

VILLAGE OF MOUNT PROSPECT, IL

**Tax Increment Financing (“TIF”) Eligibility Study, and
Redevelopment Plan and Project**

Prospect and Main Redevelopment Project Area

REPORT: December 20, 2016

(Revised to correct a map error from the October 18, 2016 version of the report)



VISION | ECONOMICS | STRATEGY | FINANCE | IMPLEMENTATION

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1. Executive Summary

In March 2016, *SB Friedman Development Advisors* (“*SB Friedman*”) was preliminarily engaged by the Village of Mount Prospect (the “Village”) to conduct an informal Tax Increment Financing (“TIF”) Eligibility Study. On August 16, 2016, the Village Board of Trustees, by motion, authorized *SB Friedman* to conduct a formal TIF Eligibility Study and prepare a Redevelopment Plan and Project. This report details the eligibility factors found within the Prospect and Main Redevelopment Project Area (the “RPA”) in support of its TIF designation as a “conservation area” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended (the “Act”). In addition to the eligibility analysis, this report also contains the Redevelopment Plan and Project (the “Redevelopment Plan”) for the RPA.

The RPA consists of 235 parcels over approximately 178 acres (109 acres of parcel area and 69 acres of public rights-of-way). In total, there are 246 Property Index Numbers and 128 buildings, including three (3) condominium buildings. The RPA is centered around South Main Street and East Prospect Avenue in the downtown area of the Village. The boundary of the RPA extends east to Mt. Prospect Road, west to Central Road and Millers Lane, and north and south along Main Street. The proposed RPA also overlaps with portions of the existing Downtown RPA, which, we assume throughout this Eligibility Study and Redevelopment Plan and Project, will be dissolved prior to the adoption and creation of the Prospect and Main TIF District (the “TIF District”). The RPA primarily includes commercial, industrial and retail properties. Several residential and mixed-use buildings are also incorporated in the RPA.

Determination of Eligibility

This report concludes that the RPA is eligible for TIF designation as a “conservation area” under the Illinois TIF statute (65 ILCS 5/11-74.4-1 and subsequent amendments and supplements, or the “Act”), because at least 50% of the structures are 35 years of age or older and the following four (4) improved-land eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value
2. Deterioration
3. Inadequate Utilities
4. Lack of Community Planning

Redevelopment Plan Goal, Objectives and Strategies

The overall goal of this Redevelopment Plan and Project is to reduce or eliminate the conditions that qualify the RPA as a “conservation area.” Accordingly, this Redevelopment Plan will provide an integrated and comprehensive strategy for supporting public and private development to strengthen the downtown area as a neighborhood-level commercial and residential district.

Objectives. Five (5) broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Facilitate redevelopment of vacant or underutilized properties by providing resources for site assembly and preparation—including demolition and environmental cleanup where necessary—and marketing vacant and underutilized sites for development or redevelopment.
2. Facilitate the rehabilitation of existing properties within the RPA, and the preservation of architecturally or historically significant buildings; and encourage the construction of new commercial, residential, civic/cultural buildings and parks/open spaces compatible with the existing character of the area. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, which include but are not limited to stormwater facilities, demolition, environmental remediation and site preparation.
3. Provide resources for streetscaping, landscaping and wayfinding signage to improve the image, attractiveness and accessibility of the RPA; create a cohesive identity for the RPA and surrounding area; strengthen connections between the areas north and south of railway in the RPA; and provide buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas, where appropriate.
4. Replace or repair public infrastructure to create an environment conducive to private investment and flood mitigation. Public infrastructure includes but is not limited to streets, sidewalks, bike routes, curbs, gutters, alleys, underground water and sanitation systems, and stormwater detention infrastructure.
5. Support the goals and objectives of other overlapping plans, including but not limited to the Village's Comprehensive Plan, Downtown Implementation Plan and Northwest Highway Corridor Plan; and coordinate available Federal, State and local resources to further the goals of this Redevelopment Plan and Project.

Strategies. These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Redevelop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites, including parking lots, is anticipated to have a positive impact on other properties beyond the individual project sites.
2. **Facilitate Property Assembly, Demolition and Site Preparation.** Sites may be acquired and assembled for use by the Village to attract future private investment and development. Consolidated ownership of multiple sites will streamline the redevelopment process and make it easier to market to potential developers. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan and Project.

To meet the goals of this Redevelopment Plan and Project, the Village may acquire and assemble property throughout the RPA. Land assemblage by the Village may be by purchase, exchange, donation, lease, eminent domain, or through other programs, and may be for the purpose of: (a) sale, lease or conveyance to private developers; or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such

preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the Village may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

- 3. Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake redevelopment and new construction projects, and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
- 4. Implement Public Improvements.** A series of public improvements throughout the RPA may be designed and implemented to build upon and improve the character of the area, and to create a more conducive environment for private development. TIF funding for public improvements is intended to complement, and not replace, existing funding sources for public improvements in the RPA.

These improvements may include new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with this Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

Required Findings and Tests

The conditions required under the Act for the adoption of this Eligibility Study and Redevelopment Plan and Project are found to be present within the RPA, as follows:

First, the equalized assessed value (“EAV”) of the RPA has declined over all five (5) of the last five (5) year-to-year periods, and has not kept pace with the Consumer Price Index. In addition, the EAV of the RPA declined at a faster rate than the rest of the Village in four (4) out of five (5) of the past year-to-year periods. On the whole, the RPA has not been subject to widespread growth and development through investment by private enterprise. Building permit activity over the past five (5) years in the RPA indicates some investment in commercial remodels. However, the level of investment has not been significant enough to reverse the trends of declining property values in the RPA.

Second, the Village is required to find that, but for the designation of the TIF District and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the RPA. Without the support of public resources, the redevelopment objectives of the RPA will most likely not be realized. The area-wide improvements and development assistance needed to revitalize the RPA as a healthy, mixed-use district are extensive and costly, and the private market on its own has shown little ability to absorb these costs. Public resources to assist with public infrastructure improvements and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. TIF assistance may be used to fund rehabilitation, infrastructure improvements, and expansion of public facilities. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area and Village-wide redevelopment, are unlikely to occur.

Third, the RPA includes only the contiguous real property that is expected to substantially benefit from the proposed Redevelopment Plan and Project improvements.

Finally, the proposed land uses described in this Redevelopment Plan and Project are consistent with approved land uses in the Village of Mount Prospect Comprehensive Plan, Downtown Implementation Plan and Northwest Highway Corridor Plan. The redevelopment opportunities identified in this Redevelopment Plan and Project will be substantially supported and their implementation facilitated through the creation of the TIF District.

2. Introduction

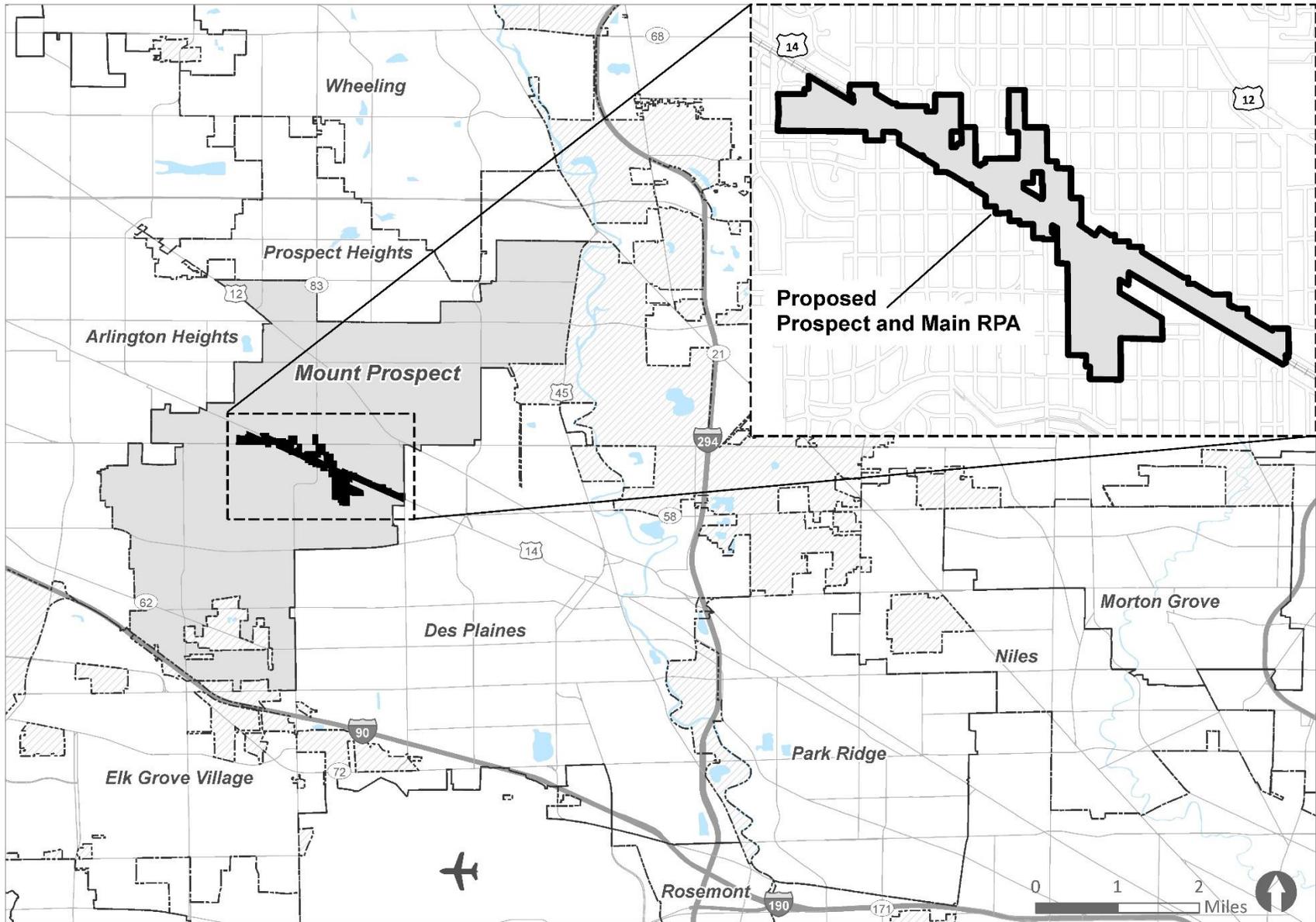
The Redevelopment Project Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the RPA located in the downtown area of the Village of Mount Prospect. In March 2016, *SB Friedman* was preliminarily engaged by the Village to conduct an informal TIF Eligibility Study. On August 16, 2016, the Village Board of Trustees, by motion, authorized *SB Friedman* to conduct a formal TIF Eligibility Study and prepare a Redevelopment Plan and Project.

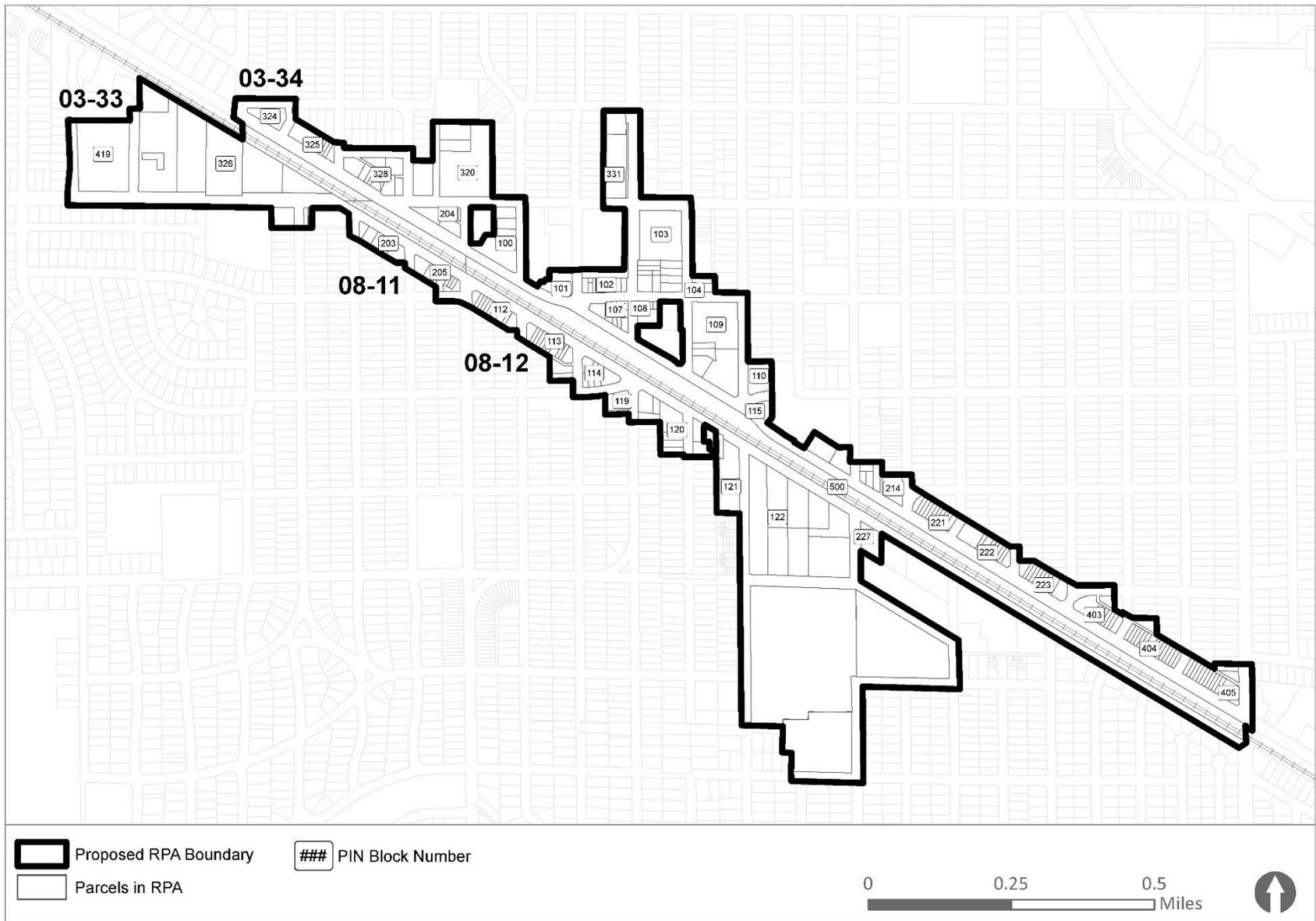
This Eligibility Study and Redevelopment Plan and Project document summarizes the analyses and findings of *SB Friedman's* work, which, unless otherwise noted, is solely the responsibility of *SB Friedman*. The Village is entitled to rely on the findings and conclusions of this Eligibility Study and Redevelopment Plan in designating the RPA as a redevelopment project area under the Act. *SB Friedman* has prepared this Eligibility Study and Redevelopment Plan with the understanding that the Village would rely: 1) on the findings and conclusions of the Eligibility Study and Redevelopment Plan in proceeding with the designation of the RPA and the adoption and implementation of the Redevelopment Plan; and 2) on the fact that *SB Friedman* has obtained the necessary information to conclude that the RPA can be designated as a redevelopment project area under the Act; and 3) that the Eligibility Study and Redevelopment Plan will comply with the Act.

