></td>
</tr>
<tr>
<td><strong>Vehicular</strong> – Acknowledging that (a) cars will be important in our short- and long-term future, (b) Skokie is part of a regional vehicular transportation network, and (c) not all people use a personal vehicle to move within and through the Village, we will work to maintain a comprehensive street network that is sensitive to the needs of cars, buses, and trucks that is balanced with the needs of pedestrians, bicycles, and trains.</td>
<td></td>
</tr>
<tr>
<td><strong>Paving</strong> – Since adequate paving is an important (but not the only) component of successful retail, service, and employment centers, we will work to provide adequate and safe on- and off-street parking that meets the needs of vehicles in a way that does not compromise the needs and safety of pedestrians, transit users, and bicyclists.</td>
<td></td>
</tr>
<tr>
<td><strong>Alleys</strong> – Since alleys provide several benefits (they enable efficient and unobstructed access to vehicular storage, garbage pick-up, and utilities, preserve on-street parking through the elimination of curb cuts, reduce the amount of pavement through the elimination of lengthy driveways, and minimize conflicts with pedestrians), we will work to maintain, enhance, and encourage the use of those alleys in areas that have access to the alley network.</td>
<td></td>
</tr>
<tr>
<td><strong>Public Facilities and Services</strong></td>
<td><strong>Utilities</strong> – With our basic utility systems established and well maintained, we will continue to maintain the high quality of our nationally accredited Public Works Department and will accommodate changes in these networks, especially in the areas of communications and storm water control.</td>
</tr>
<tr>
<td><strong>Land Use</strong></td>
<td><strong>Retail Sales and Services</strong> – Since Skokie is a regional leader in retail sales and services, the revenue and employment generated from these uses enhances the fiscal diversity and economic health of the Village, and a broad array of services adds to the overall quality of life for those who live and work here, we encourage the enhancement and redevelopment of appropriate locations in a way that is sensitive to the economic, transportation, and social demands of the Village.</td>
</tr>
<tr>
<td><strong>Manufacturing and Wholesale Trade</strong> – Skokie’s access to good transportation and...</td>
<td></td>
</tr>
</tbody>
</table>
2020 Plan for Sector A: Downtown – Core Concepts. The 2020 Plan for Sector A: Downtown established core concepts for the Village’s downtown which shape subsequent economic redevelopment objectives and strategies for the Village’s downtown. Establishment of the proposed TIF District supports these core concepts in the 2020 Plan. Certain of the core concepts are as follows:

- **Redefine Downtown Skokie** – includes expansion of the boundaries of Downtown Skokie due to additional activity centers that either did not previously exist or that now exist in a different way, such as transit hubs at Oakton Station and the Oakton Street and Lincoln Avenue intersection, jobs at the I-88/I-94, shoppers at retail anchors and users of facilities like the Oakton Park, government offices and Oakton Community College.

- **Connect the Different Parts of the Area** – Many of these new activity centers have barriers limiting their connectivity. These barriers might be physical, such as a high traffic road, high tension power lines or lack of walkways. Others might be psychological, like not perceiving that Oakton Community College is only 1/4 mile walk south of Oakton Street along Laramie Avenue or that the I-88/I-94 is as little as a 900-foot walk to the corner of Brown Street and Lincoln Avenue down Warren Street.

- **Orient Development around Transit** – Transit oriented development refers to residential and commercial centers designed to maximize access by transit and non-motorized transportation. A TOD neighborhood has a center with a rail or bus station, surrounded by relatively high-density development, with progressively lower density spreading outward. The highest building heights and concentration of jobs and residences are closest to the transit station, surrounded by several blocks of lower building heights, followed by townhouse and small lot single family residential with larger lot single family housing located further away.

- **Increase & Renew the Housing Stock** – Downtown 2020 reported that Downtown Skokie could absorb 600-1,600 additional housing units by 2020. Adding more residential units Downtown will support transit usage, decrease auto dependence, improve the retail base and add to the excitement and liveliness of Downtown.

- **Create a Healthy Retail Environment** – Downtown 2020 reported that Downtown Skokie could absorb 250,000 to 300,000 sq. ft. of new or redeveloped retail space, 75% of which will replace older, outdated space. This new retail would be supported in part by new employment and new housing through Sector A.

- **Promote Job Creation** – More people working Downtown increases the potential for purchasing goods and services, particularly during the day. The development of the ES+TP, which will contain up to 6,000 jobs, and other employment opportunities that arise will support retail and residential markets.

**General Economic Development Goals of the Village.** The Village’s general economic development objectives are to enhance commercial and mixed use opportunities within the Village, including the proposed TIF District. To achieve this overarching objective, the Village has proposed
the following goals, objectives, and strategies that would apply to the proposed TIF District. These initiatives are consistent with the Village Comprehensive Plan, and support the realization of long-term Comprehensive Plan goals.

General Economic Development Goals of the Village:

- To reverse the effects of piecemeal development by encouraging unified, cohesive development.
- To redevelop vacant uses within the area and reverse the decline in property values.
- To develop a strong and positive image of the “Downtown Area”.
- To identify and encourage beneficial tax generating land uses within the RPA.
- To identify appropriate tools for implementation of economic redevelopment.

Specific Objectives for the RPA:

- Encourage redevelopment of the existing facilities, particularly vacant facilities, with new end users.
- Develop additional public parking facilities to provide for redevelopment.
- Encourage compatible, well designed development in the RPA with an emphasis on quality site design and building orientation, and site improvements as outlined by Village guidelines.
- Undertake infrastructure improvements that will enhance the redevelopment potential of the RPA.
- Encourage redevelopment of underutilized properties.
- Remediate any environmentally contaminated properties.
- Coordinate any transportation improvements, such as those relating to the Oakton Street, Niles Avenue or adjacent local roads.

RPA designation will allow the Village to pursue complementary strategies including the following:

- Coordinating land and building assembly in order to provide sites for more modern redevelopment;
- Providing infrastructure that supports subsequent redevelopment plans for the RPA including, but not limited to, developing additional public parking facilities;
- Entering into redevelopment agreements in order to redevelop property and/or to induce new development to locate within the RPA;
- Enhancing area appearance through construction and rehabilitation of structures and improvements to landscape, streetscape and signage; and
o Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent current and/or future commercial opportunities, and other Village redevelopments within the RPA and/or surrounding areas.

