

ORDINANCE NO. 2023-12

**AN ORDINANCE OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS,
APPROVING THE VILLAGE OF STICKNEY HARLEM AND PERSHING
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT
(HARLEM AND PERSHING TIF DISTRICT)**

WHEREAS, the Village Board of Trustees (the “Village Board”) of the Village of Stickney (hereinafter referred to as the “Village”) desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the “TIF Act”) for the proposed Stickney Harlem and Pershing Tax Increment Financing District (hereinafter referred to as the “Harlem and Pershing TIF District”) redevelopment plan and project (hereinafter referred to as the “TIF Plan”), and designate the tax increment redevelopment project area (hereinafter referred to as the “Redevelopment Project Area”) relative to the Harlem and Pershing TIF District; and

WHEREAS, the Village authorized a study in regard to the designation of the Redevelopment Project Area for the Harlem and Pershing TIF District and the preparation of the TIF Plan in relation thereto; and

WHEREAS, on February 24, 2023, the Village provided for the availability of the TIF Plan, with said TIF Plan containing an eligibility study (or qualifications report) for the Harlem and Pershing TIF District, addressing the tax increment financing eligibility of the Redevelopment Project Area (hereinafter referred to as the “Eligibility Study”); and

WHEREAS, the Village Board desires to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the Village and within the

Redevelopment Project Area described and depicted in EXHIBIT A, EXHIBIT B and EXHIBIT C, both being attached hereto and made a part hereof; and

WHEREAS, the Village has complied with the specific notice, public meeting, Joint Review Board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the Harlem and Pershing TIF District, in that the Village has taken the following actions:

	<u>ACTION</u>	<u>DATE TAKEN</u>	
1.	Established for publication the TIF Interested Parties Registry Notice	March 10, 2022	
2.	Announced the time and date of the Public Meeting	January 17, 2023	
3.	Mailed notice of the Public Meeting: <ul style="list-style-type: none"> to all taxing districts (by Certified Mail, return receipt requested); to all parties who are registered on the Village's TIF Interested Parties Registry (by Certified Mail, return receipt requested); to all taxpayers of record within the Redevelopment Project Area (by First Class U.S. Mail); and to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail) 	January 23, 2023	
4	Provided for the availability of the Eligibility Study and TIF Plan at the Village Clerk's Office	February 24, 2023	
5.	Held the Public Meeting	February 7, 2023	
6.	Approved Resolution No.06-2023 calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	March 7, 2023	
7.	Mailed a copy of the TIF Plan (including the Eligibility Study), along with a notice of the Joint Review Board meeting and the public hearing: <ul style="list-style-type: none"> to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by Certified Mail, return receipt requested) 	March 10, 2023	
8.	Held the Joint Review Board meeting	March 24, 2023	
9.	Published notice of the public hearing in the local newspaper twice between	March 30, 2023 and April 6, 2023	

10.	Mailed notices of the public hearing: <ul style="list-style-type: none"> to each taxpayer of record within the Redevelopment Project Area (by Certified Mail, return receipt requested); and to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail) to all residential addresses within the Redevelopment Project Area (by First Class U.S. Mail) 	April 21, 2023
11.	Mailed notices relative to the availability of the Eligibility Study and TIF Plan: <ul style="list-style-type: none"> to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area (by First Class U.S. Mail); and to all parties who are registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	April 26, 2023
12.	Held a public hearing	May 2, 2023

; and

WHEREAS, at the meeting on March 24, 2023, the Joint Review Board, relative to the Harlem and Pershing TIF District, did issue an action to file an affirmative report related to the Village proposal to approve the Redevelopment Project Area and to approve of the TIF Plan in relation thereto (pursuant to the TIF Act, meaning the Joint Review Board found that the Village's proposed redevelopment area and redevelopment plan satisfies the objectives of the TIF Act, including all the plan requirements and eligibility criteria); and

WHEREAS, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the public hearing date to introduce this Ordinance to the Village Board; with said introduction taking place at the regular Village Board meeting held on June 6, 2023; and

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a "conservation area" and the Village Board has reviewed testimony concerning said conditions presented at the public hearing and is generally

informed of the conditions causing the Redevelopment Project Area to qualify as a "conservation area", as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

WHEREAS, the Village Board has reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area as a whole without the adoption of the TIF Plan; and

WHEREAS, it is the intent of the Village Board to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q); and

WHEREAS, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

WHEREAS, the Village Board has reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan improvements;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Stickney, Cook County, Illinois, as follows:

SECTION 1. That the above recitals and findings are found to be true and correct and are hereby incorporated herein and made a part hereof, as if fully set forth in their entirety.

SECTION 2. That the Village Board hereby makes the following findings:

- A. The area constituting of the Redevelopment Project Area is described and depicted as set forth in EXHIBIT A, EXHIBIT B and EXHIBIT C, attached hereto and made part hereof;
- B. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a “conservation area”, as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3);
- C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;
- D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area (except as provided in 65 ILCS 5/11-74.4-4(q));
- E. The TIF Plan conforms to the Village's comprehensive planning process for the development of the Village as a whole;
- F. The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area;
- G. The acquisition of all parcels in the proposed area by the Village is necessary to the implementation of the Plan and Project; and

- H. The estimated date for final completion of the TIF Plan is December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the Harlem and Pershing TIF District, is December 31, 2047; and
- I. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31st of the year in which the payment to the Village Treasurer is made with respect to *ad valorem* taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted, which, as to the Harlem and Pershing TIF District, is December 31, 2047.

SECTION 3. That the TIF Plan, which was the subject matter of the public hearing held on May 2, 2023, is hereby adopted and approved. A copy of said TIF Plan is attached hereto as EXHIBIT D and made a part hereof.

SECTION 4. That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 5. That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 6. That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 6th day of June, 2023.

**VILLAGE CLERK OF THE VILLAGE OF STICKNEY
COUNTY OF COOK AND STATE OF ILLINOIS**

VOTING AYE: Trustees White, Milenkovic, Torres, Kapolnek and Hejsa

VOTING NAY: None

ABSENT: Trustee Savopoulos

ABSTAIN: None

APPROVED this 6th day of June, 2023.

**PRESIDENT OF THE VILLAGE OF STICKNEY,
COUNTY OF COOK AND STATE OF ILLINOIS**

ATTESTED and **Filed** in my office
this 6th day of June, 2023.

VILLAGE CLERK

PUBLISHED in pamphlet form this
7th day of June, 2023.