The community context and boundary of the RPA are detailed in **Map 1** and **Map 2** on the following pages. A formal legal description of the RPA is listed in **Appendix 1**.

Map 1: Community Context



Map 2: Proposed RPA Boundary



Existing Land Use

Based on *SB Friedman's* research, the following six (6) land uses have been identified within the RPA:

- Commercial
- Residential
- Mixed-Use
- Institutional
- Industrial
- Public Rights-of-Way

Map 3 on the following page displays a parcel-by-parcel breakdown of the above land uses.

The following is a description of predominant existing land uses in the RPA:

Commercial. The RPA includes a portion of the central retail core of the Village's downtown. Retail and some office uses line much of the Northwest Highway and Prospect Avenue in the RPA. Commercial uses can also be found along Central Road and Main Street in the RPA.

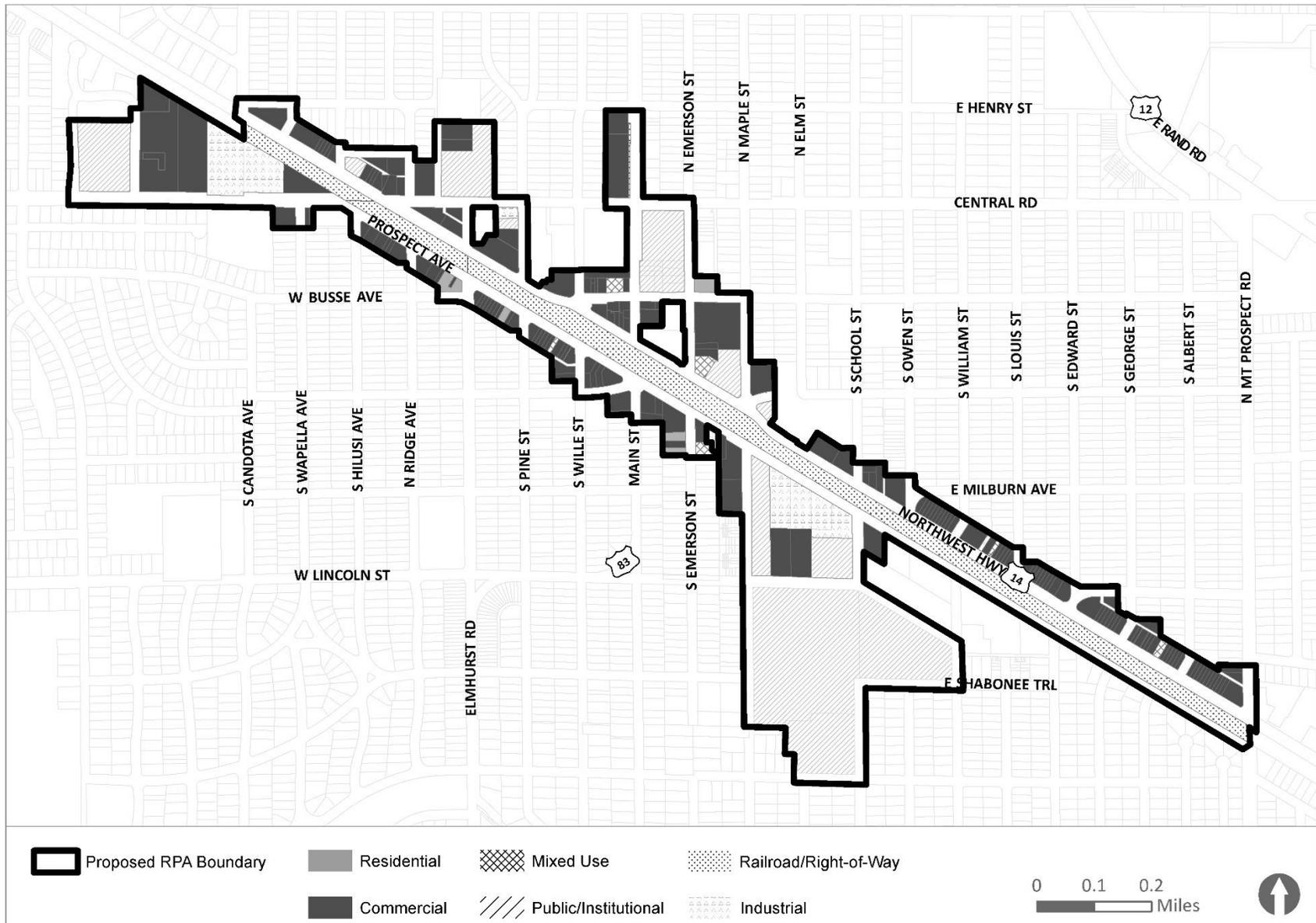
Residential. The few residential buildings in the RPA are located along Prospect Avenue and Emerson Street. All of these properties are located in predominantly commercial areas.

Mixed-Use. The majority of residential units in the RPA are in mixed-use properties with apartments located above ground-floor retail. These residential units are dispersed throughout the RPA.

Institutional. The RPA contains the Village Hall and several other public facilities located in the core downtown. Lions Park Elementary School, Lions Park and the offices of the Mount Prospect Park District are also located in the RPA.

Industrial. There are several industrial parcels located on southeastern sections of East Prospect Avenue and on western sections of Central Road in the RPA.

Map 3: Existing Land Use



3. Eligibility Study

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the RPA at the completion of *SB Friedman's* research and assuming the existing Downtown RPA is dissolved prior to the adoption of the TIF District, it has been determined that the RPA meets the eligibility requirements of the Act as a "conservation area." The following text outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of Tax Increment Financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area."

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining, and soon may become blighted if the decline is not stopped and the deterioration is not abated.

The statutory provisions of the Act specify how a district may be designated as a "blighted area" and/or "conservation area." Both require evidence-based findings of certain eligibility factors listed in the Act. The eligibility factors for each designation are identical for improved land. A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a "conservation area."

Factors for Improved Land

For improved land to constitute a "conservation area," it must have a minimum of 50% of the total structures within the area aged thirty-five (35) years or older, plus a combination of three (3) or more of the thirteen (13) following eligibility factors, which are detrimental to the public safety, health, morals or welfare, and could result in such an area becoming a "blighted area." The thirteen (13) factors are:

1. **Dilapidation.** An advanced state of disrepair, or neglect of necessary repairs, to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or that the defects are so serious and so extensive that the buildings must be removed.
2. **Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.
3. **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 not limited to surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

4. **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.
5. **Illegal Use of Individual Structures.** The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the “Presence of Structures below Minimum Code Standards,” In factor 4 above.
6. **Excessive Vacancies.** The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.
7. **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 refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
8. **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 RPA; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the RPA.
9. **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: (i) insufficient provision for light and air within or around buildings, (ii) increased threat of spread of fire due to the close proximity of buildings, (iii) lack of adequate or proper access to a public right-of-way, (iv) lack of reasonably required off-street parking, or (v) inadequate provision for loading and service.
10. **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.
11. **Environmental Clean-Up.** The RPA 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 RPA.

12. **Lack of Community Planning.** The RPA 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.
13. **Lack of Growth in Equalized Assessed Value.** The total EAV of the RPA has declined for three (3) of the last five (5) consecutive annual periods prior to the year in which the RPA 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) consecutive annual periods 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) the last five (5) consecutive annual periods prior to the year in which the RPA is designated.

For improved land to constitute a "blighted area," a combination of five (5) or more of the thirteen (13) eligibility factors listed above, and at 65 ILCS 5/11-74.4-3, must: (a) meaningfully exist, and (b) be reasonably distributed throughout the RPA.

Factors for Vacant Land

According to the Act, there are two (2) ways by which vacant land can be designated as "blighted." One way is to find that at least two (2) of six (6) factors from the list discussed below under the "**Two-Factor Test**" are present to a meaningful extent and reasonably distributed throughout the RPA. The second way is to find that at least one (1) of the six (6) factors discussed under the "**One-Factor Test**" is present to a meaningful extent and reasonably distributed throughout the RPA.

TWO-FACTOR TEST

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two (2) or more of the following six (6) factors may be identified, which combine to impact the sound growth in tax base for the TIF District.

1. **Obsolete Platting of Vacant Land.** This occurs where parcels of limited or narrow size, or configurations of parcels of irregular size or shape, make it difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or where platting has failed to create rights-of-ways for streets or alleys, has created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or has omitted easements for public utilities.
2. **Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when the number of owners of parcels of vacant land is sufficient to retard or impede the ability to assemble the land for development.

3. **Tax and Special Assessment Delinquencies.** This factor is present when 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.
4. **Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land.** Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.
5. **Environmental Clean-Up.** 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 RPA.
6. **Lack of Growth in Equalized Assessed Value.** The total EAV of the RPA has declined for three (3) of the last five (5) consecutive annual periods prior to the year in which the RPA 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) consecutive annual periods 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 five (5) consecutive annual periods prior to the year in which the RPA is designated.

ONE-FACTOR TEST

As mentioned above, under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following six (6) factors is found to be present to a meaningful extent:

1. The area contains unused quarries, strip mines or strip mine ponds;
2. The area contains unused rail yards, rail track, or railroad rights-of-way;
3. The area, prior to its designation, is subject to: (i) chronic flooding that adversely impacts real property in the area, as certified by a registered professional engineer or appropriate regulatory agency, or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding;
4. The area contains unused or illegal dumping sites;
5. The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres in size, and is 75% vacant land; or
6. The area qualified as “blighted” prior to becoming vacant.

Additionally, under the “blighted area” section of the Act, eligibility may be established for those vacant areas that would have qualified as a “blighted area” immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five (5) or more of the thirteen (13) “blighted area” eligibility factors, listed above, were present immediately prior to demolition of the area’s structures.

Methodology Overview and Determination of Eligibility

Analysis of the eligibility factors was conducted through research involving an extensive exterior survey of the properties within the RPA, as well as a review of property records and infrastructure data. Property records included Cook County assessor information, building permits and code violations. In addition, to verify the age of area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Cook County Assessor's Office.

Our survey of the area established that there are a total of 235 parcels and 128 buildings (not including ancillary structures) within the RPA. All properties were examined for qualification factors consistent with either "blighted area" or "conservation area" requirements of the Act. Since 85.2% of the structures (109 out of 128 structures) were found to be 35 years of age or older, and the RPA has four (4) eligibility factors present to a meaningful extent, we concluded that the Prospect and Main RPA could qualify as a "conservation area."

To arrive at this designation, *SB Friedman* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis within the RPA. When appropriate, we calculated the presence of eligibility factors on infrastructure associated with the structures. Eligibility factors were correlated to buildings using property files created from field observations and record searches. This information was then graphically plotted on a tax parcel map of the RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major extent.