The implementation of the Redevelopment Project will serve to improve the tax base within the area and contribute to its economic redevelopment. The implementation of the RPA will provide new employment opportunities for community residents, as well as greater marketplace interest within the Village's downtown area.
IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH: FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA. As documented in Appendix 5 of this Plan, the proposed RPA has suffered from a lack of development and would qualify as a Conservation Area pursuant to the TIF Act. In recent years, the area has not benefited from sustained private investment and/or development, and instead has experienced physical and economic decline. Absent intervention by the Village, properties within the RPA would not be likely to gain in market value.

The proposed RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen. For example, the area as a whole reflects lagging RAV, economic and functional obsolescence, and excessive vacancies. The unimproved portion of the RPA also has certain negative conditions as identified in the TIF Act. These various conditions discourage private sector investment in business enterprises.

Assessment of Fiscal Impact on Affected Taxing Districts. It is anticipated that the implementation of this Plan will have a minimal financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Plan is expected to have a positive impact on the affected taxing districts by arresting the recent lags in property values, as measured by equalized assessed valuations (RAV). In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of declining RAVs or lags in increases in RAVs.

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

An exception to the surplus declaration provision relates to the Village’s utilization of TIF funding to mitigate the impact of residential redevelopment upon school districts. In such cases, the Village will provide funds to offset the costs incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(g)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs.)
V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings. The proposed RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the TIF Qualification Report, attached as Appendix S in this Plan.

Eligibility Survey. Representatives of KMA and Village staff evaluated the RPA from June, 2018 to the present. Analysis was aided by certain reports obtained from the Village, interviews with Village staff, photographs, reports from Village engineering consultants, on-site due diligence, and other sources. In KMA's evaluation, only information was recorded which would help make a determination about the eligibility of the proposed area as a TIF District.
VI. REDEVELOPMENT PROJECT

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

The project-specific objectives envisioned for the RPA are as follows:

1) Implementing a plan that provides for the attraction of users to redevelop the underutilized buildings that are available within the RPA.

2) Constructing public improvements which may include, as needed:
   - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with Village standards for context-sensitive design);
   - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
   - Signalization, traffic control and lighting;
   - Off-street parking and public parking facilities; and
   - Landscaping, streetscaping and beautification.

3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.

4) Providing for land acquisition, site preparation, clearance, and demolition, including grading and excavation (any demolition activities would conform to Village criteria for allowing demolition).

5) Redeveloping existing building inventory through necessary rehabilitation and improvement of structures.

6) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

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

Site Preparation, Clearance, and Demolition

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

Certain properties in the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs if necessary to implement redevelopment projects. Relocation may also be required and the Village would conform to the provisions of the Act.

Public Improvements

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

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems and roadways;
- Construction of public parking facilities;
- Street and right-of-way improvements; and
- Beautification, identification markers, landscaping, lighting and signage of public right-of-ways.

Rehabilitation

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

Interest Rate Write-Down

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

Job Training

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

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.
General Land Use Plan. As noted in Section I of this report, the proposed RPA currently contains primarily commercial and retail land uses, including certain ancillary uses as well (e.g., public right of way).

Existing land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 4 designates intended land uses in the Redevelopment Project Area, including potential commercial, retail, residential and/or mixed uses. Future land uses will conform to the Zoning Ordinance and the Comprehensive Plan as either may be amended from time to time.

Additional Design and Control Standards. The appropriate design standards (including any Planned Unit Developments) as set forth in the Village’s Zoning Ordinance, Appearance Code and/or Comprehensive Plan shall apply to the RPA, including any Planned Unit Developments.

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

1. Professional Service Costs – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected, except that no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

   - The cost of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors;
   - Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a redevelopment plan;
   - In addition, redevelopment project costs shall not include lobbying expenses;

2. Property Assembly Costs – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
(3) Improvements to Public or Private Building — Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.

(4) Public Works — Costs of the construction of public works or improvements, except that redevelopment project costs shall not include the cost of constructing a new municipal public building primarily used to provide office, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (a) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

(5) Job Training — Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the redevelopment project area;

(6) Financing Costs — Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;

(7) Capital Costs — To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
(8) School-Related Costs — An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the Redevelopment Project Area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurred the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually. Certain library district costs may also be paid as provided for in the Act.

(9) Relocation Costs — To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (a) of the Act.

(10) Payment in lieu of taxes.

(11) Other Job Training — Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area and (b) when incurred by a taxing district or taxing districts other than the municipality, is set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, estimated 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.

1 The calculation is as follows (a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district as calculated by the Department of Education, by 100,000. If the result is less than 100,000, the result is 100,000. If the result is greater than 100,000, the result is 100,000. If the result is negative, the result is zero. For school districts in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district as calculated by the Department of Education, by 100,000. If the result is less than 100,000, the result is 100,000. If the result is greater than 100,000, the result is 100,000. If the result is negative, the result is zero. For school districts in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district as calculated by the Department of Education, by 100,000. If the result is less than 100,000, the result is 100,000. If the result is greater than 100,000, the result is 100,000. If the result is negative, the result is zero.
(12) **Developer Interest Cost** - Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

(A) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
(B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with respect to the redevelopment project during that year;
(C) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
(D) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (B) cost paid or incurred by the redeveloper for the redevelopment project plus (B) redevelopment project costs excluding any property assembly costs and any rehabilitation costs incurred by a municipality pursuant to the Act;
(E) the cost limits set forth in subparagraphs (F) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).
(F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of such units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, for the Redevelopment Project Area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).

The TIF Act prohibits certain costs. Unless explicitly stated herein, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the TIF Act prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the TIF Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a
retail entity initiating operations in the RPA while terminating operations at another Illinois location within 10 miles of the RPA but outside the boundaries of the Village.  

Projected Redevelopment Project Costs. Estimated project costs are shown in Exhibit 3 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Furthermore, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made to line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for eligible redevelopment project costs (the “Total Estimated TIF Budget” in Exhibit 3) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs within the proposed RPA.