EXHIBIT A

**Village of Stickney
Harlem and Pershing Tax Increment Financing District
(Harlem and Pershing TIF District)**

Redevelopment Project Area Legal Description

THE BOUNDARIES OF THE PROJECT AREA ARE LEGALLY DESCRIBED AS
FOLLOWS:

ALL PART OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD
PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE WEST HALF OF THE
NORTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN BEING ALSO THE INTERSECTION OF THE CENTERLINES OF
HARLEM AVENUE AND PERSHING ROAD, THENCE EAST ALONG THE NORTH LINE OF SAID
SECTION 6 ALSO BEING THE CENTERLINE OF PERSHING ROAD TO A POINT AT THE
NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID
SECTION 6 ALSO BEING THE INTERSECTION OF THE CENTERLINES OF PERSHING ROAD
AND RIDGELAND AVENUE, THENCE SOUTH ALONG THE EAST LINE OF EAST HALF OF THE
NORTHEAST QUARTER OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF RIDGELAND
AVENUE TO A POINT OF INTERSECTION WITH THE EXTENSION OF THE SOUTH LINE OF
THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF RIDGELAND AVENUE,
THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF
SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF RIDGELAND AVENUE AND
THE WEST LINE OF RIDGELAND AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID
ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF RIDGELAND AVENUE TO A POINT
AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF
ELMWOOD AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF
THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF
ELMWOOD AVENUE AND THE WEST LINE OF ELMWOOD AVENUE, THENCE WEST ALONG
THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF
ELMWOOD AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID
ALLEY AND THE EAST LINE OF GUNDERSON AVENUE, THENCE WEST ALONG A LINE TO A
POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF
PERSHING ROAD AND WEST OF GUNDERSON AVENUE AND THE WEST LINE OF
GUNDERSON AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING
SOUTH OF PERSHING ROAD AND WEST OF GUNDERSON AVENUE TO A POINT AT THE
INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF SCOVILLE
AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH
LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF SCOVILLE AVENUE
AND THE WEST LINE OF SCOVILLE AVENUE, THENCE WEST ALONG THE SOUTH LINE OF
SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF SCOVILLE AVENUE TO A
POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF
EAST AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE
SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EAST
AVENUE AND THE WEST LINE OF EAST AVENUE, THENCE WEST ALONG THE SOUTH

LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EAST AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF CLARENCE AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF CLARENCE AVENUE AND THE WEST LINE OF CLARENCE AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF CLARENCE AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF WESLEY AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF WESLEY AVENUE AND THE WEST LINE OF WESLEY AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF WESLEY AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF EUCLID AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EUCLID AVENUE AND THE WEST LINE OF EUCLID AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EUCLID AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF OAK PARK AVENUE, THENCE SOUTHWEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF OAK PARK AVENUE AND THE WEST LINE OF OAK PARK AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF OAK PARK AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF GROVE AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GROVE AVENUE AND THE WEST LINE OF GROVE AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GROVE AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF CLINTON AVENUE, THENCE WEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 1 OF PREROST CLINTON AVENUE SUBDIVISION OF THE EAST HALF (EXCEPT THE SOUTH 200 FEET) OF BLOCK 3 OF B.F. SHOTWELL'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6-38-13, THENCE WEST ALONG THE SOUTH LINES OF SAID LOT 1 AND LOTS 2, 3, 4, AND 5 ALL IN SAID PREROST CLINTON AVENUE SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 5 IN SAID PREROST CLINTON AVENUE SUBDIVISION, THENCE NORTHWEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 3 IN A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION, THENCE NORTH ALONG SAID WEST LINES OF SAID LOT 3 AND LOTS 1 AND 2 ALL IN SAID SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN SAID SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION TO A POINT OF INTERSECTION OF SAID SOUTH LINE OF SAID LOT 1 AND THE EAST LINE OF HOME AVENUE, THENCE SOUTHWEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 1 IN LORRAINE SUBDIVISION OF LOT 36 (EXCEPT THE SOUTH 33 FEET THEREOF) AND THE EAST HALF OF THE EAST HALF OF LOT 37 (EXCEPT THE 75 FEET OF THE NORTH 150 FEET THEREOF) AND (EXCEPT THE SOUTH 33 FEET THEREOF) IN CIRCUIT COURT PARTITION OF PART OF SECTIONS 31 AND 32-39-13, AND PART OF SECTION 6-38-13, AND PART OF SECTION 1- 38-12, AND PART OF THE NORTHEAST QUARTER SECTION 12-38-12, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO A POINT AT THE SOUTHEAST CORNER OF LOT 30 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG SAID SOUTH LINE OF SAID LOT 30 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO A POINT OF INTERSECTION WITH THE EAST LINE OF WENONAH AVENUE, THENCE SOUTH ALONG THE EAST LINE OF WENONAH AVENUE TO THE SOUTHEAST CORNER OF LOT 31 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE NORTHWEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 62 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG THE SOUTH LINE

OF SAID LOT 62 TO THE SOUTHEAST CORNER OF LOT 61 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE SOUTHWEST ALONG THE SOUTH LINES OF SAID LOT 61 AND LOT 60 TO THE SOUTHEAST CORNER OF LOT 59 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE NORTHWEST ALONG THE SOUTH LINES OF SAID LOT 59 AND LOT 58 TO THE SOUTHEAST CORNER OF LOT 57 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 57 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO A POINT OF INTERSECTION ON THE EAST LINE OF WISCONSIN AVENUE, THENCE SOUTH ALONG THE EAST LINE OF WISCONSIN AVENUE TO THE SOUTHWEST CORNER OF LOT 74 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG A LINE TO THE NORTHWEST CORNER OF LOT 54 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 54 TO THE NORTHWEST CORNER OF SAID LOT 54 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 54 AND LOTS 53, 52, 51 50, AND 49 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36 TO THE NORTHEAST CORNER OF LOT 1 IN PREROST AND SVATEK SUBDIVISION OF THE NORTH 150 FEET OF THE SOUTH 183 FEET OF PART OF THE WEST HALF OF THE EAST OF HALF OF BLOCK 37 IN SAID CIRCUIT COURT PARTITION, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN SAID PREROST AND SVATEK SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN SAID PREROST AND SVATEK SUBDIVISION TO THE POINT OF INTERSECTION ON THE NORTH LINE OF 40TH STREET, THENCE EAST ALONG THE NORTH LINE OF 40TH STREET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE SOUTH TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF 40TH STREET EXTENDED EAST AND THE CENTERLINE OF WISCONSIN AVENUE, THENCE WEST ALONG A LINE TO A POINT OF INTERSECTION OF THE WEST LINE OF WISCONSIN AVENUE AND THE SOUTH LINE OF 40TH STREET, THENCE WEST ALONG THE SOUTH LINE OF 40TH STREET TO THE WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 40TH STREET, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF HARLEMAVENUE AND SOUTH OF 40TH STREET TO A POINT OF INTERSECTION ON THE NORTH LINE OF 40TH PLACE, THENCE SOUTH ALONG A LINE TO A POINT OF INTERSECTION OF THE SOUTH LINE OF 41ST STREET AND THE WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 41ST STREET, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 41ST STREET TO A POINT OF INTERSECTION ON THE NORTH LINE OF 42ND STREET, THENCE SOUTH ALONG A LINE TO A POINT OF INTERSECTION OF THE SOUTH LINE OF 42ND STREET AND THE WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 42ND STREET, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 42ND STREET TO A POINT OF INTERSECTION ON THE NORTH LINE OF 43RD STREET, THENCE SOUTHEAST ALONG A LINE TO THE NORTHEAST CORNER OF LOT 32 IN PREROST EDGEWOOD HOMES SECOND ADDITION A SUBDIVISION OF BLOCK 29 (EXCEPT EAST 375 FEET) IN CIRCUIT COURT PARTITION SECTION 6-38-13, THENCE SOUTH ALONG THE EAST LINES OF SAID LOT 32 AND LOTS 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, AND 17 ALL IN SAID PREROST EDGEWOOD HOMES SECOND ADDITION SUBDIVISION OF BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 17, THENCE SOUTHWESTERLY ON A LINE TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6 IN WALTER G. MCINTOSH & COMPANY'S FOREST VIEW GARDENS, A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23, AND 28 IN SAID CIRCUIT COURT PARTITION, THENCE SOUTH ALONG THE EAST LINES OF SAID LOT 1 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 ALL IN SAID WALTER G. MCINTOSH & COMPANY'S FOREST VIEW GARDENS, A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23, AND 28 IN SAID CIRCUIT COURT PARTITION TO THE SOUTHEAST CORNER OF SAID LOT 10, THENCE SOUTH ON A LINE TO A POINT OF INTERSECTION ON THE CENTERLINE OF 45TH STREET, THENCE WEST ALONG AN EXTENSION OF THE CENTERLINE OF 45TH STREET TO A POINT OF INTERSECTION ON THE WEST LINE OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF HARLEM AVENUE, THENCE NORTH ALONG SAID WEST LINE OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF HARLEM AVENUE TO THE POINT OF BEGINNING BEING A POINT AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING ALSO THE INTERSECTION OF THE CENTERLINES OF HARLEM AVENUE AND PERSHING ROAD.