Conservation Area Findings

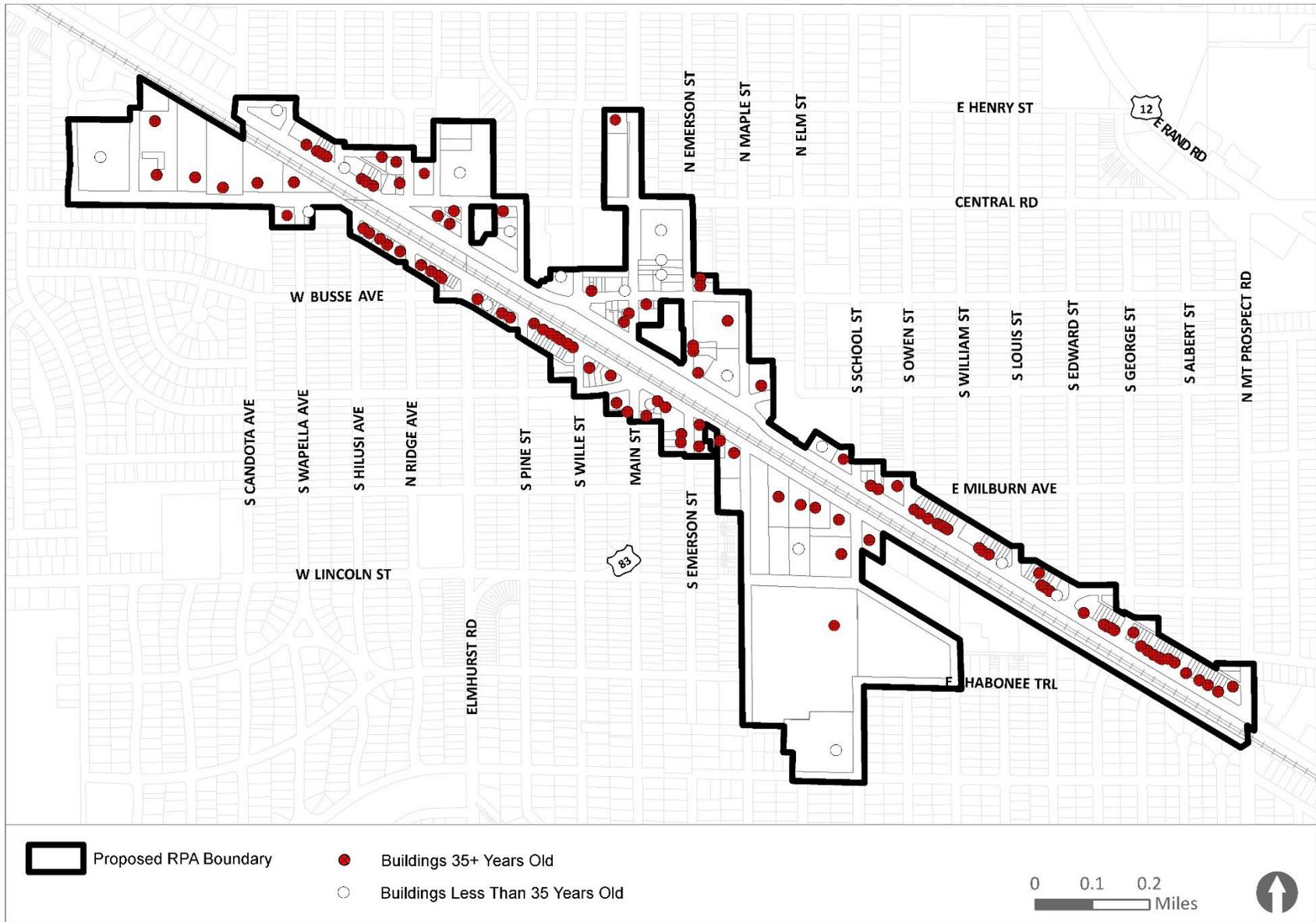
As required by the Act, within a "conservation area," at least three (3) of the thirteen (13) eligibility factors for improved property must be found to be present to a major extent within the RPA and at least 50% of the buildings must be thirty-five (35) years of age or older. Construction years for each building were obtained from the Cook County Assessor's Office and—as stated in the previous section—85.2% were over thirty-five (35) years of age as of 2016

Our research has revealed that the following four (4) factors are present to a major extent:

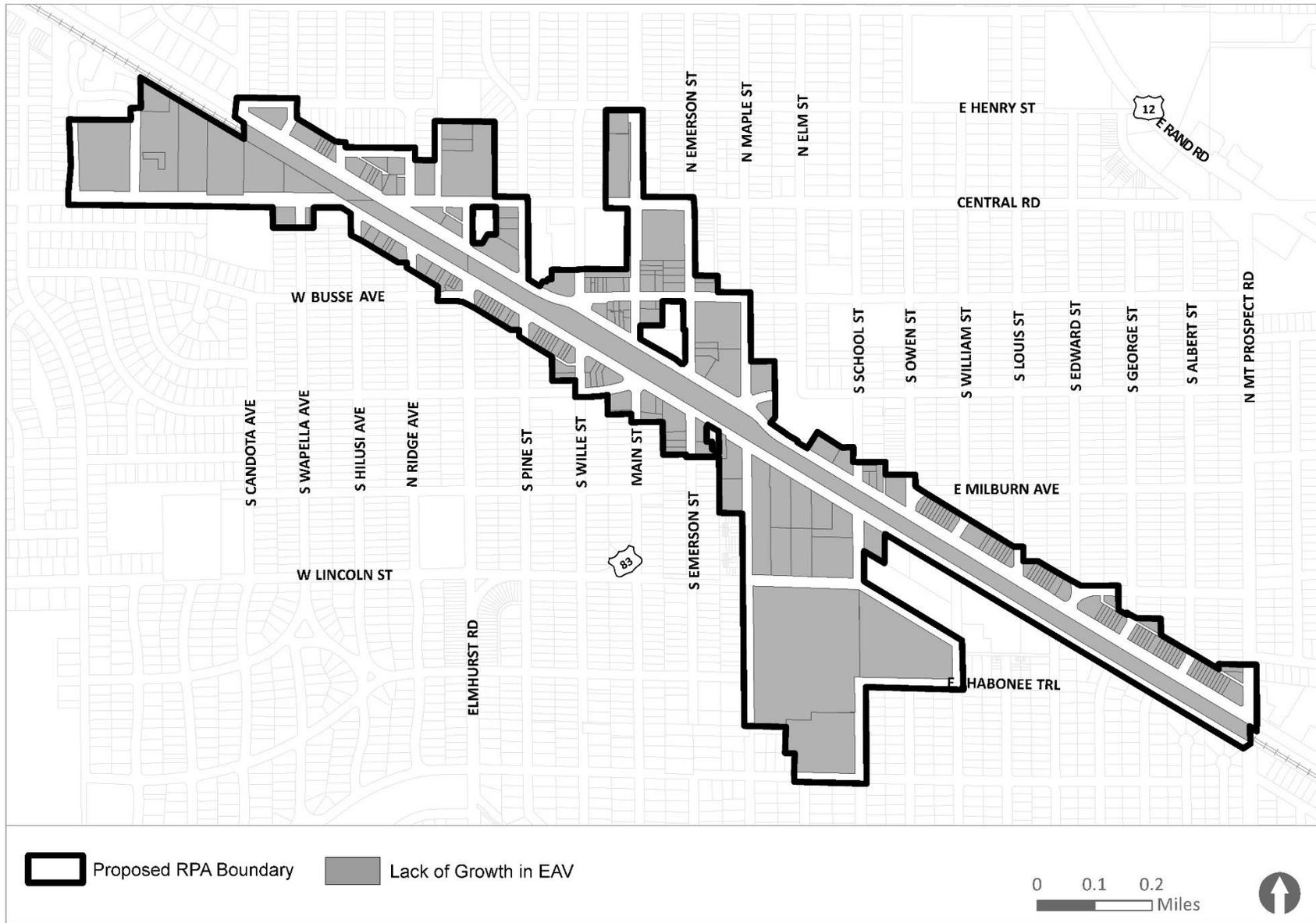
1. Lack of Growth in Equalized Assessed Value
2. Deterioration
3. Inadequate Utilities
4. Lack of Community Planning

On the following pages, **Map 4A** shows the age of buildings within the RPA, and Maps **4B** through **4E** on illustrate the distribution of eligibility factors and highlights each parcel where the respective factors were found to be present to a meaningful degree. The sections following the maps summarize our field research as it pertains to each of the major eligibility factors identified within the RPA.

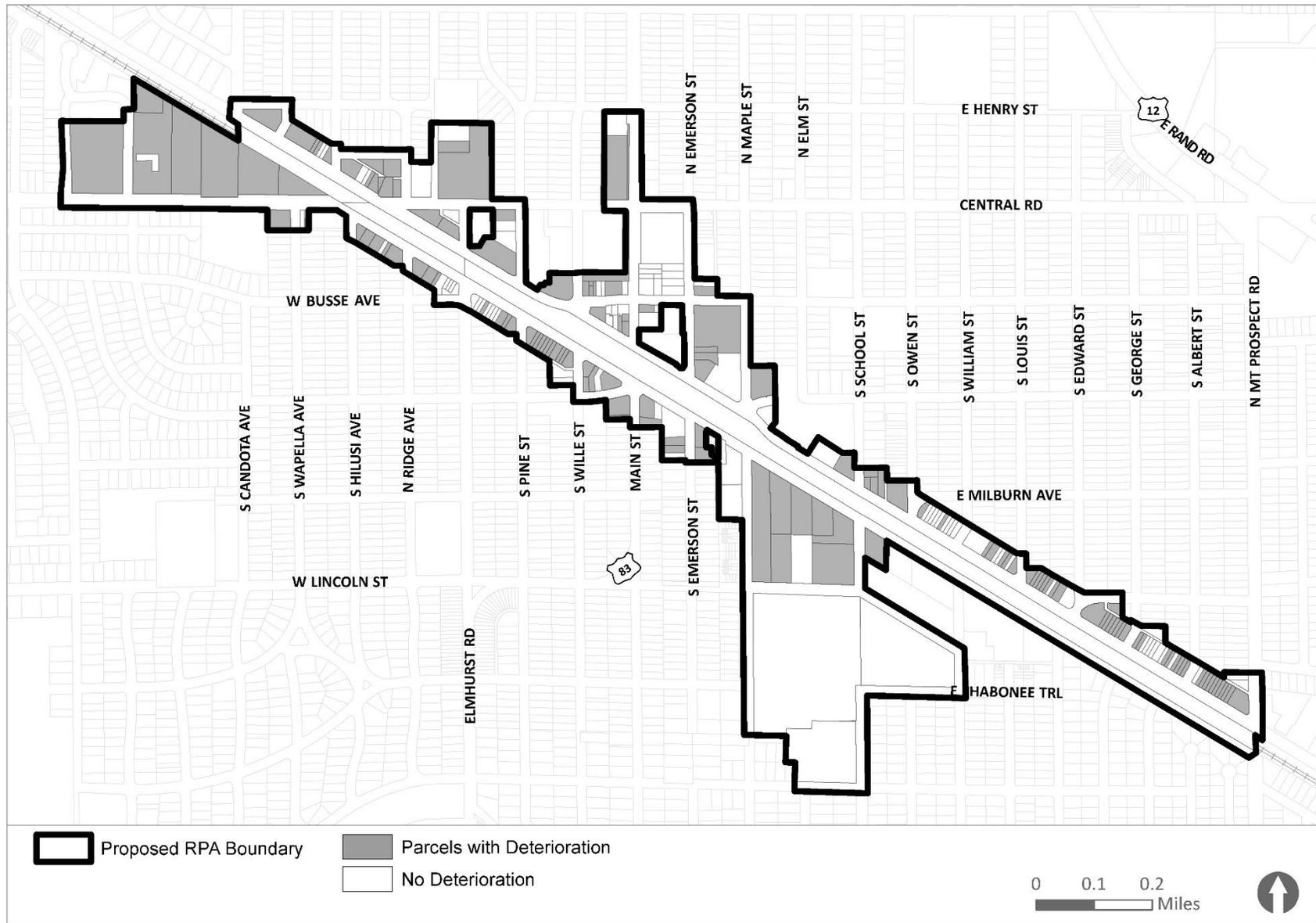
Map 4A: Structures Aged 35 Years or Older