Exhibit 3

EPA Project Cost Estimates

<table>
<thead>
<tr>
<th>Program Actions/Improvements</th>
<th>Estimated Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Assembly, Land Acquisition and Relocation</td>
<td>$6,600,000</td>
</tr>
<tr>
<td>Site Preparation, Demolition, and Environmental Cleanup</td>
<td>15,000,000</td>
</tr>
<tr>
<td>Utility Improvements (including Water, Storm, Sanitary Sewer, Service of Public Facilities, Parking Facilities, and Road Improvements)</td>
<td>8,500,000</td>
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<tr>
<td>Rehabiliation of Existing Structures</td>
<td>9,900,000</td>
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<tr>
<td>Streetscape Improvements</td>
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<tr>
<td>Interest Costs Pursuant to the Act</td>
<td>100,000</td>
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<tr>
<td>Professional Service Costs (including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)</td>
<td>180,000</td>
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<tr>
<td>Job Training</td>
<td>50,000</td>
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<tr>
<td>School District Reimbursements per TIF Act</td>
<td>300,000</td>
</tr>
<tr>
<td>TOTAL ESTIMATED TIF BUDGET</td>
<td>$41,400,000</td>
</tr>
</tbody>
</table>

Notes:
1. All project costs estimates are in year 2010 dollars. Costs may be adjusted for inflation per the TIF Act.
2. In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
3. Adjustments to the estimated line-item costs above are expected. Adjustments may be made to line-items within the total, either increasing or decreasing line-item costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The individual line-items set forth above are not intended to place an individual limit on the described expenditure, provided that the total amount of payments for eligible redevelopment project costs shall not exceed the “Total Estimated TIF Budget” listed above.

Sources of Funds to Pay Redevelopment Project Costs. Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan.
In addition, pursuant to the TIF Act and this Plan, the Village may utilize net incremental property tax revenues received from any current or future contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. Conversely, incremental revenues from the proposed TIF District may be allocated to any current or future contiguous TIF Districts.

Redevelopment Project Costs specifically authorize those eligible costs set forth in the Act but do not cover the nonincurrence of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the Village Board of Trustees, only to leverage and continue private redevelopment activity.

The incremental property tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2017 tax year for the RPA.

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

The RPA would not reasonably be expected to be developed in a coordinated manner without the use of incremental property tax revenues as provided by the Act.

Nature and Term of Obligations to Be Issued. The Village may issue obligations secured by the Special Tax Allocation Fund established for the RPA pursuant to the Act or other funds as are available to the Village by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA, or as such a later time is permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

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

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

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

**Most Recent Equalized Assessed Valuation for the RPA.** The most recent equalized assessed valuation for the RPA is based on the 2018 assessment and is estimated to be approximately $4,856,095 ("Base EAV"). It is anticipated that the estimated Base EAV for establishment of the RPA will be the 2018 EAV for all properties contained within the proposed RPA.

**Anticipated Equalized Assessed Valuation for the RPA.** Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA will be approximately $38,000,000.
VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

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

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken in each phase:

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

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

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

- **Landing/Buffering/Streetscaping:** The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses. Streetscaping improvements may include new sidewalks, lighting, street furniture and other improvements.

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

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

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

- **Rehabilitation:** The Village may assist in the rehabilitation of public or private improvements as provided for in the Act.

- **Public Safety-Related Infrastructure:** Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.
Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

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

Commitment to Fair Employment Practices and Affirmative Action. As part of any Redevelopment Agreement entered into by the Village and any private developer, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

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

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

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

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

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

This Plan may be amended pursuant to the provisions of the Act.
APPENDIX 1
Legal Description of Project Area
BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NILES AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET);

THENCE EAST ALONG THE BASTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET) TO THE EAST RIGHT-OF-WAY LINE OF NILES AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF NILES AVENUE TO THE NORTHWEST CORNER OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, RECORDED MARCH 12, 2007 AS DOCUMENT 0707160070;

THENCE EAST ALONG THE NORTH LINE OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 12 THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 12 TO THE NORTHEAST CORNER OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION,

THENCE EAST ALONG THE NORTH LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 13 THEREOF;

THENCE SOUTH, EAST AND SOUTH ALONG THE WEST LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE SOUTHEAST CORNER OF LOT 13, ALSO BEING THE NORTH LINE OF LOT 1 IN EUGENE L. HARGREaves SUBDIVISION, RECORDED ON NOVEMBER 29, 1991 AS DOCUMENT NUMBER 09599941;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN EUGENE L. HARGREaves SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 2 IN EUGENE L. HARGREaves SUBDIVISION;

THENCE CONTINUING EAST ALONG THE SAID NORTH LINE OF LOT 1 IN CLARA BLUMSBERGER'S OAKTON STREET SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG THE BASTERLY RIGHT-OF-WAY LINE OF SAID LOT 1 AND ALSO THE BASTERLY LINE OF LOT 1 EXTENDED TO THE PREVIOUSLY DEDICATED SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE;

THENCE WEST ALONG PREVIOUSLY DEDICATED SAID SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE TO THE NORTHEAST CORNER OF LOT 13 IN NORTH SHORE 'S' TERMINAL SUBDIVISION, RECORDED JUNE 13, 1924 AS DOCUMENT NUMBER 0468898;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 13, EXTENDED SOUTHERLY TO A POINT ON THE SOUTH LINE OF THE ADJACENT 14 FOOT ALLEY;

THENCE WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF NILES AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID MARKET STREET (AKA WARREN STREET) TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.
APPENDIX 2
Boundary Map of RPA
APPENDIX 3
Existing Land Use Map of RPA
APPENDIX 4
Future Land Use Map of RPA
APPENDIX 5
TIF Qualification Report

Prepared by Kane, McKenna and Associates, Inc.
VILLAGE OF SKOKIE
TIF QUALIFICATION/DESIGNATION REPORT
OAKTON STREET/NILES AVENUE TIF DISTRICT

A study to determine whether certain properties could qualify as a conservation area as set forth in the definitions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended and as described herein.

Prepared For: Village of Skokie, Illinois

Prepared By: Kane, McKenna and Associates, Inc.