ALL IN THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS.

EXHIBIT B

Village of Stickney Harlem and Pershing Tax Increment Financing District (Harlem and Pershing TIF District)

Redevelopment Project Area Common Boundary Description

The proposed TIF District is located to include the Village's two major commercial corridors including only the frontages along such corridors as follows: Along Harlem Avenue starting at 45th Street extending north to Pershing Road; and along Pershing Avenue starting at Ridgeland Avenue extending west to Harlem Avenue. The RPA's northern boundaries are contiguous with the City of Berwyn, while the RPAs western boundaries are contiguous with the Village of Lyons. The RPA's eastern and southern boundaries are contiguous to the Village's primarily single-family residential areas.

EXHIBIT C

**Village of Stickney
Harlem and Pershing Tax Increment Financing District
(Harlem and Pershing TIF District)**

**Redevelopment Project Area
Street Location Map**

VILLAGE OF STICKNEY HARLEM / PERSHING TIF DISTRICT

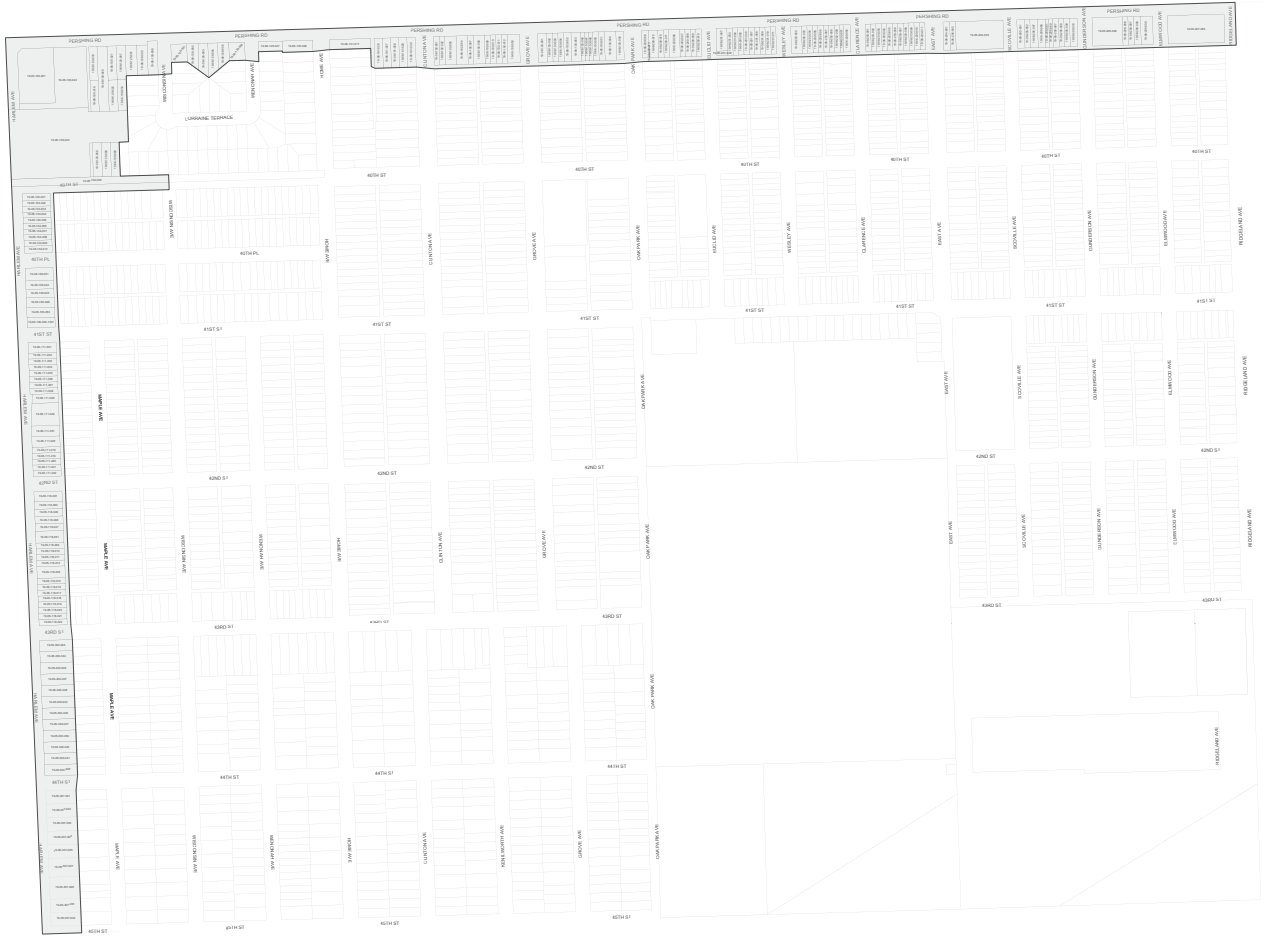


EXHIBIT D

**Redevelopment Plan and Project for the
Village of Stickney
Harlem and Pershing Tax Increment Financing District
(Harlem and Pershing TIF District)**

**VILLAGE OF STICKNEY, ILLINOIS
HARLEM/PERSHING TIF DISTRICT REDEVELOPMENT
PLAN**

Prepared By:

**Village of Stickney, Illinois
&
Ryan LLC/Kane, McKenna and Associates**

June, 2023

TABLE OF CONTENTS

I.	Introduction.....	1
	A. Overview of Tax Increment Financing (TIF)	1
	B. The Redevelopment Plan	2
	C. Findings Pursuant to the TIF Act	2
II.	Redevelopment Project Area	3
	A. Redevelopment Project Area Summary	3
	B. Legal Description of Redevelopment Project Area.....	3
III.	Redevelopment Goals & Objectives	4
	A. Redevelopment Project Goals	4
	B. Redevelopment Project Objectives	4
IV.	Evidence of Lack of Development and Growth	5
	Eligibility Report	5
	Findings.....	5
V.	Assessment of Fiscal Impact on Affected Taxing Districts.....	6
VI.	Housing Impact Study.....	7
VII.	Redevelopment Project	8
	A. Redevelopment Activities	8
	B. General Land Use Plan.....	8
	C. Additional Design and Control Standards.....	8
	D. Eligible Redevelopment Project Costs.....	8
	E. Sources of Funds to Pay Redevelopment Project Costs.....	18
	F. Nature and Term of Obligations	18
	G. Most Recent and Anticipated Equalized Assessed Value (EAV).....	19
IX.	Scheduling of Redevelopment Project.....	20
	A. Redevelopment Project Phasing.....	20
	B. Commitment to Fair Employment Practices and Affirmative Action.....	20
	C. Completion of Redevelopment Project	20
X.	Provisions for Amending the Redevelopment Plan and Project	22
	Exhibit 1 Boundary Map and Block Detail Maps	
	Exhibit 2 Legal Description	
	Exhibit 3 Eligibility Report	
	Exhibit 4 Existing and Proposed Land Use Map	