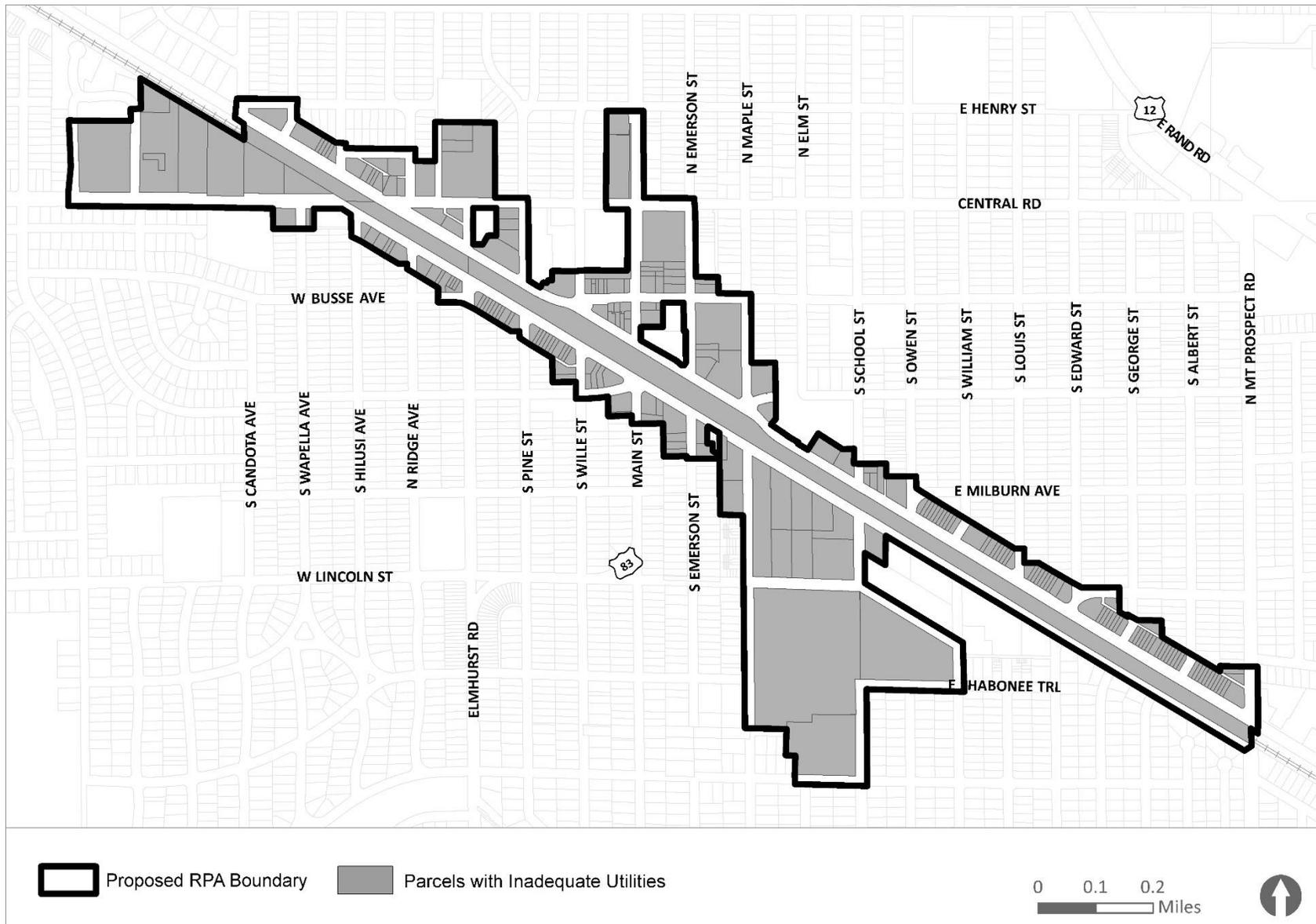
Map 4B: Lack of Growth in EAV



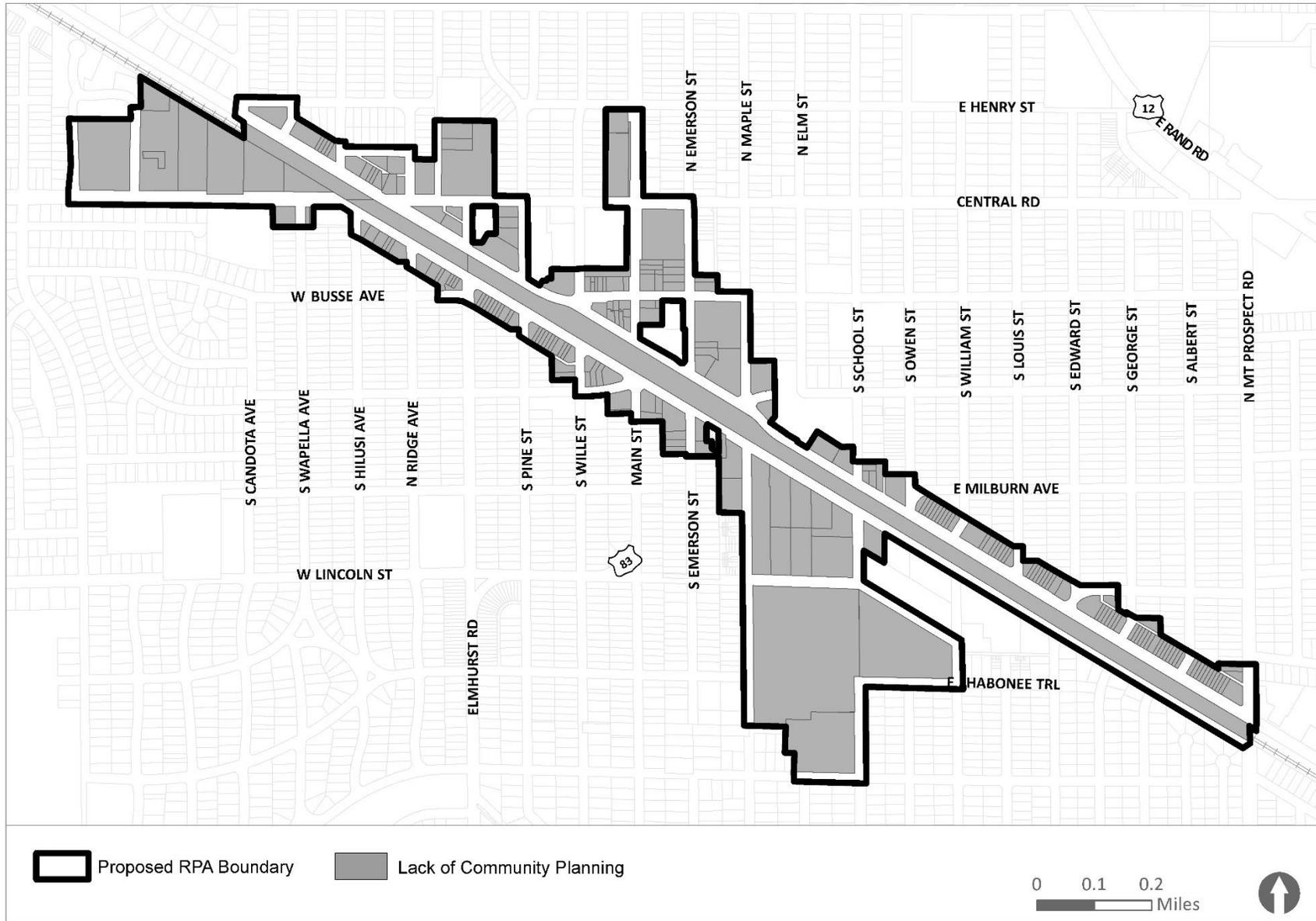
Map 4C: Deterioration



Map 4D: Inadequate Utilities



Map 4E: Lack of Community Planning



1. LACK OF GROWTH IN EAV

In order to qualify for this factor, the total EAV of the RPA must have either: a) declined; b) increased at an annual rate that is less than the rest of the Village; or c) increased at a rate that is less than the Consumer Price Index (CPI) for All Urban Consumers for at least three (3) of the last five (5) calendar year-to-year periods prior to the year in which the RPA is designated. The total EAV is a measure of the property value in the RPA. The EAV history of all the included tax parcels in the RPA was tabulated for the last six (6) years (five (5) year-to-year periods) for which assessed values and EAV were available. The most recent year for which final information is available is 2015.

Lack of growth in EAV is one of the strongest indicators that an area as a whole has been falling into a state of decline. During the five (5) year-to-year periods from 2010 to 2015, the EAV of the RPA has declined in all five (5) periods, had a rate of growth below the growth rate of the Consumer Price Rate for all five (5) periods, and has grown slower than the EAV of the remaining parcels in the Village for four (4) of the last five (5) periods (2010-2011, 2011-2012, 2013-2014, 2014-2015). The basis for this finding is summarized in **Table 1** below.

Table 1: Percent Change in Annual Equalized Assessed Value (EAV) [1]

	Year-to-Year Period				
	2010 to 2011	2011 to 2012	2012 to 2013	2013 to 2014	2014 to 2015
Prospect and Main RPA	-13.6%	-8.6%	-8.5%	-0.5%	-4.9%
Decline in EAV	YES	YES	YES	YES	YES
Village EAV less RPA Parcels	-10.8%	-6.5%	-13.5%	2.0%	-2.5%
RPA Parcels Growth Less than Village	YES	YES	NO	YES	YES
Consumer Price Index (CPI) [1]	2.7%	1.5%	1.1%	1.7%	-0.3%
RPA Parcels Growth Less than CPI	YES	YES	YES	YES	YES

Sources: Cook County Assessor, Cook County Clerk, Bureau of Labor Statistics, SB Friedman.

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Gary-Kenosha area, not seasonally adjusted.

This eligibility factor was analyzed area-wide and is considered to be present to a meaningful extent for the entire Prospect and Main RPA as shown in Map 4B.

2. DETERIORATION

Of the 235 total parcels in the RPA, physical deterioration was observed on 139 parcels (59.1%). The most common form of deterioration was on surface improvements, including parking and alleyways; catalogued deterioration includes, but is not limited to surface cracking, crumbling, potholes, depressions and weeds protruding through paved surfaces. Building deterioration included brick spalling, missing tuck-pointing, and damaged fascia, soffits and stairways. This factor was found to be meaningfully present and reasonably distributed throughout the RPA as shown in Map 4C.

3. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

- 1) Of insufficient capacity to serve the uses in the RPA;
- 2) Deteriorated, antiquated, obsolete, or in disrepair; or
- 3) Lacking within the RPA.

Stormwater, water main and electrical line utility infrastructure is inadequate, antiquated and/or in need of replacement to a meaningful extent throughout the RPA. The Public Works Department of the Village identified a lack of adequate stormwater detention throughout the RPA due to the large number of buildings constructed prior to the adoption of modern standards in the Village's building code. The stormwater detention issues identified by the Public Works Department are also reflected in a 2011 comprehensive stormwater study conducted by Burns & McDonnell Engineering Company for the Village. The study further concluded that private sector investment would be the most effective means of resolving the Village's stormwater detention issues because costs would be too prohibitive for public sector investment alone.

Additionally, significant upgrades are needed for several of the Village's water mains. The Village's 2016-2020 Capital Improvement Plan identifies deteriorated water mains prone to leakage and in need of replacement inside and outside the RPA. Water main repairs are estimated to cost \$4.5 million in the RPA alone.

Finally, low-hanging overhead utility infrastructure show signs of aging and disrepair. Several sections of electrical utility poles lean or are supported by anchors that obstruct pedestrian right-of-ways within the RPA.

Based upon these conditions, the inadequate utilities factor was found to be present to a meaningful extent for 100% of the RPA's parcels as shown in Map 4D.

4. LACK OF COMMUNITY PLANNING

Lack of community planning within the RPA is an area-wide factor not necessarily attributable to any one parcel. The Act provides that "Lack of Community Planning" can be found in areas that have been developed without the benefit of a comprehensive plan, and as a result, have seen negative consequences. Examples of negative consequences include: incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other related conditions.

The Village was incorporated in 1917, but did not produce a comprehensive plan until 1965 by which time 67.2% (86 of 128) of the buildings in the RPA today had already been constructed. The lack of planning involved in the development of such a significant portion of the RPA has resulted in the following adverse outcomes:

- At grade railway crossings at Central Road, Main Street and Emerson Street that inhibit both vehicular and pedestrian traffic.
- Limited pedestrian refuge areas, particularly at high-traffic locations.
- Street layout at railway intersections, which has resulted in congestion delays and prompted the need for a traffic signal timing study.
- Industrial uses in downtown that are incompatible with the civic, retail and residential character of the area.
- Presence of curb-cuts and parking lots ill-suited for the pedestrian character of the downtown.

- Narrow parcels along the Central Road corridor with depths that do not meet contemporary standards, resulting in poor access for loading and service.

As with “Lack of Growth in EAV,” the Act provides for “Lack of Community Planning” to be evaluated as an area-wide factor. This factor was found to be meaningfully present and reasonably distributed throughout the RPA as shown in Map 4E.



4. Redevelopment Plan and Project

Redevelopment Needs of the RPA

The existing physical conditions in the RPA suggest the four (4) primary redevelopment needs for the area:

1. Redevelopment of vacant and underutilized parcels;
2. Property assembly, demolition and site preparation;
3. Rehabilitation of existing buildings; and
4. Utility and infrastructure improvements.

This Redevelopment Plan and Project identifies the tools for the Village to support the enhancement of the RPA as a vibrant mixed-use area, and to provide necessary infrastructure improvements and other investments. These investments both benefit property owners in the RPA and support public and private improvements that serve the best interests of the RPA and the Village as a whole.

Currently, the RPA is characterized by lack of growth in EAV, deterioration, inadequate utilities, and a lack of community planning. It is our understanding that the Village does not have the financial resources to help fund the improvements necessary to reduce or eliminate these blighting conditions. This situation limits the potential for growth and contributes to the lack of new investment within the RPA.

The goals, objectives and strategies discussed below have been developed to address these needs and to facilitate the sustainable redevelopment of the RPA. Public improvements—including street, utility and stormwater infrastructure—will help create an environment more conducive to private investment within the RPA. To support specific projects and encourage future investment in the RPA, public resources, including TIF, may be used for: site assembly, demolition, site preparation and/or rehabilitation, and public infrastructure. In addition, TIF may be used to subsidize developer interest costs related to a specific redevelopment project or projects.

Goal, Objectives and Strategies

The overall goal of this Redevelopment Plan and Project is to reduce or eliminate the conditions that qualify the RPA as a “conservation area.” Accordingly, this Redevelopment Plan and Project will provide an integrated and comprehensive strategy for supporting public and private development to strengthen the downtown area as a neighborhood-level commercial and residential district.

Objectives. Five (5) broad objectives support the overall goal of area-wide revitalization of the RPA. These include:

1. Facilitate redevelopment of vacant or underutilized properties by providing resources for site assembly and preparation—including demolition and environmental cleanup where necessary—and marketing vacant and underutilized sites for development or redevelopment.
2. Facilitate the rehabilitation of existing properties within the RPA, and the preservation of architecturally or historically significant buildings; and encourage the construction of new

commercial, residential, civic/cultural buildings and parks/open spaces compatible with the existing character of the area. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, which include but are not limited to stormwater facilities, demolition, environmental remediation and site preparation.

3. Provide resources for streetscaping, landscaping and wayfinding signage to improve the image, attractiveness and accessibility of the RPA; create a cohesive identity for the RPA and surrounding area; strengthen connections between the areas north and south of railway in the RPA; and provide buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas, where appropriate.
4. Replace or repair public infrastructure to create an environment conducive to private investment and flood mitigation. Public infrastructure includes, but is not limited to streets, sidewalks, bike routes, curbs, gutters, alleys, underground water and sanitation systems, and stormwater retention and detention infrastructure.
5. Support the goals and objectives of other overlapping plans, including but not limited to the Village's Comprehensive Plan, Downtown Implementation Plan and Northwest Highway Corridor Plan; and coordinate available Federal, State and local resources to further the goals of this Redevelopment Plan and Project.