September, 2019
# VILLAGE OF SKOKIE
## TIF QUALIFICATION REPORT
### OAKTON STREET/NILES AVENUE TIF DISTRICT

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<td>Assessment of Qualification</td>
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**EXHIBIT 1**

Proposed TIF Boundary and Study Area Map

**EXHIBIT 2**

Parcel Summary
I. INTRODUCTION AND BACKGROUND

In the context of planning for the designation of the Oakton Street/Niles Avenue TIF District within the boundaries described in the map attached hereto as Exhibit I (the "TIF"), the Village of Skokie (the "Village") has authorized the study of the redevelopment project area within the boundaries described in the map attached hereto and to be known as the Oakton Street/Niles Avenue Redevelopment Project Area (the "RPA" or "TIF District") to determine whether it qualifies for consideration as a Tax Increment Financing District (the "TIF"). Kane, McKenna and Associates, Inc. ("KMA"), has agreed to undertake the study of the RPA.

The RPA of the TIF Redevelopment Plan and Project is generally bounded by Niles Avenue to the west, Oakton Street to the south and just east of Lacrosse Avenue to the east. The RPA also will include three parcels currently within the existing Downtown Science & Technology TIF District which borders the RPA to the north. The proposed RPA consists primarily of former research and development facilities and various office/commercial and retail uses.

The RPA as a whole has been negatively impacted by the lack of sustained development. The RPA, in aggregate, exhibits signs of deterioration, lack of community planning, deplorable layout, excessive vacancies and obsolescence which has resulted in piecemeal development and recently declining Equalized Assessed Values (EAV). Many structures are functionally obsolete due to age and current market conditions and vacant lots and vacant buildings are present as well. Site preparation and land assembly may also be necessary in order to reconfigure parcels and improvements for more modern research and development and various other commercial/residential mixed uses. The qualification factors discussed within this Report qualify the major portion of the RPA as a "conservation area," as that term is hereinafter defined pursuant to 65 ILCS 5/11-74.4-3 et seq., as amended.

Several of the properties included in the RPA have evidenced deterioration of structures and site improvements. The area's inventory of commercial, vacant improved and retail uses exacerbates an already poor situation and the area's current conditions yield minimal redevelopment opportunity. In order for redevelopment to occur, a coordinated and enhanced effort from the Village is needed. It is important for the Village to make improvements, where available, in order to preserve the tax base, maintain and increase sales tax revenues, provide supportive amenities for the development with the Downtown Science & Technology TIF District and retain and create jobs. In particular, the underutilized parcels will require coordination relating to potential reuse and redevelopment of these properties within the RPA.

The majority of the site improvements within the RPA were found to have varying degrees of deterioration. Deterioration was also noted in surface lots, drives, and right of ways. In addition, the total Equalized Assessed Value of the RPA has exhibited declines for three (3) of the past five (5) years and has lagged Consumer Price Index (CPI) for three (3) of the past five (5) years as well.

It is believed by the Village that the RPA can be a candidate for redevelopment if the obstacles discussed in this report can be mitigated. Further, it is believed that the use of TIF can mitigate these negative obstacles that currently impede redevelopment and contribute to the overall rejuvenation of the larger downtown area.

Skokie Oakton Street/Niles Avenue Eligibility Report
Village of Skokie, Illinois
OBJECTIVES

The Village seeks to identify workable solutions and encourage redevelopment of parcels and right-of-ways within the RPA. To achieve these objectives, the Village proposes the following guidelines:

- Encourage compatible, well designed development in the RPA with an emphasis on quality site design and building orientation, and site improvements as outlined by Village guidelines;

- Encourage job growth within the RPA;

- Coordinate redevelopment in and around the RPA and the adjacent Downtown Science & Technology TIF District; and

- Redevelop properties within the RPA as part of a coordinated effort to revitalize and enhance downtown Skokie’s mixed-use, residential, and commercial properties.

The Village has made a determination that it is highly desirable to promote the redevelopment of the RPA and the Village believes adverse conditions will worsen without an implementation plan for redevelopment. The Village intends to create and implement a redevelopment plan in order to restore, stabilize, and then increase the community’s tax base.

Given the existing condition of the RPA and the required coordination for a variety of uses, the Village is favorably disposed toward supporting redevelopment efforts. However, the Village has determined that redevelopment should occur through the benefit and guidance of comprehensive economic planning. Through this coordinated effort, the RPA is expected to improve. Development barriers, inherent with current conditions, which impede economic growth under existing market standards, are expected to be eliminated.

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

The use of TIF relies upon induced private redevelopment in the RPA creating higher real estate value, which would otherwise decline without such investment, leading to increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.
II. QUALIFICATION CRITERIA USED

With the assistance of Village representatives, Kane, McKenna and Associates, Inc. examined the proposed RPA beginning in June, 2018 and continuing to the date of this request, and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois “Tax Increment Allocation Redevelopment Act”, 65 ILCS 5/11-74.4-1 et seq., as amended (hereinafter referred to as the “Act”). 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. 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 park conservation area or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Conservation Area

The Act defines a “conservation area” as follows:

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

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

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

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

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
(F) **Illegal Use of Individual Structures:** The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

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

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

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

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

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

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

(L) Lack of Community Planning: The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

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

(2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which is pertains:

(A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.

(B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

(D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

(E) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation...
has determined a need for the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

(F) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last (5) calendar years prior to the year in which the redevelopment project area is designated.

(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) The area consists of one or more unused quarries, mines or strip mine ponds.

(B) The area consists of unused rail yards, rail tracks or railroad rights-of-way.

(C) The area, prior to its designation, is subject to chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency.

(D) The area consists of an unused or illegal disposal site containing earth, stone, building debris or similar materials that were removed from construction, demolition, excavation or dredge sites.

(E) Prior to the effective date of this amendatory Act of the 91st General Assembly, the area is not less than fifty (50) nor more than one hundred (100) acres and 75% of which is vacant notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area, and the area meets at least one of the factors itemized in paragraph one (1) of this subsection, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982 and the area has not been developed for that designated purpose.

(F) The area qualified as a conservation area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.
III. **THE STUDY AREA**

The area of study consists of office/commercial, improved lots and retail property located within the RPA (the "Study Area").

The Study Area includes all parcels in the area generally bounded by just east of Lacrosse Avenue to the west, Oakton Street to the south, Niles Avenue to the east, and the Downtown Science & Technology TIF District to the north. The Study Area as a whole consists of twelve (12) tax parcels.