I. Introduction

The Village of Stickney, Illinois (the “Village”) is a community located in Cook County. The Village is generally bounded by the City of Chicago to the south and east, the Town of Cicero and the Village of Berwyn to the north and the Village of Riverside and the Village of Lyons to the west municipalities

The Harlem Avenue and Pershing Road corridors represent the major mixed-use commercial/residential centers for the Village. The Village has determined that it is critical that it institute a strategy to both stabilize and revitalize certain Village portions of these highly traveled corridors to ensure a strong economic future for the Village and its residents. At the same time, the Village understands that its ability to implement programs for such revitalization efforts of its targeted area is hindered by the reality that only the eastside of Harlem Road (targeted redevelopment from 45th Street north to Pershing Road) and the southside of Pershing Road (targeted redevelopment from Harlem Avenue east to Ridgeland Avenue) are within the Village’s boundaries.

In addition to only limited control of these key corridors into and out of the Village, there exist several other impediments that challenge the potential redevelopment activities that are desired by the Village. For example, one of the major impediments relates to relatively narrow, limited, and confined nature of the Village parcels that line up along both the Harlem Avenue and Pershing Road corridors as can be visible seen in Exhibit 1. However, even as the Village considers the limits imposed by this impediment, the Village still recognizes the benefits of pursuing strategies for the redevelopment of the area that will return it to its maximum productive use, while following redevelopment patterns that integrate the area with less intense transitions into the larger single-family portions of the community located directly east of Harlem Avenue and south of Pershing Road.

Given the existing conditions of the area the Village has determined that the area as a whole would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan. The Village with the assistance of Ryan LLC (formerly Kane, McKenna and Associates) (Ryan), has commissioned this Redevelopment Plan to use tax increment financing to alleviate those conditions which deter private investment in the area and to meet redevelopment goals and objectives.

A. Overview of Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development tool which uses incremental property tax revenues to finance eligible redevelopment activities. In the State of Illinois an area can be designated as a TIF district if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are “frozen” for the term of the TIF district. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues are limited to those based on the “frozen” equalized assessed values. Any property tax revenue generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then

used to finance redevelopment activities within the district to accomplish various community and economic development goals.

B. The Redevelopment Plan

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended (the “TIF Act” or “Act”) enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS 5/11-74.4-2(b)).

To establish a TIF district (“Redevelopment Project Area” or “RPA), Illinois municipalities must adopt several documents including a Redevelopment Plan and an Eligibility Report. A Redevelopment Plan is any comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area", and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the TIF Act.

The Village has authorized Ryan to study the RPA in relation to its qualification as a TIF district under the TIF Act, to prepare a TIF District Eligibility Report for the RPA and to prepare a Redevelopment Plan for the RPA.

C. Findings Pursuant to the TIF Act

It is found and declared by the Village through legislative actions as required by the Act that:

1. The Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be redeveloped without the adoption of this redevelopment plan;
2. The Redevelopment Plan and Project conform to the Village of Stickney’s Zoning Ordinance (see Exhibit 4) which guides development of the Village as a whole.

II. Redevelopment Project Area

A. Redevelopment Project Area Summary

The proposed TIF District is located to include the Village's two major commercial corridors including only the frontages along such corridors as follows: Along Harlem Avenue starting at 45th Street extending north to Pershing Road; and along Pershing Avenue starting at Ridgeland Avenue extending west to Harlem Avenue. The RPA's northern boundaries are contiguous with the City of Berwyn, while the RPAs western boundaries are contiguous with the Village of Lyons. The RPA's eastern and southern boundaries are contiguous to the Village's primarily single-family residential areas.

Predominant land uses within the RPA Area consist of residential, retail, and commercial. Additionally, the RPA contains a total of three hundred and twenty-four (324) tax parcels that are located within Cook County, Illinois. The RPA boundaries include only the Village portions of both Harlem Avenue (the eastern portion) and Pershing Road (the southern portion) right-of-ways.

Please see Appendix A of Exhibit 3 for a list of the tax parcels included in the RPA and Exhibit 1 for a visual depiction of the RPA (as well as the detailed block-by-block sections), both of which are attached hereto and made a part hereof.

B. Legal Description of Redevelopment Project Area

The Redevelopment Project Area legal description is attached as Exhibit 2, attached hereto and made a part hereof.

III. Redevelopment Goals & Objectives

A. Redevelopment Project Goals

Given the potential public benefits that may be gained from redevelopment of the RPA, efforts should be made to achieve the following in the RPA:

1. Reduce or eliminate those adverse impacts described in the TIF Eligibility Report which deter private investment in the RPA
2. Promote and assist in the investment into existing residential and commercial structures within the RPA to counter deteriorating components and to upgrade essential operating systems (i.e., ageing plumbing, electrical, structural components). And in doing so extending their useful life the existing structures.
3. Encouraging the redevelopment of underutilized property located within the RPA to increase their productive use and strengthen and enhance the Village's tax base
4. Provide for high-quality development within the RPA that facilitates community and economic development goals
5. Accomplish redevelopment of the RPA over a reasonable time period

B. Redevelopment Project Objectives

The above goals may be accomplished by pursuing the following objectives for the RPA:

1. Provision, where necessary, for the assembly or coordination of private and public property for viable redevelopment projects
2. Improvement of public infrastructure systems, where necessary, to facilitate redevelopment projects and to stabilize the continued productive use of existing residential and commercial properties.
3. Provision of necessary site preparation including, but not limited to, grading, demolition and environmental remediation to facilitate redevelopment projects, where necessary.
4. Facilitation of programs which encourage growth in local employment and which strengthen the local economy

These objectives may be pursued independently by the Village, in conjunction with other units of government or in private partnership by entering into redevelopment agreements in order to redevelop existing property or induce new development to locate within the RPA.

IV. Evidence of Lack of Development and Growth

Eligibility Report

The Redevelopment Plan Area's qualification under the TIF Act was evaluated by representatives of Ryan from March 2022, to the date of this draft report. Analysis was aided by certain documents obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a TIF district was utilized.

The reported results of this evaluation are attached as Exhibit 3 of this Redevelopment Plan and Project and made a part hereof.

Findings

As found in Exhibit 3 of this Redevelopment Plan and Project, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Those factors, as defined in the TIF Act, which evidence lack of development and growth in the RPA are; (i) lack of community planning; (ii) deleterious land use/layout; (iii) inadequate utilities; (iv) deterioration and, (v) obsolescence.