Strategies. These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Redevelop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant and/or underutilized sites, including parking lots, is anticipated to have a positive impact on other properties beyond the individual project sites.
2. **Facilitate Property Assembly, Demolition and Site Preparation.** Sites may be acquired and assembled for use by the Village to attract future private investment and development. Consolidated ownership of multiple sites will streamline the redevelopment process and make it easier to market to potential developers. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan and Project.

To meet the goals of this Redevelopment Plan and Project, the Village may acquire and assemble property throughout the RPA. Land assemblage by the Village may be by purchase, exchange, donation, lease, eminent domain, or through other programs, and may be for the purpose of: (a) sale, lease or conveyance to private developers; or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements and environmental remediation, where appropriate. Furthermore, the Village may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.

- 3. Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake redevelopment and new construction projects, and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
- 4. Implement Public Improvements.** A series of public improvements throughout the RPA may be designed and implemented to build upon and improve the character of the RPA, and to create a more conducive environment for private development. Public improvements that are implemented with TIF assistance are intended to complement, and not replace, existing funding sources for public improvements in the RPA.

These improvements may include new streets, streetscaping, street and sidewalk lighting, alleyways, underground water and sewer infrastructure, parks or open space, and other public improvements consistent with this Redevelopment Plan and Project. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

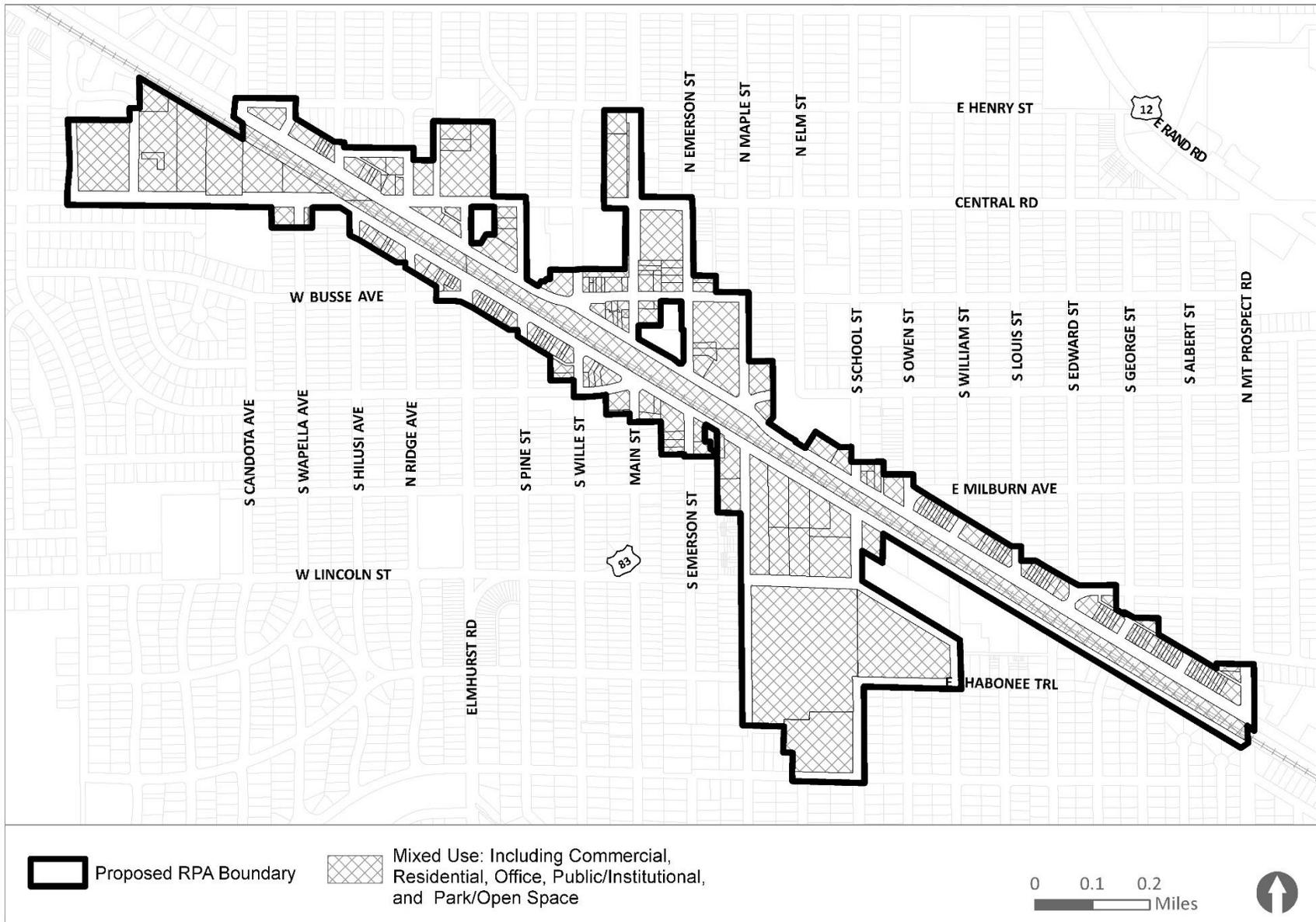
Proposed Future Land Use

This Redevelopment Plan and Project supports the proposed future land use of the RPA in the Village's Comprehensive Plan by providing mechanisms for investment in public improvements to foster a more vibrant mixed-use district in the RPA and the downtown of the Village as a whole.

Permitted future land uses are shown on **Map 5** of the following page and listed below:

- Commercial
- Residential
- Public/Institutional
- Office Research
- Park/Open Space

Map 5: Proposed Future Land Use



Housing Impact and Related Matters

As set forth in the Act, if the Redevelopment Plan and Project for the RPA would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project area contains seventy-five (75) or more inhabited residential units and the village is unable to certify that no displacement will occur, the village must prepare a housing impact study and incorporate the study into the Redevelopment Plan and Project.

SB Friedman's field survey identified that there are thirty-five (35) housing units in the RPA, of which all are believed to be occupied. The Village hereby certifies that no residential displacement will occur as a result of this Redevelopment Plan and Project. Therefore, a housing impact study has not been prepared for this Redevelopment Plan and Project.

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that may be funded using TIF increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Project pursuant to the Act. The Village proposes to realize its goals and objectives of redevelopment through public finance techniques, including but not limited to Tax Increment Financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan and Project, including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
2. Costs of marketing sites within the RPA to prospective businesses, developers and investors, provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, clearing and grading of land, site preparation, and 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;
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings, fixtures and leasehold improvements;
5. Costs of the construction of public works or improvements consistent with the Act, including the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA;
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter, and including reasonable reserves related thereto and interest accruing during a construction period;

8. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of this Redevelopment Plan and Project, to the extent the Village by written agreement accepts and approves such costs;
9. An elementary, secondary or unit school district's increased costs attributable to assisted housing units will be reimbursed, as provided in the Act;
10. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act;
11. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law, or under the Act;
12. Payment in lieu of taxes, as defined in the Act;
13. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the Village and taxing district(s), which agreement describes the program to be undertaken, including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act, as cited in the Act, and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code, as cited in the Act; and
14. Interest costs incurred by a developer 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 for the TIF District established pursuant to the Act;
 - b. Such payments in any one (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (14), then the amount 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 thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project, and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

- e. The percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a developer 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; and
- f. Instead of the interest costs described above in paragraphs 14b. and 14d., a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

Unless explicitly stated in the Act, and as provided for in relation to low and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

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

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan and Project are shown in **Table 2** on the following page. The total eligible redevelopment costs provides an upper limit on expenditures that may be funded using incremental property tax revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Other sources of funds may also be used to defray costs within the district. Additional funding, including but not limited to State and Federal grants, private developers' contributions, land sales, sales taxes, and other outside sources, may be pursued and used by the Village as a means of financing improvements and facilities within the RPA. These expenditures may be in addition to those funded from tax increment revenues, and may be in addition to the budget shown in **Table 2**, which limits expenditure of incremental property tax only.

Adjustments to the estimated line item costs in **Table 2** are expected and may be made by the Village without amendment to this Redevelopment Plan and Project.

Table 2: Estimated Redevelopment Project Costs

Project/Improvement	Estimated Project Costs
1. Costs of Studies, Surveys, Plans, etc.[1] ¹	\$100,000
2. Site Marketing Costs ²	\$800,000
3. Property Assembly Costs ³	\$7,000,000
4. Costs of Building Rehabilitation, Repair or Remodeling ⁴	\$11,000,000
5. Costs of Construction of Public Works ⁵	\$9,800,000
6. Costs of Job Training (Businesses) ⁶	\$200,000
7. Financing Costs ⁷	\$450,000
8. Taxing District Capital Costs ⁸	\$50,000
9. School District Increased Costs ⁹	\$50,000
10. Library District Increased Costs ¹⁰	\$50,000
11. Relocation Costs ¹¹	\$200,000
12. Payments in Lieu of Taxes ¹²	\$50,000
13. Costs of Job Training (Community College) ¹³	\$50,000
14. Interest Costs (Developer or Property Owner) ¹⁴	\$50,000
15. Administration ¹⁵	\$100,000
16. Transfer to contiguous TIF District(s) ¹⁶	\$50,000
TOTAL REDEVELOPMENT COSTS [2] [3] [4]	\$30,000,000

[1] This category may include paying for or reimbursing: (i) an elementary, secondary or unit school district’s increased per capita tuition costs attributed to assisted housing units, (ii) a library district’s increased per patron costs attributed to assisted housing units, and (iii) capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay or reimburse all or a portion of a taxing district’s capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan and Project.

[2] Total Redevelopment Costs exclude any additional financing costs, including any interest expense, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Costs.

[3] Increases in estimated Total Redevelopment Costs of more than 5%, after adjustment for inflation from the date of this Redevelopment Plan adoption, are subject to this Redevelopment Plan and Project’s amendment procedures, as provided under the Act.

[4] The amount of the Total Redevelopment Costs that can be incurred in the RPA will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the

¹ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(1), as amended from time to time.
² Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(1.6), as amended from time to time.
³ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(2), as amended from time to time.
⁴ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(3), as amended from time to time.
⁵ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(4), as amended from time to time.
⁶ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(5), as amended from time to time.
⁷ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(6), as amended from time to time.
⁸ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(7), as amended from time to time.
⁹ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(7.5), as amended from time to time.
¹⁰ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(7.7), as amended from time to time.
¹¹ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(8), as amended from time to time.
¹² Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(9), as amended from time to time.
¹³ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(10), as amended from time to time.
¹⁴ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(11), as amended from time to time.
¹⁵ Including all categories of costs permitted under 65 ILCS 5/11-74.4-3(q)(1), as amended from time to time.
¹⁶ As permitted, and regulated, by 65 ILCS 5/11-74.4-4(q), or such other similar provision of the TIF Act, as may be amended from time to time.

RPA, but will not be reduced by the amount of redevelopment project costs incurred in the RPA that are paid from incremental property taxes generated in contiguous redevelopment project areas, or those separated from the RPA by a public right-of-way.

Phasing and Scheduling of the Redevelopment

Certain projects within the RPA that receive TIF benefits shall be governed by the terms of written redevelopment agreements entered into between a developer and the Village. Other projects will consist of Village reimbursements of the specified eligible redevelopment costs of applicants who qualify under various programs developed by the Village and approved by the Village Board.

Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the Village shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). As provided in the Act, this Redevelopment Plan and Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the Village is to be made with respect to *ad valorem* taxes levied in the twenty-third calendar year following the year in which the ordinance approving this RPA is adopted (by December 31, 2040, if the ordinances establishing the RPA are adopted in 2017) unless the life of the TIF District is extended in accordance with the Act.

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or Village obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from Village obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from Village funds other than incremental taxes, and the Village may then be reimbursed for such costs from incremental taxes. In addition, the Village may utilize other funding sources, as discussed above, to pay for costs within the district, in addition to those funded by incremental property tax revenues.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of real property in the RPA over and above the certified initial EAV of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, State and Federal grants, sales taxes, investment income, private investor and financial institution funds, and other sources of funds and revenues as the Village and developer(s) from time to time may deem appropriate.

The RPA may be contiguous to, or be separated only by a public right-of-way from other redevelopment areas created under the Act. The Village may utilize incremental property tax revenues received from the RPA to pay eligible redevelopment project costs or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa.

The amount of revenue from the RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the RPA, shall not exceed the Total Redevelopment Costs described in **Table 2** of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended, as applicable, to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance eligible redevelopment project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the RPA, or such other bonds or obligations as the Village may deem appropriate. The Village may require the utilization of guarantees, deposits, or other forms of security made available by developers to secure such obligations. In addition, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

All obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired within the timeframe described under “Phasing and Scheduling of the Redevelopment” subsection above. Also, the final maturity date of any such obligations that are issued may not be later than twenty (20) years from their respective dates of issue. One (1) or more of a series of obligations may be sold at one (1) or more times in order to implement this Redevelopment Plan and Project. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked or designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent EAV of Properties in the Redevelopment Project Area

The purpose of identifying the most recent “EAV” of the RPA is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the RPA. The 2015 EAV of all taxable parcels in the RPA is approximately \$36,897,894. The total EAV is subject to verification by the Cook County Clerk. After verification, the final EAV figure shall become the “Certified Initial EAV” from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County. It is anticipated that the TIF District will be adopted in early 2017, in which case the Certified Initial EAV will likely be defined based on 2015 equalized assessed values. The total EAV amounts by PIN for the RPA are summarized in **Appendix 2**.