In evaluating the improved properties within the area, KMA completed its analysis based on the “conservation area” criteria cited in 65 ILCS 5/11-74-3(a)(1) (the “Conservation Area Definition”). The Conservation Area Definition states that at least fifty percent (50%) or more of the area’s structures must be over thirty-five (35) years in age and there must be three (3) of the thirteen (13) qualification factors contained in the TIF Act must be present for a finding of a conservation area. KMA, with the assistance of Village staff, has identified seven (7) qualification factors that are distributed throughout the area. Please refer to the table below for more detail.

<table>
<thead>
<tr>
<th>Maximum Possible Factors per Statute</th>
<th>Minimum Factors Needed to Qualify per Statute</th>
<th>Qualifying Factors Present in Proposed TIF District</th>
</tr>
</thead>
<tbody>
<tr>
<td>13</td>
<td>3</td>
<td>7</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Obsolescence</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Deterioration of Structures/Improvements</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Excessive Vacancies</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Inadequate Utilities</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Deleterious Layout</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Lack of Community Planning</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Lagging or Declining EAV</td>
</tr>
</tbody>
</table>

*Skokie Oakton Street/Niles Avenue Eligibility Report
Village of Skokie, Illinois*
IV. METHODOLOGY OF EVALUATION

In evaluating the RPA potential qualification as a redevelopment project area pursuant to the Act, the following methodology was utilized:

1) Site surveys of the RPA were undertaken by representatives from KMA. Site surveys were completed for each parcel within the area.

2) Exterior evaluations of structures, noting deterioration or dilapidation, as well as vacancies or other conditions were completed.

3) The area was studied in relation to review of available planning and building reports, aerial photographs, Sidwell maps, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area’s development where possible (e.g., lack of community planning, uncoordinated development, etc.). KMA reviewed the area in its entirety. Village redevelopment goals and objectives for the area were also reviewed.

4) Individual structures were initially photographed and surveyed only in the context of checking, to the best and reasonable extent available, criteria factors of specific structures on particular parcels. Underutilized portions of the RPA were examined within a similar context.

5) The RPA was examined to assess the applicability of the different factors 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.

Improved land within the RPA was examined to determine the applicability of the age factor and the thirteen (13) different conservation area factors for qualification of designation as a redevelopment project area pursuant to the Act.
V. QUALIFICATION OF RPA/ FINDINGS OF ELIGIBILITY

As a result of KMA’s evaluation of each parcel and the area as a whole within the RPA, and an analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the RPA as a “conservation” area.

A. CONSERVATION AREA FACTORS

The RPA is found to qualify as a “conservation area” under the Conservation Area Definition. The RPA is generally bounded by just east of Lacrosse Avenue to the east, Oakton Street to the south, Niles Avenue to the west, and the Downtown Science & Technology TIF District to the north. The RPA consists primarily of former research and development, office and various other commercial and retail uses.

THRESHOLD FACTOR

Age

Based upon KMA site surveys, Village and Cook County data, one hundred percent (100%) of the structures in the RPA were found to be thirty-five (35) years of age or greater.

OTHER CONSERVATION AREA FACTORS (MUST INCLUDE THREE OR MORE ADDITIONAL FACTORS)

1. Lagging or Declining EAV

Pursuant to the qualifying factors listed in the Act, the total equalized assessed value of proposed RPA has declined for at least three (3) of the last five (5) years prior to the year in which the redevelopment project area is designated, is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or is increasing at an annual rate that is less than the Consumer Price Index (CPI) for All Urban Consumers published by the United States Department of Labor for at least three (3) of the past five (5) calendar years. The following analysis demonstrates that the RPA has satisfied all three criteria, in that it has exhibited declining equalized assessed values for three (3) of the past five (5), the equalized assessed value of the RPA has grown at a rate less than the balance of the Village EAV for three (3) of the last five (5) years and has lagged the CPI in three (3) of the past five (5) years as well. Please refer to the table below for further detail.

<table>
<thead>
<tr>
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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Total EAV for Area</td>
<td>$4,856,095</td>
<td>$4,966,989</td>
<td>$4,723,219</td>
<td>$5,081,891</td>
<td>$6,813,768</td>
<td>$6,608,889</td>
</tr>
<tr>
<td>Annual Change</td>
<td>-2.21%</td>
<td>5.16%</td>
<td>-7.06%</td>
<td>-25.42%</td>
<td>3.10%</td>
<td>N/A</td>
</tr>
<tr>
<td>Balance of Village EAV</td>
<td>$2,429,789,636</td>
<td>$2,480,481,509</td>
<td>$2,433,586,323</td>
<td>$2,084,471,571</td>
<td>$2,115,024,639</td>
<td>$2,062,089,400</td>
</tr>
<tr>
<td>Annual Change</td>
<td>-2.04%</td>
<td>1.93%</td>
<td>16.75%</td>
<td>-1.44%</td>
<td>2.57%</td>
<td>N/A</td>
</tr>
<tr>
<td>CPI</td>
<td>2.40%</td>
<td>2.10%</td>
<td>1.30%</td>
<td>0.10%</td>
<td>1.60%</td>
<td>N/A</td>
</tr>
</tbody>
</table>
2. Deterioration of Structures and Site Improvements

Pursuant to the Act, deterioration can be evidenced in major or secondary building defects. For example, such defects include, but are not limited to, deterioration, building components such as windows, porches, fascia, gutters and doors. In addition, deterioration can also be evidenced with respect to surface improvements in defects that include, but are not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and protrusion of weeds through the paved surfaces of roadways, alleys, curbs, sidewalks, off-street parking and surface storage areas.

Deterioration was present in multiple forms in approximately one hundred percent (100%) of the area’s tax parcels. With respect to surface improvements within the RPA, deterioration was found to be prevalent in many roadways, driveways and parking lots. Off-street parking areas also evidence deterioration including, but not limited to, surface cracking, potholes, depressions and loose paving materials.