V. Assessment of Fiscal Impact on Affected Taxing Districts

It is anticipated that the implementation of this Redevelopment Plan and Project will have a positive financial impact on the affected taxing districts. Actions to be taken by the Village to enhance the tax base through the implementation of this Redevelopment Plan and Project will also have a positive impact on the affected taxing districts.

It is anticipated that the RPA will require no increased services from any affected taxing districts outside of the Village. Strategies will be encouraged to promote growth via private investment within the area, while specific objectives will be geared toward stabilizing the RPA's existing strengths and revitalizing the RPA's redevelopment potential.

Should the Village achieve success in attracting private investment which does result in the need for documented increased services from any taxing districts, the Village will consider the declaration of sufficient surplus funds (which funds are neither expended nor obligated) as provided by the TIF Act, to assist affected taxing districts in paying the costs for the increased services.

Any surplus funds that may exist will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts including the Village. Prior to any surplus disbursement, all TIF eligible costs either expended or incurred as an obligation by the Village will be duly accounted for through the administration of the Special Tax Allocation Fund to be established by the Village as provided by the TIF Act.

Any impacts to school districts are expected to be addressed through the utilization of payments provided by the TIF Act in connection with residential projects receiving TIF funding. Please see Section VI (D) of this report for more information regarding these payments.

VI. Housing Impact Study

The RPA was studied in order to determine if a housing impact study would need to be conducted pursuant to the TIF Act.

A housing impact study is not required to be completed because the Village will certify that it will not displace ten or more residential units within the RPA.

If later the Village does decide that it is necessary to dislocate ten or more residential units, then the Village must complete a housing impact study and amend the Redevelopment Plan herein.

VII. Redevelopment Project

A. Redevelopment Activities

The Village will implement a coordinated program of actions, which may include, but is not limited to, the following:

Property Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites.

Site Preparation, Clearance, and Demolition: Property within the RPA may be improved by site clearance, excavation, regrading, environmental remediation and demolition.

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Redevelopment Plan and Project. Examples of such public improvements may include, but are not limited to: public utilities and infrastructure including roadways, water mains, sanitary sewer systems, stormwater sewer systems and other stormwater management and detention facilities, landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape.

Job Training: Assisting facilities and enterprises located within the RPA in providing job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to; federal programs, state programs, applicable local vocational educational programs including community college sponsored programs and other federal, state, county or non-profit operated programs that are available or will be developed and initiated over time.

Interest Rate Write-Down: Entering into agreements with property owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

B. General Land Use Plan

Existing and proposed land uses consist of commercial, retail, and residential uses. Existing and proposed land uses are shown in Exhibit 4, attached hereto and made a part hereof. Intended land uses in the RPA will continue to conform to the Village's Zoning Ordinance and comprehensive planning process.

C. Additional Design and Control Standards

The appropriate design controls as set forth in the Village's Zoning Ordinance, as amended, shall apply to the RPA.

D. Eligible Redevelopment Project Costs

Redevelopment project costs mean and include the sum of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such Redevelopment Project Costs.

Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. *Professional Services* - Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
- 1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;
2. *Marketing* - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
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, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
4. *Rehab costs* - Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
5. *Public works and improvements* - Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED

certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

6. *Job training* - Costs of job training and retraining projects including the costs of ‘welfare to work’ programs implemented by businesses located within the redevelopment project area;
7. *Financing incentives* - Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
8. *Capital costs* - To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
9. *School-related costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:
 - a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district’s increase in attendance resulting from the net increase in new students enrolled in that

school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.
- b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

- (i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;
 - (ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and
 - (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.
- c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. *Library costs* - For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the

municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

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;
12. *Payment in lieu of taxes*;
13. *Job training* - Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include,

specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

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

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. *Day care* - If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

The TIF Act prohibits certain costs, including the following:

Construction of privately-owned buildings - Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

Retail displacement - After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project

area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

Historic building demolition - No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. “Historic Resource” means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

Table 3. Redevelopment Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition, Assembly and Relocation	\$ 3,500,000
Site Preparation (e.g. Environmental Remediation, Demolition, Grading, etc.)	2,500,000
Public Improvements (e.g. Water, Sanitary and Storm Sewer Systems, Traffic Management, Streetscaping, Public Facilities, etc.)	5,0000,000
Rehabilitation of Existing Structures	10,000,000
Professional Service Costs (e.g. Planning, Legal, Engineering, Administrative, etc.)	2,500,000
Finance Costs Pursuant to the Act	1,500,000
Job Training and Tax District Costs	1,500,000
TOTAL ESTIMATED TIF BUDGET	\$26,500,000

Notes:

(1) All project cost estimates are in 2023 dollars. Costs may be adjusted for inflation per the TIF Act.

(2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.

(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above and all as provided for in the Act.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for public improvements and other project costs eligible under the TIF Act are to be derived principally from property tax increment revenues, and proceeds from municipal obligations, if any. Any such obligations would be retired primarily with tax increment revenues and interest earned on surplus revenue available, but not immediately needed, for the Redevelopment Plan and Project. The Village may utilize incremental revenues from contiguous TIF districts to pay for redevelopment costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

Any publicly funded TIF Redevelopment Project Costs are subject to (a) approval by the Village, (b) having specific cost categories as set forth in the TIF Act and (c) pursuant to the Village's TIF incentive policy.

The tax revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be derived from the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2021 tax year for the RPA.

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

F. Nature and Term of Obligations

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three years from the date of adoption of the ordinance approving the Redevelopment Project Area. The actual date for such retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year, occurring after adoption of the ordinance which establishes the RPA.

The final maturity date of any obligations issued pursuant to the Act may not be later than twenty years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond

sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

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

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

G. Most Recent and Anticipated Equalized Assessed Value (EAV)

The most recent estimate of equalized assessed valuation (EAV) for tax year 2021 of the property within the RPA is approximately \$21,655,819

Upon completion of the anticipated private development of the Redevelopment Project Area over a 23-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$39,000,000 to \$57,00,000.

IX. Scheduling of Redevelopment Project

A. Redevelopment Project Phasing

An implementation strategy will be employed with full consideration given to the availability of both public and private funding.

Redevelopment projects will begin as soon as the specific private entities have obtained financing approvals for appropriate projects and such uses conformant to Village zoning and planning requirements.

B. Commitment to Fair Employment Practices and Affirmative Action

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

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

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

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

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

C. Completion of Redevelopment Project

This Redevelopment Plan and Project will be completed within twenty-three years after the year of adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion shall not be later than December 31st of the year in which the payment to the municipal