Anticipated Equalized Assessed Value

By 2040 (collection year 2041), the EAV for the Prospect and Main RPA is anticipated to be approximately \$59.8 million. This estimate is based on two key assumptions: (1) an inflation factor of 2.0% per year on the EAV of all properties within the RPA; and (2) an equalization factor of 1.0. While this projection does not assume there will be redevelopment within the TIF District, it is likely that such development could occur. Depending upon the actual redevelopment that occurs, EAV may be a higher or lower amount than indicated above.

6. Required Findings and Tests

Lack of Growth and Private Investment

The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing the TIF District. The “EAV” of the RPA has declined over all five (5) of the last five year-to-year periods, and has not kept pace with growth in the Consumer Price Index or the balance of the Village. A review of building permits over the past five (5) years indicated that the majority of building activity represents only minor maintenance and repairs to existing structures. The impact of this activity has not been significant enough to reverse the trend of declining property values.

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

But For...

The Village is required to find that, but for the designation of the TIF District and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the RPA.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the RPA are extensive and costly, and the private market, on its own, has shown little ability to absorb these costs. Public resources to assist with site preparation and public infrastructure improvements are needed to leverage private investment and facilitate area-wide redevelopment. TIF funds can be used to support building rehabilitation, utility and infrastructure improvements, site assembly and preparation, and environmental remediation. Accordingly, but for the designation of a TIF District, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

Finding: *But for the adoption of this Redevelopment Plan and Project, critical resources will be lacking that would otherwise support the redevelopment of the RPA, and the RPA would not reasonably be anticipated to be developed.*

Conformance to the Plans of the Village

The Act specifies that the Redevelopment Plan and Project must “conform to the comprehensive plan for the development of the municipality as a whole.” The Future Land Use maps included in the Village’s Comprehensive Plan indicate a mix of uses for the RPA, including central commercial, neighborhood commercial, public/institutional and light industrial and office research uses. The future land uses outlined in this Redevelopment Plan and Project include commercial, residential/mixed-use, public/institutional uses, office research and park/open space. Thus, the Redevelopment Plan and Project conform to the Village’s Comprehensive Plan.

Dates of Completion

The dates of completion of each project and retirement of obligations are described under “Phasing and Scheduling of the Redevelopment” in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and Project and Tax Increment Financing, the RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that conditions found to qualify the RPA as a “conservation area” under the Act will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The relative decline of property values within the RPA may continue and lead to a decline of property values in surrounding areas, thus reducing real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the twenty-three (23) -year life of the RPA. If the redevelopment of the RPA is successful, various new projects will be undertaken that will assist in alleviating the conditions found to qualify the RPA as a “conservation area” under the Act, creating new jobs and promoting rehabilitation and development in the RPA.

This Redevelopment Plan and Project is expected to have short and long-term financial impacts on the affected taxing districts. During the period when Tax Increment Financing is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document by the Village) may be used to pay eligible redevelopment project costs for the RPA. At the time when the RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing districts levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

Redevelopment within the RPA may result in additional demands on services and facilities provided by taxing districts. At this time, no special programs are proposed for these taxing districts. The nature of the redevelopment that is likely to occur as a result of the implementation of the Redevelopment Plan and Project consists of a mix of commercial, residential and public/institutional use.

The Village intends to monitor development in the area and, with the cooperation of the affected taxing districts, will attempt to ensure that any increased needs are addressed in connection with any particular development.

Therefore, while redevelopment activities in the RPA may have an impact on the school districts or other taxing districts, no significant impacts are currently anticipated. Should service demands increase, the Village will work with the affected taxing districts to determine which, if any, programs are necessary to provide adequate services.

The following taxing districts presently levy taxes on properties within the RPA:

- Cook County
- Cook County - Consolidated Elections
- Forest Preserve District of Cook County
- Elk Grove Township
- Elk Grove Township General Assistance
- Elk Grove Township Road and Bridge
- Wheeling Township
- Wheeling Township General Assistance
- Wheeling Township Road and Bridge
- Village of Mount Prospect
- Village of Mount Prospect Library Fund
- Village of Mount Prospect Special Service Area 5
- Elementary School District 57
- Arlington Heights Township High School District 214
- Harper Community College District 512
- Mount Prospect Park District
- Metro Water Reclamation District of Greater Chicago
- Northwest Mosquito Abatement District

7. Provisions for Amending Plan and Project

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

8. Commitment to Fair Employment Practices and Affirmative Action Plan

The Village of Mount Prospect is an equal opportunity employer. As part of this Redevelopment Plan and Project, the Village will work with any developers who assist in the redevelopment of the RPA to implement an effective affirmative action program that conforms to Village policies and practices.

This program will ensure equal opportunity for all personnel regardless of race, color, religion, sex, age, marital status, handicapped status, nation of origin, sexual preference, creed, or ancestry. This program will also meet Village standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor. All entities involved are responsible for conformance to the policy that is put in place.

Appendix 1: Boundary Legal Description

PROPOSED PROSPECT AND MAIN TIF DISTRICT – MT. PROSPECT, IL

1. THAT PART OF SECTIONS 11 & 12 IN TOWNSHIP 41 NORTH, RANGE 11 EAST AND SECTIONS 33 & 34 IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:
2. BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID, BEING ALSO THE CENTER LINE OF MT. PROSPECT ROAD, AND THE SOUTHWESTERLY LINE OF NORTHWEST HIGHWAY, BEING ALSO THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT OF WAY;
3. THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE CENTER LINE OF MT. PROSPECT ROAD TO THE SOUTHWESTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT OF WAY, BEING ALSO THE NORTHEASTERLY LINE OF PROSPECT AVENUE;
4. THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE WEST LINE OF MT. PROSPECT ROAD WITH THE SOUTHWESTERLY LINE OF PROSPECT AVENUE;
5. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF PROSPECT AVENUE TO THE WEST LINE OF THE EAST 205 FEET OF LOT 1 IN GLEICH'S INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID;
6. THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 205 FEET OF LOT 1 IN GLEICH'S INDUSTRIAL PARK TO THE SOUTHERLY LINE OF LOT 1 AFORESAID;
7. THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF LOT 1 IN GLEICH'S INDUSTRIAL PARK TO THE EAST LINE OF SCHOOL STREET;
8. THENCE SOUTH ALONG SAID EAST LINE OF SCHOOL STREET TO THE NORTHEASTERLY LINE OF LINCOLN STREET;
9. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LINCOLN STREET AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF WILLIAM STREET;
10. THENCE SOUTH ALONG SAID EAST LINE OF WILLIAM STREET TO THE SOUTH LINE OF SHA-BONEE TRAIL;

11. THENCE WEST ALONG SAID SOUTH LINE OF SHA-BONEE TRAIL TO THE EAST LINE OF SCHOOL STREET;
12. THENCE SOUTH ALONG SAID EAST LINE OF SCHOOL STREET TO THE SOUTH LINE OF COUNCIL TRAIL;
13. THENCE WEST ALONG SAID SOUTH LINE OF COUNCIL TRAIL TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 IN ELLENDALE, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 12 AFORESAID;
14. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 12 IN ELLENDALE TO THE NORTH LINE THEREOF;
15. THENCE WEST ALONG SAID NORTH LINE OF LOT 12 IN ELLENDALE TO THE EAST LINE OF LOT 3 IN ELLENDALE AFORESAID;
16. THENCE NORTH ALONG SAID EAST LINE OF LOT 3 IN ELLENDALE AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF MOEHLING DRIVE;
17. THENCE WEST ALONG SAID NORTH LINE OF MOEHLING DRIVE AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF MAPLE STREET;
18. THENCE NORTH ALONG SAID WEST LINE OF MAPLE STREET TO THE NORTH LINE OF THE SOUTH 270 FEET OF LOT 2 IN ETHEL BUSSE'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;
19. THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 270 FEET OF LOT 2 IN ETHEL BUSSE'S SUBDIVISION TO THE EAST LINE OF LOTS 35 THRU 42 IN BUSSE'S RESUBDIVISION OF LOT "A" IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT AFORESAID;
20. THENCE NORTH ALONG SAID EAST LINE OF LOTS 35 THRU 42 IN BUSSE'S RESUBDIVISION TO THE EAST LINE OF LOT 2 IN MILLER RESUBDIVISION OF LOTS 1 TO 3 & 43 IN BUSSE'S SUBDIVISION OF LOT "A" IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT AFORESAID;
21. THENCE NORTH ALONG SAID EAST LINE OF LOT 2 IN MILLER RESUBDIVISION TO THE SOUTHWESTERLY LINE OF PROSPECT AVENUE;
22. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF PROSPECT AVENUE TO THE WESTERLY LINE OF LOT 2 IN MILLER RESUBDIVISION AFORESAID;
23. THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 2 IN MILLER RESUBDIVISION TO A BEND THEREIN;
24. THENCE SOUTH ALONG SAID WESTERLY LINE OF LOT 2 IN MILLER RESUBDIVISION TO THE NORTH LINE OF LOT 3 IN MILLER RESUBDIVISION

AFORESAID;

25. THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN MILLER RESUBDIVISION TO THE MOST EASTERLY WEST LINE OF LOT 2 IN MILLER RESUBDIVISION AFORESAID;
26. THENCE SOUTH ALONG SAID MOST EASTERLY WEST LINE OF LOT 2 IN MILLER RESUBDIVISION TO A BEND THEREIN;
27. THENCE SOUTHEASTERLY ALONG SAID MOST EASTERLY WEST LINE OF LOT 2 IN MILLER RESUBDIVISION TO THE EAST LINE THEREOF, AND THE NORTH LINE OF LOT 42 IN BUSSE'S RESUBDIVISION AFORESAID;
28. THENCE WEST ALONG SAID NORTH LINE OF LOT 42 IN BUSSE'S RESUBDIVISION AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF EMERSON STREET;
29. THENCE NORTH ALONG SAID WEST LINE OF EMERSON STREET TO THE SOUTH LINE OF LOT 11 IN BUSSE'S RESUBDIVISION AFORESAID;
30. THENCE WEST ALONG SAID SOUTH LINE OF LOT 11 IN BUSSE'S RESUBDIVISION TO THE EAST LINE OF LOTS 5 THRU 9 IN BLOCK 1 IN MEIER'S ADDITION TO MT. PROSPECT IN THE NORTHWEST QUARTER OF SECTION AFORESAID, LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO & NORTHWESTERN RAILWAY;
31. THENCE NORTH ALONG SAID EAST LINE OF LOTS 5 THRU 9 IN BLOCK 1 IN MEIER'S ADDITION TO MT. PROSPECT TO THE NORTH LINE OF LOT 5 AFORESAID;
32. THENCE WEST ALONG SAID NORTH LINE OF LOT 5 IN BLOCK 1 IN MEIER'S ADDITION TO MT. PROSPECT AND THE WESTERLY EXTENSION THEREOF TO THE WEST LINE OF MAIN STREET;
33. THENCE NORTH ALONG SAID WEST LINE OF MAIN STREET TO THE NORTH LINE OF LOT 24 IN BLOCK 4 IN MEIER'S ADDITION TO MT. PROSPECT AFORESAID;
34. THENCE WEST ALONG SAID NORTH LINE OF LOT 24 IN BLOCK 4 IN MEIER'S ADDITION TO MT. PROSPECT TO THE WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WILLE STREET;
35. THENCE NORTH ALONG SAID WEST LINE OF THE 20 FOOT WIDE ALLEY EAST OF WILLE STREET TO THE SOUTH LINE OF EVERGREEN AVENUE;
36. THENCE WEST ALONG SAID SOUTH LINE OF EVERGREEN AVENUE TO THE WEST LINE OF WILLE STREET;
37. THENCE NORTH ALONG SAID WEST LINE OF WILLE STREET TO THE SOUTH LINE OF LOT 13 IN BUSSE'S RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, OF RESUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, IN BLOCK 4, ALOS OF LOTS 2 &

- 3 IN BLOCK 5, ALL OF BLOCK 6, LOT 13 TO 24, INCLUSIVE, IN BLOCK 7, LOTS 17 TO 20 IN BLOCK 8 ALL IN MEIER'S ADDITION TO MT. PROSPECT IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;
38. THENCE WEST ALONG SAID SOUTH LINE OF LOT 13 IN BUSSE'S RESUBDIVISION TO THE WEST LINE OF LOTS 13 AND 14 IN BUSSE'S RESUBDIVISION;
 39. THENCE NORTH ALONG SAID WEST LINE OF LOTS 13 AND 14 IN BUSSE'S RESUBDIVISION TO THE SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE;
 40. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE AND THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF PINE STREET;
 41. THENCE NORTH ALONG SAID WEST LINE OF PINE STREET TO THE SOUTHERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE;
 42. THENCE WEST AND NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE AND THE NORTHWESTERLY EXTENSION THEREOF TO ITS INTERSECTION WITH THE SOUTH LINE OF BUSSE AVENUE;
 43. THENCE WEST ALONG SAID SOUTH LINE OF BUSSE AVENUE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE 20 FOOT WIDE ALLEY WEST OF ELMHURST AVENUE;
 44. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF THE 20 FOOT WIDE ALLEY WEST OF ELMHURST AVENUE TO THE SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE;
 45. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE AND THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF I-OKA AVENUE;
 46. THENCE NORTH ALONG SAID WEST LINE OF I-OKA AVENUE TO THE SOUTHERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE;
 47. THENCE WEST AND NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF THE 16 FOOT WIDE ALLEY SOUTHWESTERLY OF PROSPECT AVENUE AND THE NORTHWESTERLY EXTENSION THEREOF TO THE WEST LINE OF HI-LUSI AVENUE;
 48. THENCE NORTH ALONG SAID WEST LINE OF HI-LUSI AVENUE TO THE SOUTHWESTERLY LINE OF PROSPECT AVENUE;

49. THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF PROSPECT AVENUE TO THE SOUTH LINE OF CENTRAL ROAD;
50. THENCE WEST ALONG SAID SOUTH LINE OF CENTRAL ROAD TO THE EAST LINE OF LOT 8 IN H.ROY BERRY CO.S' COLONIAL MANOR, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 11 AND PART OF THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;
51. THENCE SOUTH ALONG SAID EAST LINE OF LOT 8 IN H.ROY BERRY CO.S' COLONIAL MANOR AND THE SOUTHERLY EXTENSION THEREOF TO THE SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF CENTRAL ROAD;
52. THENCE WEST ALONG SAID SOUTH LINE OF THE 16 FOOT WIDE ALLEY SOUTH OF CENTRAL ROAD TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11 AFORESAID;
53. THENCE NORTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11 TO THE SOUTH LINE OF CENTRAL ROAD;
54. THENCE WEST ALONG SAID SOUTH LINE OF CENTRAL ROAD TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF MILLERS LANE;
55. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF MILLERS LANE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 11 IN MILLERS STATION SUBDIVISION, A RESUBDIVISION OF LOT 1 IN TRADE SERVICE PUBLICATIONS SUBDIVISION AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
56. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 11 IN MILLERS STATION SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF CATHY LANE;
57. THENCE NORTH ALONG SAID EAST LINE OF CATHY LANE TO THE EAST LINE OF LOT 12 IN MILLERS STATION SUBDIVISION AFORESAID;
58. THENCE NORTH ALONG SAID EAST LINE OF LOT 12 IN MILLERS STATION SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE SOUTHWESTERLY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY RIGHT OF WAY;
59. THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE CHICAGO & NORTHWESTER RAILWAY RIGHT OF WAY TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID;
60. THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33 AFORESAID TO THE WESTERLY EXTENSION OF THE NORTH LINE OF HENRY STREET;

61. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF HENRY STREET TO THE EAST LINE OF FAIRVIEW AVENUE;
62. THENCE SOUTH ALONG SAID EAST LINE OF FAIRVIEW AVENUE TO THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;
63. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY TO THE WEST LINE OF PROSPECT MANOR AVENUE;
64. THENCE EAST PERPENDICULAR TO THE WEST LINE OF FAIRVIEW AVENUE TO THE EAST LINE OF PROSPECT MANOR AVENUE;
65. THENCE SOUTH ALONG SAID EAST LINE OF PROSPECT MANOR AVENUE TO THE NORTH LINE OF WALNUT STREET;
66. THENCE EAST ALONG SAID NORTH LINE OF WALNUT STREET AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF RIDGE AVENUE;
67. THENCE SOUTH ALONG SAID EAST LINE OF RIDGE AVENUE TO THE NORTH LINE OF LOT 1 IN FRIEDRICH'S SUBDIVISION OF LOTS 4 & 5 IN BLOCK 25 IN PROSPECT MANOR, A SUBDIVISION OF THE SOUTH 3/4 OF THE WEST HALF OF THE WEST HALF OF SECTION 34 AFORESAID;
68. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN FRIEDRICH'S SUBDIVISION TO THE WEST LINE OF ELMHURST AVENUE;
69. THENCE NORTH ALONG SAID WEST LINE OF ELMHURST AVENUE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE PLAT OF CONSOLIDATION OF THE WEST 70 FEET OF LOTS 1 THRU 10 IN BLOCK 3 AND PART OF BLOCK 4 IN THE ERNST BUSSE ADDITION TO MT. PROSPECT IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34 AFORESAID;
70. THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE PLAT OF CONSOLIDATION TO THE EAST LINE OF LOT 1 IN THE PLAT OF CONSOLIDATION AFORESAID;
71. THENCE SOUTH ALONG SAID EAST LINE LOT 1 IN THE PLAT OF CONSOLIDATION TO THE NORTH LINE OF CENTRAL ROAD;
72. THENCE EAST ALONG SAID NORTH LINE OF CENTRAL ROAD TO THE EAST LINE OF PINE STREET;
73. THENCE SOUTH ALONG SAID EAST LINE OF PINE STREET TO THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY;
74. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF NORTHWEST HIGHWAY TO THE WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION OF LOTS 18 & 19 AND THE NORTH 22 FEET

- OF LOT 17 IN BLOCK 2 OF BUSSE & WILDE'S RESUBDIVISION IN MT. PROSPECT TOGETHER WITH LOT "A" IN CORPORATE SUBDIVISION NO. 8 VILLAGE OF MT. PROSPECT AND LOT 1 IN WILLE'S RECONSOLIDATION IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;
75. THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 38.06 FEET TO A BEND THEREIN;
 76. THENCE EAST ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 28.07 FEET TO A BEND THEREIN;
 77. THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 18.61 FEET TO A BEND THEREIN;
 78. THENCE EAST ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 30.63 FEET TO A BEND THEREIN;
 79. THENCE NORTH ALONG SAID WESTERLY LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION 65.92 FEET TO THE NORTH LINE THEREOF;
 80. THENCE EAST ALONG SAID NORTH LINE OF LOT 3 IN CLOCK TOWER PLACE RESUBDIVISION TO THE WEST LINE OF WILLE STREET;
 81. THENCE EAST TO THE EAST LINE OF WILLE STREET AT THE SOUTHWEST CORNER OF LOT 1 IN PROSPECT PLACE PLAT OF RESUBDIVISION OF SUNDRY LOTS AND VACATED ALLEYS OF VARIOUS SUBDIVISIONS IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;
 82. THENCE EAST ALONG THE SOUTH LINE OF LOT 1 IN PROSPECT PLACE PLAT OF RESUBDIVISION TO THE EAST LINE THEREOF;
 83. THENCE NORTH ALONG SAID EAST LINE OF LOT 1 IN PROSPECT PLACE PLAT OF RESUBDIVISION TO THE SOUTH LINE OF CENTRAL ROAD;
 84. THENCE WEST ALONG SAID SOUTH LINE OF CENTRAL ROAD TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1 IN TRAPANI'S RESUBDIVISION OF LOT "A" IN BLOCK 1 IN THE ERNST BUSSE ADDITION TO MT. PROSPECT AND LOT "A" IN HILLCREST SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 34 AFORESAID;
 85. THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF LOT 1, AND THE WEST LINE OF LOT 2 IN TRAPANI'S RESUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF HENRY STREET;
 86. THENCE EAST ALONG SAID NORTH LINE OF HENRY STREET TO THE EAST LINE OF MAIN STREET;
 87. THENCE SOUTH ALONG SAID EAST LINE OF MAIN STREET TO THE NORTH LINE OF CENTRAL ROAD;

88. THENCE EAST ALONG SAID NORTH LINE OF CENTRAL ROAD TO THE EAST LINE OF EMERSON STREET;
89. THENCE SOUTH ALONG SAID EAST LINE OF EMERSON STREET TO THE NORTH LINE OF LOT 13 IN BLOCK 5 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;
90. THENCE EAST ALONG SAID NORTH LINE OF LOT 13 IN BLOCK 5 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE EAST LINE THEREOF;
91. THENCE SOUTH ALONG SAID EAST LINE OF LOT 13 IN BLOCK 5 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE NORTH LINE OF BUSSE AVENUE;
92. THENCE EAST ALONG SAID NORTH LINE OF BUSSE AVENUE TO THE EAST LINE OF MAPLE STREET;
93. THENCE SOUTH ALONG SAID EAST LINE OF MAPLE STREET TO THE NORTH LINE OF LOT 9 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT AFORESAID;
94. THENCE EAST ALONG SAID NORTH LINE OF LOT 9 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE EAST LINE THEREOF;
95. THENCE SOUTH ALONG SAID EAST LINE OF LOT 9 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE SOUTH LINE THEREOF;
96. THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE OF LOT 9 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT TO THE EAST LINE OF LOT 12 IN BLOCK 11 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT, BEING ALSO THE WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT OF LOTS 2, 3, 4 & OUT LOT 1 IN TAX INCREMENT FINANCE SUBDIVISION NO. 1, A RESUBDIVISION OF LOTS A & B IN THE RESUBDIVISION OF LOTS 2 TO 6, PART OF LOT 1 IN THE SUBDIVISION OF BLOCK 10, LOT 16 IN BUSSE'S SUBDIVISION, LOTS 13 TO 15 IN BLOCK 11 & PART OF BLOCK 9 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;
97. THENCE SOUTH ALONG SAID WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT 172.45 FEET TO A BEND THEREIN;
98. THENCE WEST ALONG SAID WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT 4.63 FEET TO A BEND THEREIN;
99. THENCE SOUTH ALONG SAID WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT 147.65 FEET TO A BEND THEREIN;
100. THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF VILLAGE COMMONS A PLANNED UNIT DEVELOPMENT TO THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY;

101. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF NORTHWEST HIGHWAY TO THE NORTHWESTERLY LINE OF LOT 1 IN TAX INCREMENT FINANCE SUBDIVISION NO. 1, A RESUBDIVISION OF PARTS OF BLOCKS 9, 10 & 11 IN BUSSE & WILLE'S RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;
102. THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1 IN TAX INCREMENT FINANCE SUBDIVISION NO. 1 TO THE NORTHEASTERLY LINE THEREOF;
103. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN TAX INCREMENT FINANCE SUBDIVISION NO. 1 TO THE NORTH LINE OF LOT A IN GEORGE R. BUSSE'S RESUBDIVISION OF PART OF BLOCK 9 IN BUSSE & WILLE'S RESUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 12 AFORESAID;
104. THENCE EAST ALONG SAID NORTH LINE OF LOT A IN GEORGE R. BUSSE'S RESUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF SCHOOL STREET;
105. THENCE SOUTH ALONG SAID EAST LINE OF SCHOOL STREET TO THE NORTH LINE OF THE SOUTH HALF OF LOT 33 IN MT. PROSPECT SUBDIVISION IN SECTION 12 AFORESAID;
106. THENCE EAST ALONG SAID NORTH LINE OF THE SOUTH HALF OF LOT 33 IN MT. PROSPECT SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE 16 FOOT WIDE ALLEY EAST OF SCHOOL STREET;
107. THENCE SOUTH ALONG SAID EAST LINE OF THE 16 FOOT ALLEY EAST OF SCHOOL STREET TO THE NORTH LINE OF LOT 1 IN BRUCE'S RESUBDIVISION IN MT. PROSPECT OF LOTS 22 TO 27 IN BLOCK 20 IN MT. PROSPECT SUBDIVISION IN SECTION 12 AFORESAID;
108. THENCE EAST ALONG SAID NORTH LINE OF LOT 1 IN BRUCE'S RESUBDIVISION IN MT. PROSPECT AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF OWEN STREET;
109. THENCE SOUTH ALONG SAID EAST LINE OF OWEN STREET TO THE NORTHWESTERLY EXTENSION OF THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;
110. THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF LOUIS STREET;
111. THENCE SOUTH ALONG SAID EAST LINE OF LOUIS STREET TO THE NORTHERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;

112. THENCE EAST AND SOUTHEASTERLY ALONG SAID NORTHERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY AND THE SOUTHEASTERLY EXTENSION THEREOF TO THE EAST LINE OF EDWARDS STREET;
113. THENCE SOUTH ALONG SAID EAST LINE OF EDWARDS STREET TO THE NORTH LINE OF LINCOLN STREET;
114. THENCE EAST ALONG SAID NORTH LINE OF LINCOLN STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN OLIVER'S RESUBDIVISION OF LOTS 12 & 13 IN H. ROY BERRY COMPANY'S MAPLEWOOD HEIGHTS (EXCEPT THE SOUTHERLY 66 FEET FOR ROAD) ALSO BLOCK 26 IN BUSSE'S EASTERN ADDITION TO MT. PROSPECT IN THE EAST HALF OF SECTION 12 AFORESAID;
115. THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN OLIVER'S RESUBDIVISION TO THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;
116. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY TO THE EAST LINE OF GEORGE STREET;
117. THENCE NORTH ALONG SAID EAST LINE OF GEORGE STREET TO THE NORTH LINE OF LOT 17 IN MAPLEWOOD HEIGHTS, A SUBDIVISION NORTH OF THE RAILROAD IN THE DIVISION OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID;
118. THENCE EAST ALONG SAID NORTH LINE OF LOT 17 IN MAPLEWOOD HEIGHTS TO THE EAST LINE THEREOF;
119. THENCE SOUTH ALONG SAID EAST LINE OF LOT 17 IN MAPLEWOOD HEIGHTS TO THE NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY;
120. THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE 16 FOOT WIDE ALLEY NORTHEASTERLY OF NORTHWEST HIGHWAY TO THE WEST LINE OF LOT 65 IN MAPLEWOOD HEIGHTS AFORESAID;
121. THENCE NORTH ALONG SAID WEST LINE OF LOT 65 IN MAPLEWOOD HEIGHTS TO THE NORTH LINE THEREOF;
122. THENCE EAST ALONG SAID NORTH LINE OF LOT 65 IN MAPLEWOOD HEIGHTS AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID, BEING ALSO THE CENTER LINE OF MT. PROSPECT ROAD;
123. THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 AFORESAID, BEING ALSO THE CENTER LINE OF MT. PROSPECT ROAD, TO THE SOUTHWESTERLY LINE OF NORTHWEST HIGHWAY, BEING ALSO THE NORTHEASTERLY LINE OF THE CHICAGO & NORTHWESTERN