Various degrees of deterioration were identified for the majority of the parcels within the RPA. According to on-site inspections performed by KMA and documented by site surveys and photographic analysis, some of the site improvements and structures contained the following signs of deterioration:

- Cracked and damaged concrete paving surfaces
- Minor deterioration evidenced in exterior trim or facades; and
- Presence of potholes and cracked pavement throughout lots with respect to surface improvements

3. Lack of Community Planning

An area suffers from a lack of community planning if the area was developed prior to or without the benefit of a community plan. Referring to several characteristics of the existing parcels and structures within the downtown area, lack of adequate community planning is evident. Many of the issues impeding development in the downtown area reflect incompatible land use and exterior facade deterioration, both of which actively diminish consumer walkability, residential desirability, and retail/commercial appeal.

According to data collected from KMA site surveys, the Village and Cook County sources, 100% of the structures within the RPA are over 35 years old. Due to such an extensive portion of structures being of considerable age, it is evident that effective community planning measures are outdated given current market conditions and tenant/user requirements.

Further, lacking coordinated land use policy and area-wide planning, the overall downtown area faces significant challenges in enhancing their urban retail and residential tax base. The concentrated location of older structures, piecemeal development patterns, and market requirements coupled with declining BAV’s, deterioration of surface improvements, and lack of retail and housing attractions warrant effective economic development initiatives focused on strategic and purposeful redevelopment.

Shobius Oakton Street/Niles Avenue Eligibility Report
Village of Skokie, Illinois
Prior Village commissioned reports identified potential opportunities for retail and residential growth in the downtown area with sustained growth having yet to take place. Market studies have shown that the downtown area has struggled to retain consumer foot traffic sufficient to support sustainable retail areas due to the non-contiguous and often interrupted layout of the downtown area. As a result, the total equalized assessed values of the properties within the RPA have decreased within three (3) of the last five (5) years, and vacancy continues to plague several sectors of the RPA.

4. Deleterious Layout

Deleterious land use (or layout) is defined as the existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses unsuitable for the surrounding area.

Many of the commercial and residential uses within the RPA have been developed in piecemeal fashion or in conjunction with limited development opportunities. The 8030 Lemon building evidences vacancies, the 4900-06 Oakton and 4854-60 Oakton buildings evidences partial vacancies and the 4930 Oakton building evidences vacances and no ground floor retail use since the Village revised the zoning for the 4930 Oakton property.

Additionally, the Village has identified walkability and proximity of modern housing to retail as a priority in their future planning for the downtown area. As the area presently stands, it does not support such use. According to a market study of the Downtown (2009) and more recent studies and evaluations of the downtown by Village planners, the geographic layout of the street grid is problematic as it is broken up and not conducive to making several retail stops on foot. In addition, Oakton Street’s high volume and fast moving traffic was cited as a major deterrent to shopping, as were the volume of empty storefronts. Due to lack of coordinated development, prohibitive layout, and prevalent vacancies, without coordinated land use planning; the layout of the RPA is deleterious and impedes additional investment.

5. Obsolescence

Obsolescence is defined as the condition or process of falling into disuse. This can also be defined as a structure(s) that has become ill-suited for its original use.
Challenges related to the age and characteristics of existing building inventory, parking, and layout all impact existing or proposed uses within the study area. As previously noted, all of the RPA's office/commercial and retail structures are over 35 years old and vacancies are present in most of the commercial structures. Accordingly, there are several compatibility issues when utilizing dated structures for modern planning purposes. Multiple impediments have arisen that preclude a walkable, vibrant downtown Skokie. In addition, the Village needs to create street parking that does not occlude storefront visibility, and to limit land uses that interrupt pedestrian traffic flow with driveways and non-retail commercial ground floor uses.

The 4930 Oakton and 8030 Lamon buildings are in decline as reflected by the 100% vacancy rate for each and with the vacancy of the 8030 Lamon building for over 15 years. The 4900-06 Oakton building evidences an approximately 66% vacancy and the 4854-60 building evidences an approximately 50% vacancy. Additionally, the 4850 Oakton building does not include a drive thru facility that is now generally required for the current use of the 4850 Oakton building.

In order to mitigate issues of obsolescence in the RPA, significant redevelopment and purposeful land-use planning must focus on increasing parking options that enhance, not detract from the retail visibility. Additionally, the aging structures and surface improvements in the RPA need be renovated and redeveloped; increasing walkability and contiguous pedestrian traffic to enhance desirability and retail spend in the Village's downtown.

6. Inadequate Utilities

After consultation with Village Staff regarding the proposed RPA qualification, Village engineering investigated the infrastructure and utilities throughout the proposed RPA. In addition to identifying considerable impediments such as lack of public parking, frequent non-conforming uses, and several area-wide surface improvement deficiencies, the Village Engineering Department also stated that considerable electrical utility improvements will be necessary which include a requirement of relocating and burying of electrical lines in the RPA.

7. Excessive Vacancies

Excessive vacancies are present when there are buildings that are unoccupied or underutilized and represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies. The 8030 Lamon building and the 4930 Oakton building exhibit 100% vacancy, the 4900-06 Oakton building is approximately 66% vacant and the 4854-60 Oakton building is approximately 50% vacant. The 4933 Oakton building is also 100% vacant. The Village has been informed by the owners of the 4935 Oakton building that they expect to vacate the building in second quarter of 2019.
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 1½ acres in size.

2. The area as described herein will qualify as a “conservation area.” Further, the conservation factors present throughout the RPA are documented herein, are present to a meaningful extent and are distributed throughout the proposed RPA. 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, has 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 increment.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the RPA as a TIF District. There is a need to focus redevelopment efforts relating to business attraction and expansion, and mixed use development in order to improve and preserve the existing tax base and to contribute to the vibrancy of the wider Village downtown area.
EXHIBIT 1 BOUNDARY MAP
EXHIBIT 2 PARCEL SUMMARY
### Parcel Index Numbers

| Parcel Index Numbers |  
|----------------------|---
| 10-21-415-018-0000   |  
| 10-21-415-022-0000   |  
| 10-21-415-024-0000   |  
| 10-21-415-025-0000   |  
| 10-21-415-030-0000   |  
| 10-21-415-031-0000   |  
| 10-21-415-039-0000   |  
| 10-21-415-040-0000   |  
| 10-28-202-001-0000   |  
| 10-28-202-002-0000   |  
| 10-28-202-003-0000   |  
| 10-28-202-004-0000   |  