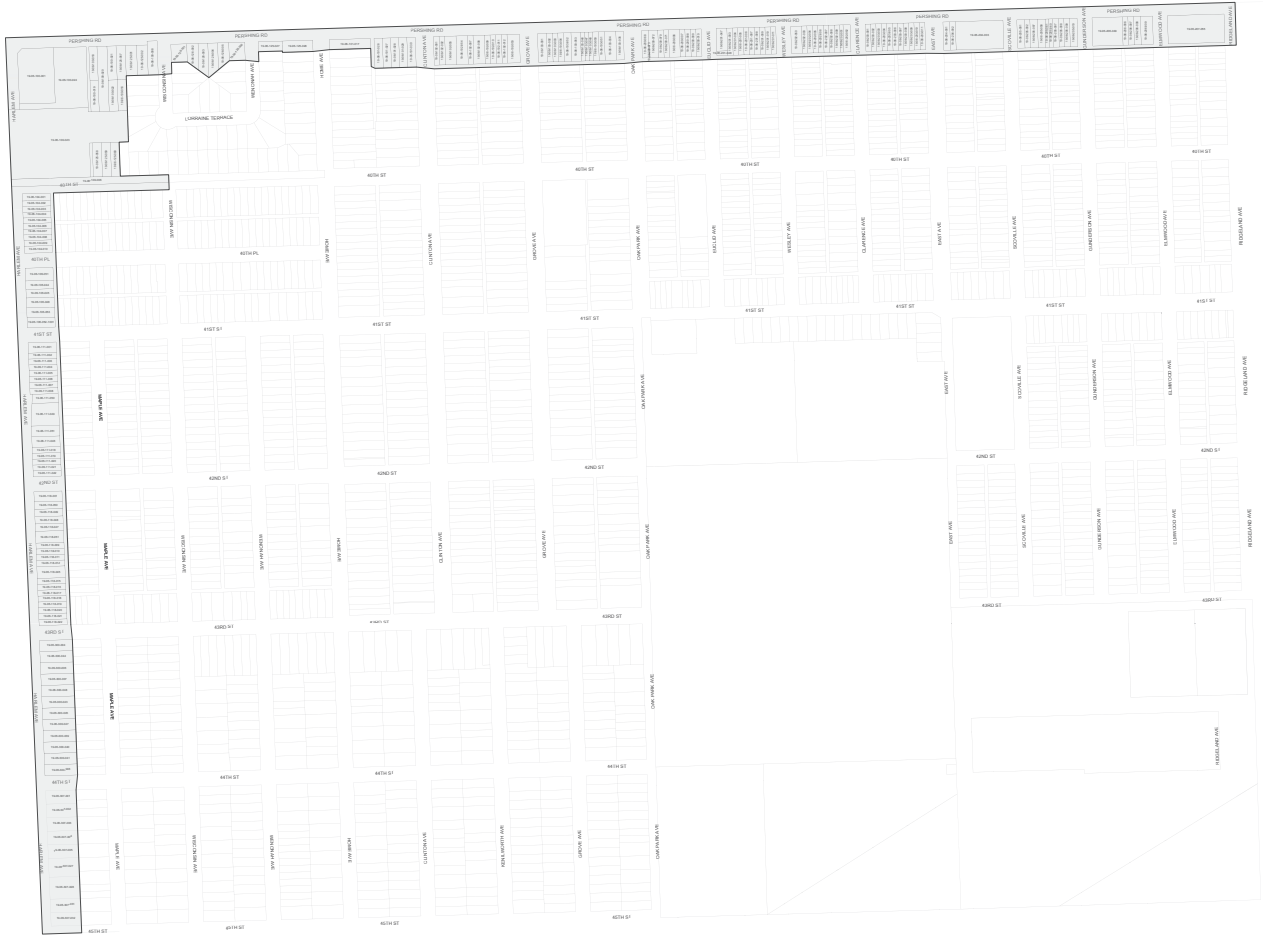
treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year that the ordinance approving the RPA is adopted.

X. Provisions for Amending the Redevelopment Plan and Project

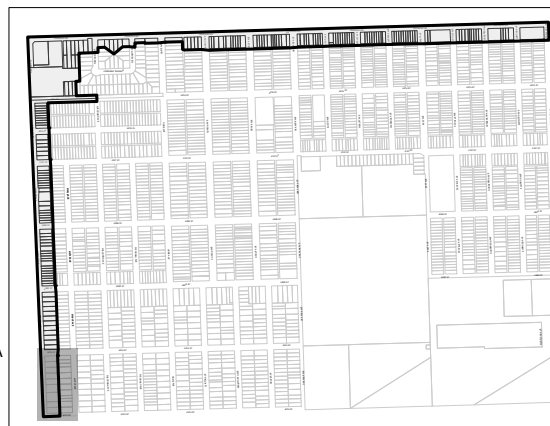
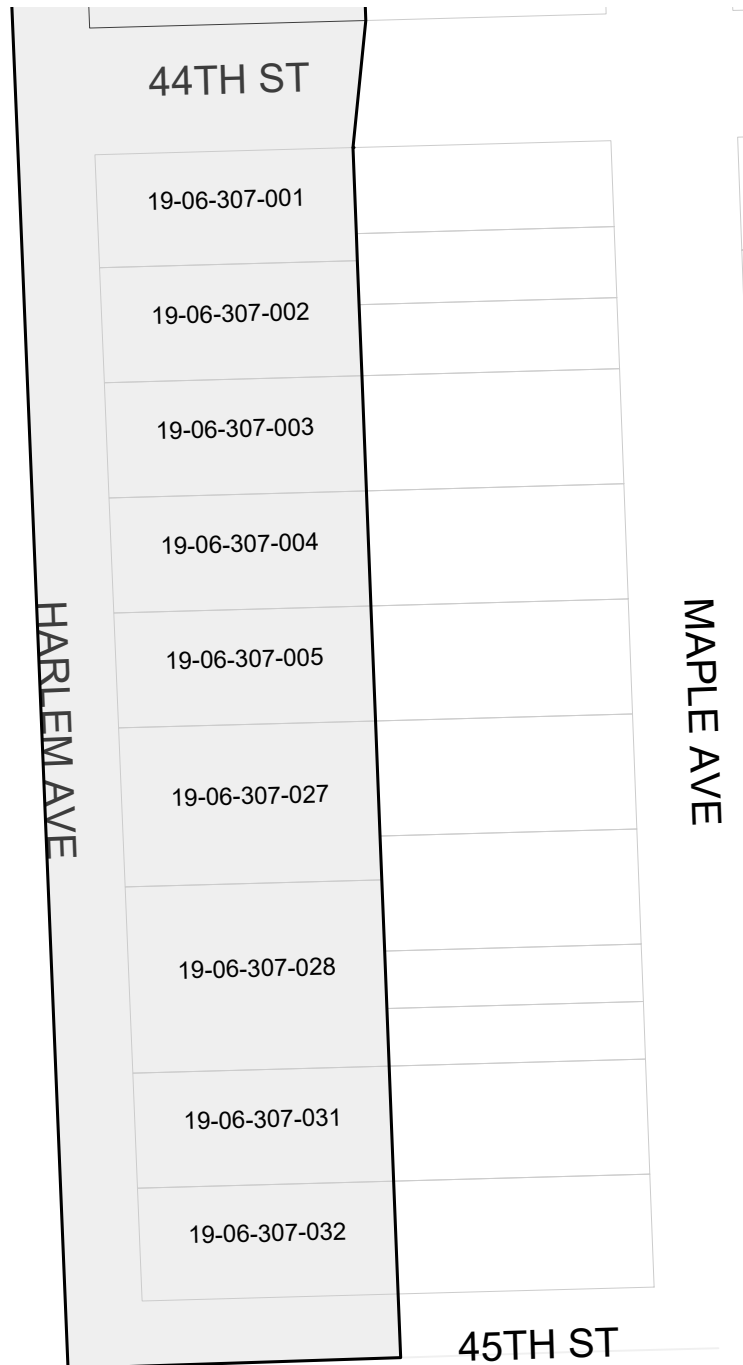
This Redevelopment Plan and Project may be amended pursuant to the provisions of the TIF Act.