RAILWAY RIGHT OF WAY, AND THE POINT OF BEGINNING;

124. **EXCEPTING THEREFROM**

125. THAT PART OF LOT 1 IN DESIDERATA SUBDIVISION OF BLOCK 1 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT IN SECTION 12 AFORESAID, LYING NORTH OF A LINE DESCRIBED AS FOLLOWS:

126. BEGINNING ON THE WEST LINE OF SAID LOT 1 AT POINT 246.07 FEET SOUTH OF THE NORTHWEST CORNER THEREOF;

127. THENCE EAST PERPENDICULAR TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 67.34 FEET;

128. THENCE NORTHEASTERLY ALONG A LINE DRAWN PERPENDICULAR TO THE SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 65.76 FEET;

129. THENCE EAST PERPENDICULAR TO THE WEST LINE OF SAID LOT 1, A DISTANCE OF 55.38 FEET TO THE MOST WESTERLY EAST LINE OF SAID LOT 1, AND THE POINT OF TERMINUS OF SAID LINE;

130. **ALSO EXCEPTING THEREFROM**

131. ALL OF VILLAGE CENTRE PHASE 1-B PLAT OF RESUBDIVISION OF LOTS 6, 7, 8, 9 IN BLOCK 13 IN BUSSE & WILLE'S RESUBDIVISION IN MT. PROSPECT AND PARTS OF LOTS 8, 9, 10 IN BLOCK 15 IN MT. PROSPECT SUBDIVISION IN SECTION 12 AFORESAID;

132. IN COOK COUNTY, ILLINOIS.

Appendix 2: Summary of EAV (by PIN)

Record	Parcel Identification Number	2015 Equalized Assessed Value	Record	Parcel Identification Number	2015 Equalized Assessed Value
1	03-33-419-002-0000	\$533,425	38	08-11-203-001-0000	\$146,984
2	03-33-419-005-0000	\$1,608,951	39	08-11-203-008-0000	\$71,716
3	03-33-419-007-0000	\$208,960	40	08-11-203-009-0000	\$71,716
4	03-33-419-011-0000	\$16,878	41	08-11-203-024-0000	\$252,619
5	03-33-419-012-1001	\$663,592	42	08-11-203-025-0000	\$127,066
6	03-33-419-012-1002	\$69,317	43	08-11-203-026-0000	\$154,103
7	03-33-419-012-1003	\$76,973	44	08-11-204-015-0000	\$305,151
8	03-33-419-012-1004	\$46,445	45	08-11-204-016-0000	\$170,709
9	03-33-419-012-1005	\$45,421	46	08-11-204-017-0000	\$199,537
10	03-33-419-012-1006	\$51,361	47	08-11-205-007-0000	\$107,348
11	03-33-419-012-1007	\$63,684	48	08-11-205-014-0000	\$86,185
12	03-33-419-013-0000	\$0	49	08-11-205-015-0000	\$201,445
13	03-34-320-053-0000	\$32,465	50	08-11-205-016-0000	\$226,823
14	03-34-320-054-0000	\$37,167	51	08-11-205-017-0000	\$2,330
15	03-34-320-057-0000	\$0	52	08-11-205-018-0000	\$1,969
16	03-34-324-008-0000	\$523,186	53	08-11-205-019-0000	\$2,340
17	03-34-325-013-0000	\$80,055	54	08-11-205-020-0000	\$5,905
18	03-34-325-014-0000	\$69,045	55	08-11-500-001-0000	\$0
19	03-34-325-015-0000	\$201,234	56	08-12-100-007-0000	\$230,139
20	03-34-325-016-0000	\$81,600	57	08-12-100-008-0000	\$100,245
21	03-34-325-017-0000	\$211,938	58	08-12-100-013-0000	\$141,225
22	03-34-325-018-0000	\$553,711	59	08-12-100-015-0000	\$4,008
23	03-34-326-008-0000	\$416,953	60	08-12-100-016-8001	\$0
24	03-34-326-009-0000	\$472,477	61	08-12-100-016-8002	\$72,202
25	03-34-328-001-0000	\$335,094	62	08-12-101-023-0000	\$333,792
26	03-34-328-009-0000	\$169,583	63	08-12-102-029-0000	\$327,705
27	03-34-328-010-0000	\$23,267	64	08-12-102-030-0000	\$126,740
28	03-34-328-011-0000	\$103,914	65	08-12-102-056-0000	\$0
29	03-34-328-016-0000	\$172,105	66	08-12-102-057-0000	\$0
30	03-34-328-017-0000	\$0	67	08-12-102-058-0000	\$8,347
31	03-34-328-019-0000	\$25,172	68	08-12-102-059-0000	\$0
32	03-34-328-020-0000	\$133,425	69	08-12-102-060-0000	\$4,363
33	03-34-328-021-0000	\$173,453	70	08-12-102-061-0000	\$0
34	03-34-328-022-0000	\$259,376	71	08-12-102-062-0000	\$461,154
35	03-34-331-015-0000	\$0	72	08-12-103-014-0000	\$0
36	03-34-331-018-0000	\$1,787,890	73	08-12-103-017-0000	\$0
37	03-34-500-001-0000	\$0	74	08-12-103-019-0000	\$0

Record	Parcel Identification Number	2015 Equalized Assessed Value	Record	Parcel Identification Number	2015 Equalized Assessed Value
75	08-12-103-020-0000	\$0	116	08-12-113-002-0000	\$105,987
76	08-12-103-021-0000	\$0	117	08-12-113-003-0000	\$100,757
77	08-12-103-025-0000	\$0	118	08-12-113-004-0000	\$105,987
78	08-12-103-026-0000	\$0	119	08-12-113-005-0000	\$115,845
79	08-12-103-027-0000	\$0	120	08-12-113-006-0000	\$133,014
80	08-12-103-028-0000	\$0	121	08-12-113-007-0000	\$97,016
81	08-12-103-031-0000	\$0	122	08-12-113-010-0000	\$133,425
82	08-12-103-032-0000	\$0	123	08-12-113-011-0000	\$168,252
83	08-12-104-009-0000	\$78,264	124	08-12-113-012-0000	\$259,664
84	08-12-104-010-0000	\$75,444	125	08-12-113-018-0000	\$0
85	08-12-107-003-0000	\$2,989	126	08-12-113-019-0000	\$0
86	08-12-107-004-0000	\$3,285	127	08-12-113-021-0000	\$210,144
87	08-12-107-006-0000	\$0	128	08-12-114-001-0000	\$239,023
88	08-12-107-007-0000	\$0	129	08-12-114-002-0000	\$55,561
89	08-12-107-008-0000	\$0	130	08-12-114-003-0000	\$133,945
90	08-12-107-018-0000	\$333,563	131	08-12-114-004-0000	\$43,729
91	08-12-107-019-0000	\$129,590	132	08-12-114-005-0000	\$408,948
92	08-12-107-020-0000	\$686	133	08-12-115-001-0000	\$0
93	08-12-107-021-0000	\$0	134	08-12-115-005-0000	\$35
94	08-12-107-022-0000	\$26,770	135	08-12-119-016-0000	\$125,086
95	08-12-108-015-0000	\$56,025	136	08-12-119-029-0000	\$161,300
96	08-12-108-031-0000	\$296,678	137	08-12-120-003-0000	\$157,548
97	08-12-108-032-0000	\$21,660	138	08-12-120-018-0000	\$104,600
98	08-12-109-025-0000	\$188,265	139	08-12-120-027-0000	\$76,949
99	08-12-109-026-0000	\$129,937	140	08-12-120-028-0000	\$207,404
100	08-12-109-028-0000	\$1,893,007	141	08-12-120-029-0000	\$315,145
101	08-12-109-029-0000	\$0	142	08-12-120-031-0000	\$0
102	08-12-109-030-0000	\$188,970	143	08-12-120-036-0000	\$644,285
103	08-12-110-031-0000	\$737,032	144	08-12-121-057-0000	\$259,845
104	08-12-112-001-0000	\$128,939	145	08-12-121-061-0000	\$137,222
105	08-12-112-002-0000	\$219,687	146	08-12-121-063-0000	\$83,657
106	08-12-112-003-0000	\$117,646	147	08-12-122-003-0000	\$154,357
107	08-12-112-004-0000	\$0	148	08-12-122-015-0000	\$463,188
108	08-12-112-005-0000	\$0	149	08-12-122-016-0000	\$300,673
109	08-12-112-006-0000	\$0	150	08-12-122-017-0000	\$453,642
110	08-12-112-007-0000	\$0	151	08-12-122-019-0000	\$226,462
111	08-12-112-008-0000	\$0	152	08-12-122-030-0000	\$82,048
112	08-12-112-011-0000	\$155,008	153	08-12-122-031-0000	\$564,388
113	08-12-112-012-0000	\$167,507	154	08-12-122-034-0000	\$0
114	08-12-112-031-0000	\$97,526	155	08-12-122-036-1007	\$460,095
115	08-12-113-001-0000	\$253,505	156	08-12-122-036-1008	\$172,414

Record	Parcel Identification Number	2015 Equalized Assessed Value	Record	Parcel Identification Number	2015 Equalized Assessed Value
157	08-12-122-036-1009	\$103,994	198	08-12-403-006-0000	\$25,201
158	08-12-122-037-1001	\$143,944	199	08-12-403-007-0000	\$25,428
159	08-12-122-037-1002	\$181,690	200	08-12-403-008-0000	\$73,464
160	08-12-122-037-1003	\$74,643	201	08-12-403-009-0000	\$51,892
161	08-12-214-061-0000	\$30,330	202	08-12-403-010-0000	\$107,741
162	08-12-214-062-0000	\$164,636	203	08-12-403-011-0000	\$236,581
163	08-12-214-063-0000	\$49,180	204	08-12-403-014-0000	\$55,945
164	08-12-214-065-0000	\$247,840	205	08-12-403-016-0000	\$412,035
165	08-12-214-066-0000	\$319,417	206	08-12-404-004-0000	\$14,100
166	08-12-221-002-0000	\$95,655	207	08-12-404-011-0000	\$50,616
167	08-12-221-003-0000	\$45,570	208	08-12-404-012-0000	\$50,616
168	08-12-221-004-0000	\$45,570	209	08-12-404-013-0000	\$25,519
169	08-12-221-005-0000	\$41,797	210	08-12-404-014-0000	\$25,519
170	08-12-221-006-0000	\$51,219	211	08-12-404-015-0000	\$101,694
171	08-12-221-007-0000	\$51,219	212	08-12-404-019-0000	\$79,636
172	08-12-221-008-0000	\$25,209	213	08-12-404-020-0000	\$79,636
173	08-12-221-009-0000	\$150,100	214	08-12-404-021-0000	\$53,194
174	08-12-221-010-0000	\$121,681	215	08-12-404-022-0000	\$93,566
175	08-12-221-011-0000	\$105,070	216	08-12-404-023-0000	\$106,569
176	08-12-221-012-0000	\$197,885	217	08-12-404-024-0000	\$122,348
177	08-12-222-017-0000	\$221,664	218	08-12-404-025-0000	\$112,720
178	08-12-222-020-0000	\$74,320	219	08-12-404-026-0000	\$114,102
179	08-12-222-021-0000	\$74,705	220	08-12-404-027-0000	\$102,027
180	08-12-222-022-0000	\$4,395	221	08-12-404-029-0000	\$246,097
181	08-12-222-023-0000	\$4,395	222	08-12-405-018-0000	\$40,777
182	08-12-222-024-0000	\$56,948	223	08-12-405-019-0000	\$32,670
183	08-12-222-025-0000	\$119,970	224	08-12-405-020-0000	\$191,225
184	08-12-222-026-0000	\$60,041	225	08-12-405-021-0000	\$35,157
185	08-12-222-027-0000	\$203,185	226	08-12-405-022-0000	\$28,790
186	08-12-223-021-0000	\$28,246	227	08-12-405-023-0000	\$4,608
187	08-12-223-022-0000	\$36,809	228	08-12-405-024-0000	\$64,770
188	08-12-223-023-0000	\$70,459	229	08-12-405-025-0000	\$72,186
189	08-12-223-024-0000	\$69,178	230	08-12-405-026-0000	\$72,186
190	08-12-223-025-0000	\$51,686	231	08-12-405-027-0000	\$72,186
191	08-12-223-026-0000	\$109,707	232	08-12-405-028-0000	\$72,186
192	08-12-223-027-0000	\$99,447	233	08-12-405-029-0000	\$72,186
193	08-12-223-028-0000	\$86,796	234	08-12-405-038-0000	\$259,274
194	08-12-223-034-0000	\$211,505	235	08-12-405-039-0000	\$371,199
195	08-12-223-035-0000	\$265,644	236	08-12-500-001-0000	\$0
196	08-12-227-017-0000	\$313,503	237	08-11-201-030-0000	\$648,019
197	08-12-403-005-0000	\$25,153	238	08-11-202-001-0000	\$77,432

Record	Parcel Identification Number	2015 Equalized Assessed Value	Record	Parcel Identification Number	2015 Equalized Assessed Value
239	08-11-202-002-0000	\$75,030	245	03-34-331-019-0000	\$1,169,521
240	08-12-115-006-0000	\$542,063	246	03-34-329-016-0000	\$259,947
241	08-12-116-006-0000	\$240,168	TOTAL		\$37,157,840
242	08-12-305-002-0000	\$0			
243	08-12-305-003-0000	\$0			
244	08-12-400-003-0000	\$0			