AN ORDINANCE DESIGNATING THE OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

WHEREAS, the Village of Skokie (hereinafter “Village”) is a home rule municipality in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, on ________, 2019, the Mayor and Board of Trustees (hereinafter “Corporate Authorities”) of the Village adopted Ordinance No. _________ approving a redevelopment plan and project (hereinafter “Redevelopment Plan and Project”) for an area generally bounded by Niles Avenue to the west, Oakton Street to the south, just east of Lacrosse Avenue to the east and the existing Downtown Science and Technology TIF District which borders the area to the north in the Village (hereinafter “Redevelopment Project Area”) that is appropriate for commercial, retail and mixed use development; and

WHEREAS, the Redevelopment Plan and Project, including the Redevelopment Project Area as provided therein, were the subject of (i) extensive consideration by a properly convened joint review board and (ii) a public hearing held by the Corporation Authorities on August 19, 2019; and

WHEREAS, the Corporate Authorities have determined it is now necessary and desirable to designate the Redevelopment Project Area as a redevelopment project area pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (hereinafter “Act”); and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Skokie, County of Cook, State of Illinois as follows:

Section 1: Recitals. The foregoing recitals are incorporated into and made a part of this Ordinance.

Section 2: Additional Findings. The Corporate Authorities hereby make the following additional findings:

A. The proposed Redevelopment Project Area includes only those contiguous parcels of real property and improvements thereon that are to be substantially benefitted by the Redevelopment Plan and Project improvements, as required pursuant to Section 5/11-74.4-4 (a) of the Act;

B. As required pursuant to section 5/11-74.4-3(p) of the Act:
   i. The proposed Redevelopment Project Area is not less, in the aggregate, than one and one-half (1 ½) acres in size; and
ii. Conditions exist in the proposed Redevelopment Project Area that cause the proposed Redevelopment Project Area to qualify for designation as a redevelopment project area and a conservation area, as defined in the Act.

Section 3: Designation of Redevelopment Project Area. The Redevelopment Project Area, as described in Exhibit A attached to and incorporated into this Ordinance shall be, and is hereby, designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act and shall hereafter be known as the Oakton Street/Niles Avenue Redevelopment Project Area. The general street location for the Redevelopment Project Area is described in Exhibit B attached to and incorporated into this Ordinance. The map of the Redevelopment Project Area is depicted in Exhibit C attached to and incorporated into this Ordinance.

Section 4: Authorization for Transmittals and Other Action. The Corporate Authorities hereby authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the adoption of a redevelopment project area including, but not limited to, transmitting a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

Section 5: Severability. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance will remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 6: Supersedes. All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7: Effective Date. This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.

ADOPTED this day of September, 2019.

Ayes:  
Nays:  
Absent:

Village Clerk

Approved by me this day of September, 2019.

Mayor, Village of Skokie
REDEVELOPMENT PROJECT AREA DESCRIPTION

VILLAGE OF SKOKIE
OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA

Legal Description:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NILES AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET);

THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET) TO THE EAST RIGHT-OF-WAY LINE OF NILES AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF NILES AVENUE TO THE NORTHWEST CORNER OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, RECORDED MARCH 12, 2007 AS DOCUMENT 0707160070;

THENCE EAST ALONG THE NORTH LINE OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 12 THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 12 TO THE NORTHEAST CORNER OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 13 THEREOF;

THENCE SOUTH, EAST AND SOUTH ALONG THE WEST LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE SOUTHEAST CORNER OF LOT 13, ALSO BEING THE NORTH LINE OF LOT 1 IN EUGENE M. HAEGELE SUBDIVISION, RECORDED ON NOVEMBER 9, 1993 AS DOCUMENT NUMBER 93909941;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 IN EUGENE M. HAEGELE SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 2 IN EUGENE M HAEGELE SUBDIVISION;

THENCE CONTINUING EAST ALONG THE SAID NORTH LINE OF LOT 1 IN CLARA BLAMEUSER’S OAKTON STREET SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT 1 AND ALSO THE EASTERLY LINE OF LOT 1 EXTENDED TO THE PREVIOUSLY DEDICATED SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE;
THENCE WEST ALONG PREVIOUSLY DEDICATED SAID SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE TO THE NORTHEAST CORNER OF LOT 13 IN NORTH SHORE “L” TERMINAL SUBDIVISION, RECORDED JUNE 13, 1924 AS DOCUMENT NUMBER 8465869;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 13, EXTENDED SOUTHERLY TO A POINT ON THE SOUTH LINE OF THE ADJACENT 16 FOOT ALLEY;

THENCE WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF NILES AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LNE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID MARKET STREET (AKA WARREN STREET) TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PINS: 10-21-415-018 10-21-415-039
       10-21-415-022 10-21-415-040
       10-21-415-024 10-28-202-001
       10-21-415-025 10-28-202-002
       10-21-415-030 10-28-202-003
       10-21-415-031 10-28-202-004

Common Boundary Description:

The proposed Redevelopment Project Area is generally described as a contiguous area which generally includes parcels in the area generally bounded by just east of Lacrosse Avenue to the west, Oakton Street to the south, Niles Avenue to the east, and the Downtown Science & Technology TIF District to the north and including adjacent rights of way.
GENERAL STREET LOCATION OF THE OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA

Those parcels in the area generally bounded by Niles Avenue to the west, Oakton Street to the south, just east of Lacrosse Avenue to the east and the existing Downtown Science and Technology TIF District which borders the area to the north, all in the Village of Skokie, Illinois.
MAP OF THE OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA

Exhibit C
AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA

WHEREAS, the Village of Skokie (hereinafter “Village”) is a home rule municipality in accordance with Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and

WHEREAS, on __________, 2019, the Mayor and Board of Trustees (hereinafter “Corporate Authorities”) of the Village adopted Ordinance No. _______ approving a redevelopment plan and project (hereinafter “Redevelopment Plan and Project”) for an area generally bounded by Niles Avenue to the west, Oakton Street to the south, just east of Lacrosse Avenue to the east and the existing Downtown Science and Technology TIF District which borders the area to the north in the Village (hereinafter “Redevelopment Project Area”) as defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. (hereinafter “Act”); and

WHEREAS, the Redevelopment Plan and Project, including the Redevelopment Project Area as provided therein, were the subject of (i) extensive consideration by a properly convened joint review board and (ii) a public hearing held on August 19, 2019; and

WHEREAS, on September _____, 2019, the Corporate Authorities adopted Ordinance No. _____ designating the Redevelopment Project Area as the Oakton Street/Niles Avenue Redevelopment Project Area pursuant to the Act; and

WHEREAS, the Corporate Authorities now hereby find that it is desirable and in the best interests of the public and the Village for the Corporate Authorities to approve tax increment allocation financing for the Redevelopment Project Area to carry out the terms and conditions of the Redevelopment Plan and Project; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Skokie, County of Cook, State of Illinois:

Section 1: Recitals. The foregoing recitals are incorporated into and made a part of this Ordinance.