Exhibit 1 Boundary Map And Block Sections

VILLAGE OF STICKNEY HARLEM / PERSHING TIF DISTRICT



VILLAGE OF STICKNEY
HARLEM / PERSHING TIF DISTRICT



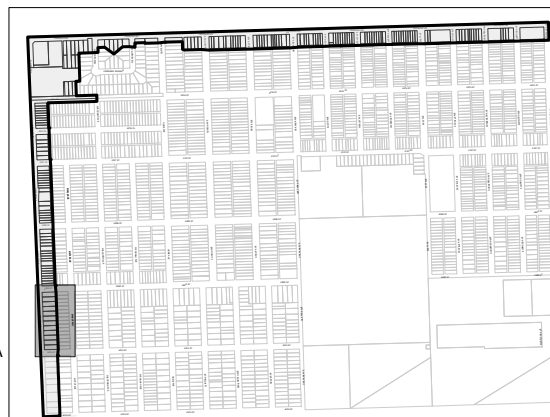
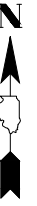
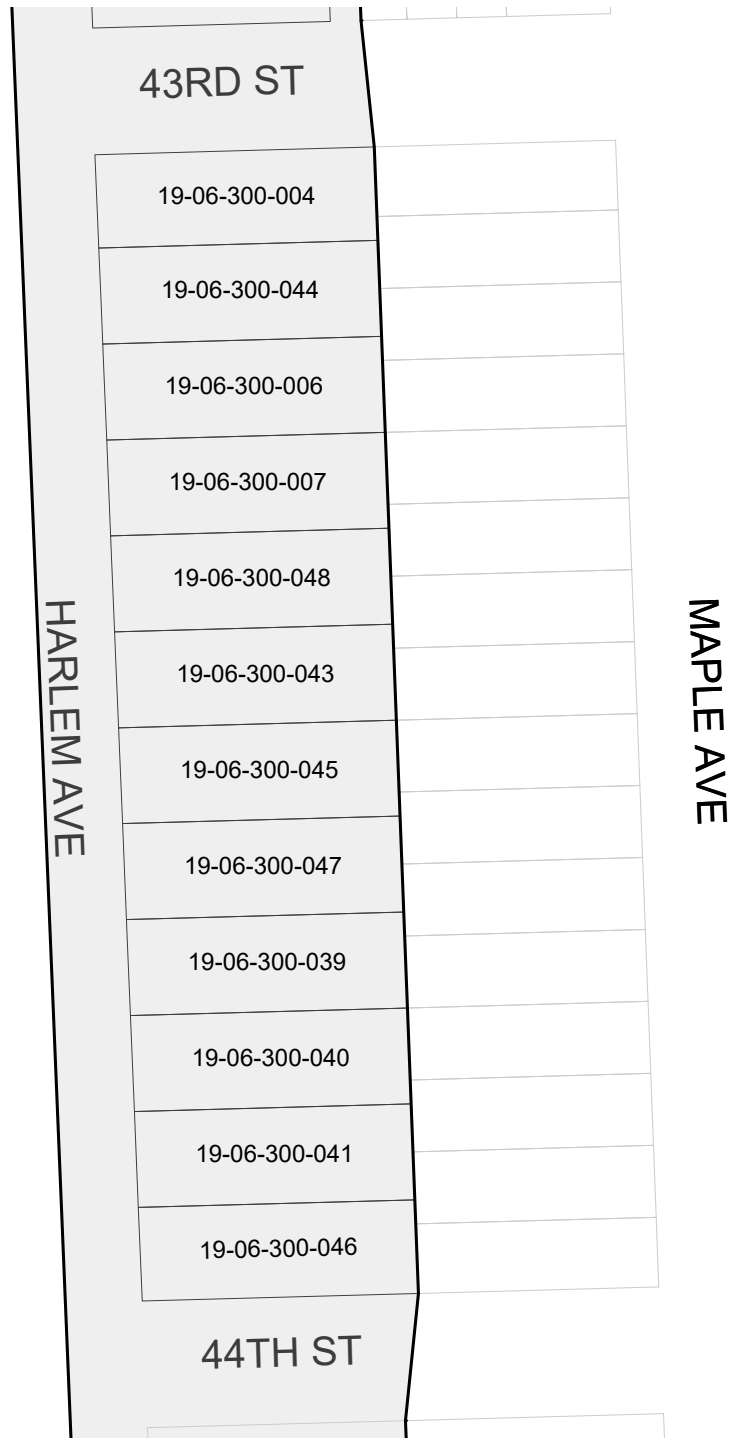
NOVOTNY
ENGINEERING

545 Plainfield Road, Suite A
Willowbrook, IL 60527
T: (630) 887.8640
F: (630) 887.0132

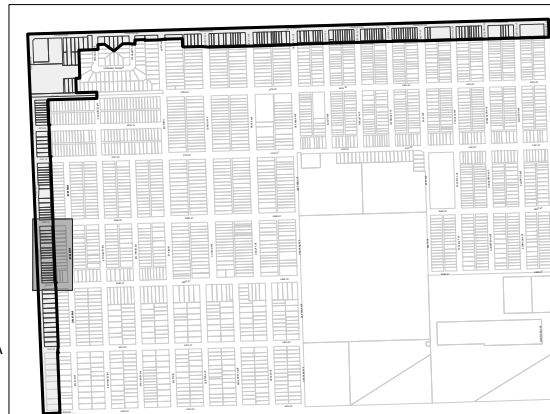
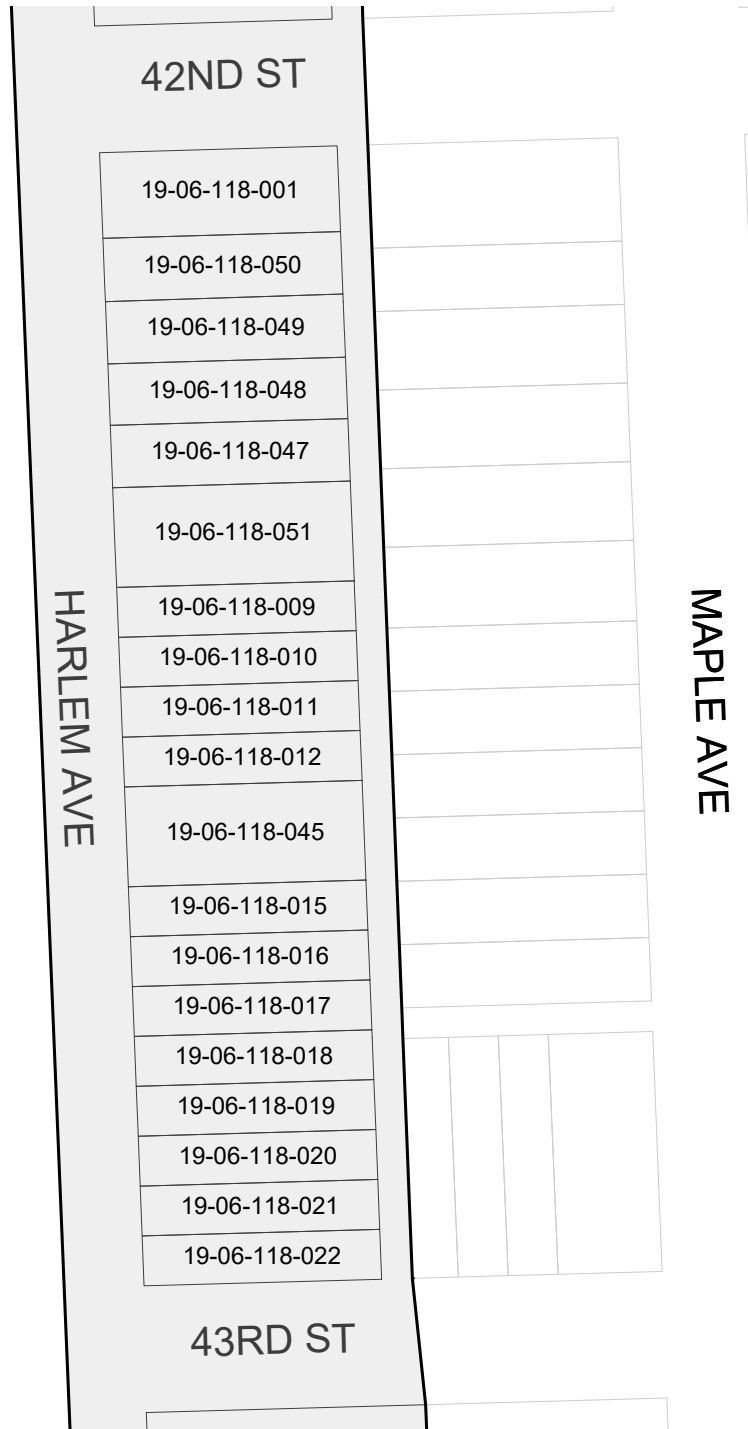
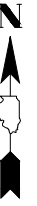
Illinois Professional Design Firm No. 184-000928