Section 2: Tax Increment Financing Adopted. Tax increment allocation financing is hereby adopted pursuant to section 5/11-74.4-8 of the Act to finance redevelopment project costs (hereinafter “Project Costs”) as defined in the Act and as set forth in the Redevelopment Plan and Project.
Plan and Project within the Redevelopment Project Area. The Redevelopment Project Area is legally described in Exhibit A attached to and incorporated into this Ordinance. The general street location for the Redevelopment Project Area is described in Exhibit B attached to and incorporated into this Ordinance. The map of the Redevelopment Project Area is depicted on Exhibit C attached to and incorporated into this Ordinance.

Section 3: **Allocation of Ad Valorem Taxes.** Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project Costs and obligations financing Project Costs incurred under the Act have been paid shall be divided as follows:

A. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributed to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

B. That portion, if any of such taxes that are attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed value of each property in the Redevelopment Project Area shall be allocated to and when collected shall be paid to the municipal treasurer of the Village or to his or her designee, who shall deposit said taxes into a special fund that is hereby created and designated as the “Oakton Street/Niles Avenue Redevelopment Project Area Special Tax Allocation Fund” of the Village. Such taxes shall be used for the purpose of paying Project Costs and any obligations incurred in the payment thereof.

Section 4: **Authorization for Transmittals and Other Action.** The Corporate Authorities hereby authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the adoption of tax increment allocation financing including, but not limited to, transmitting a certified copy of this Ordinance to the County Clerk of Cook County, Illinois.

Section 5: **Severability.** If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance will remain in full force and effect, and will be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 6: **Superseder.** All ordinances, resolutions, motions or orders in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 7: **Effective Date.** This Ordinance shall be in full force and effect after its passage, approval, and publication in pamphlet form in the manner provided by law.
ADOPTED this     day of September, 2019.

Ayes:
Nays:
Absent:

Attested and filed in my office
this    day of September, 2019;
and published in pamphlet form
according to law from September
, 2019 to September, 2019.

____________________________________
Village Clerk

Approved by me this    day of
September, 2019.

____________________________________
Mayor, Village of Skokie

____________________________________
Village Clerk
REDEVELOPMENT PROJECT AREA DESCRIPTION

VILLAGE OF SKOKIE
OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA

Legal Description:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NILES AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET);

THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF MARKET STREET (AKA WARREN STREET) TO THE EAST RIGHT-OF-WAY LINE OF NILES AVENUE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF NILES AVENUE TO THE NORTHWEST CORNER OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, RECORDED MARCH 12, 2007 AS DOCUMENT 0707160070;

THENCE EAST ALONG THE NORTH LINE OF LOT 12 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 12 THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 12 TO THE NORTHEAST CORNER OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 13 THEREOF;

THENCE SOUTH, EAST AND SOUTH ALONG THE WEST LINE OF LOT 13 IN ILLINOIS SCIENCE AND TECHNOLOGY PARK SUBDIVISION, TO THE SOUTHEAST CORNER OF LOT 13, ALSO BEING THE NORTH LINE OF LOT 1 IN EUGENE M. HAEGELE SUBDIVISION, RECORDED ON NOVEMBER 9, 1993 AS DOCUMENT NUMBER 93909941;

THENCE EAST ALONG THE NORTH LINE OF LOT 1 N EUGENE M. HAEGELE SUBDIVISION, TO THE NORTHEAST CORNER OF LOT 2 IN EUGENE M HAEGELE SUBDIVISION;

THENCE CONTINUING EAST ALONG THE SAID NORTH LINE OF LOT 1 IN CLARA BLAMEUSER’S OAKTON STREET SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID LOT 1 AND ALSO THE EASTERLY LINE OF LOT 1 EXTENDED TO THE PREVIOUSLY DEDICATED SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE;
THENCE WEST ALONG PREVIOUSLY DEDICATED SAID SOUTH RIGHT-OF-WAY LINE OF OAKTON AVENUE TO THE NORTHEAST CORNER OF LOT 13 IN NORTH SHORE “L” TERMINAL SUBDIVISION, RECORDED JUNE 13, 1924 AS DOCUMENT NUMBER 8465869;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 13, EXTENDED SOUTHERLY TO A POINT ON THE SOUTH LINE OF THE ADJACENT 16 FOOT ALLEY;

THENCE WEST ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF NILES AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LNE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID MARKET STREET (AKA WARREN STREET) TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

**PINS:**

| 10-21-415-018 | 10-21-415-039 |
| 10-21-415-022 | 10-21-415-040 |
| 10-21-415-024 | 10-28-202-001 |
| 10-21-415-025 | 10-28-202-002 |
| 10-21-415-030 | 10-28-202-003 |
| 10-21-415-031 | 10-28-202-004 |

**Common Boundary Description:**

The proposed Redevelopment Project Area is generally described as a contiguous area which generally includes parcels in the area generally bounded by just east of Lacrosse Avenue to the west, Oakton Street to the south, Niles Avenue to the east, and the Downtown Science & Technology TIF District to the north and including adjacent rights of way.
GENERAL STREET LOCATION OF THE OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA

Those parcels in the area generally bounded by Niles Avenue to the west, Oakton Street to the south, just east of Lacrosse Avenue to the east and the existing Downtown Science and Technology TIF District which borders the area to the north, all in the Village of Skokie, Illinois.
MAP OF THE OAKTON STREET/NILES AVENUE REDEVELOPMENT PROJECT AREA