EXHIBIT
PROJECT #16093

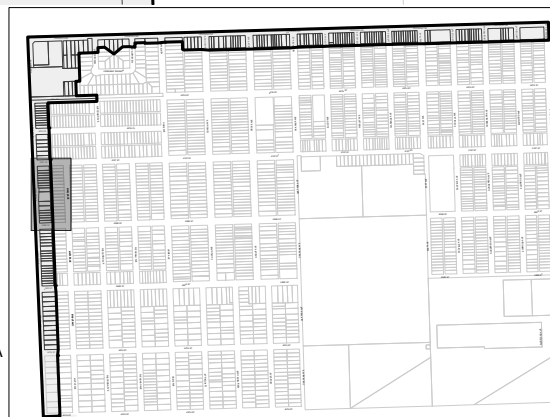
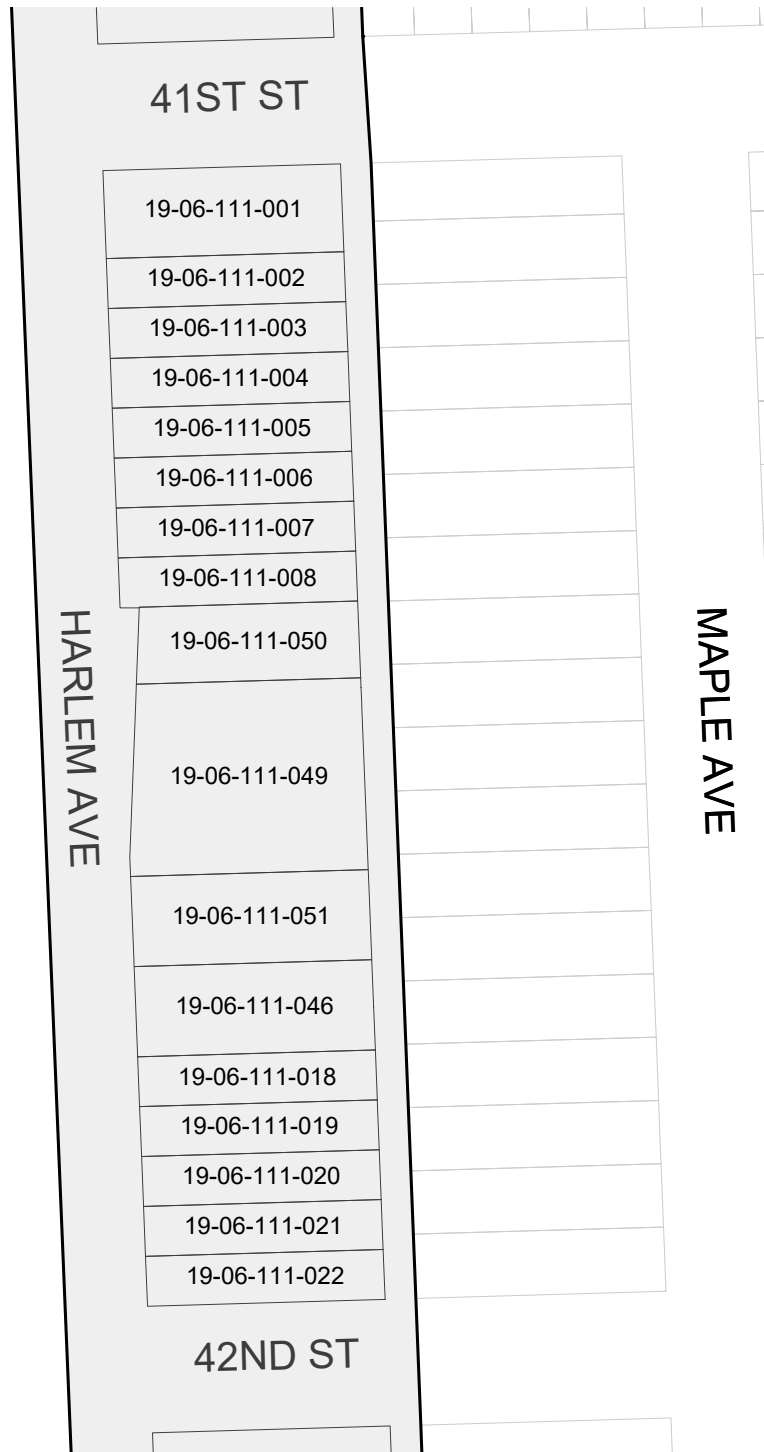
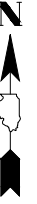
VILLAGE OF STICKNEY
HARLEM / PERSHING TIF DISTRICT



VILLAGE OF STICKNEY
HARLEM / PERSHING TIF DISTRICT



VILLAGE OF STICKNEY
HARLEM / PERSHING TIF DISTRICT



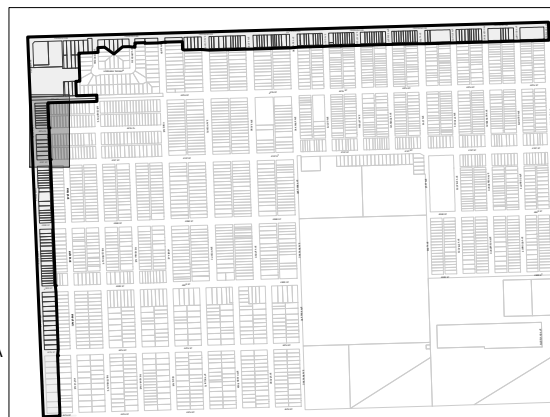
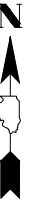
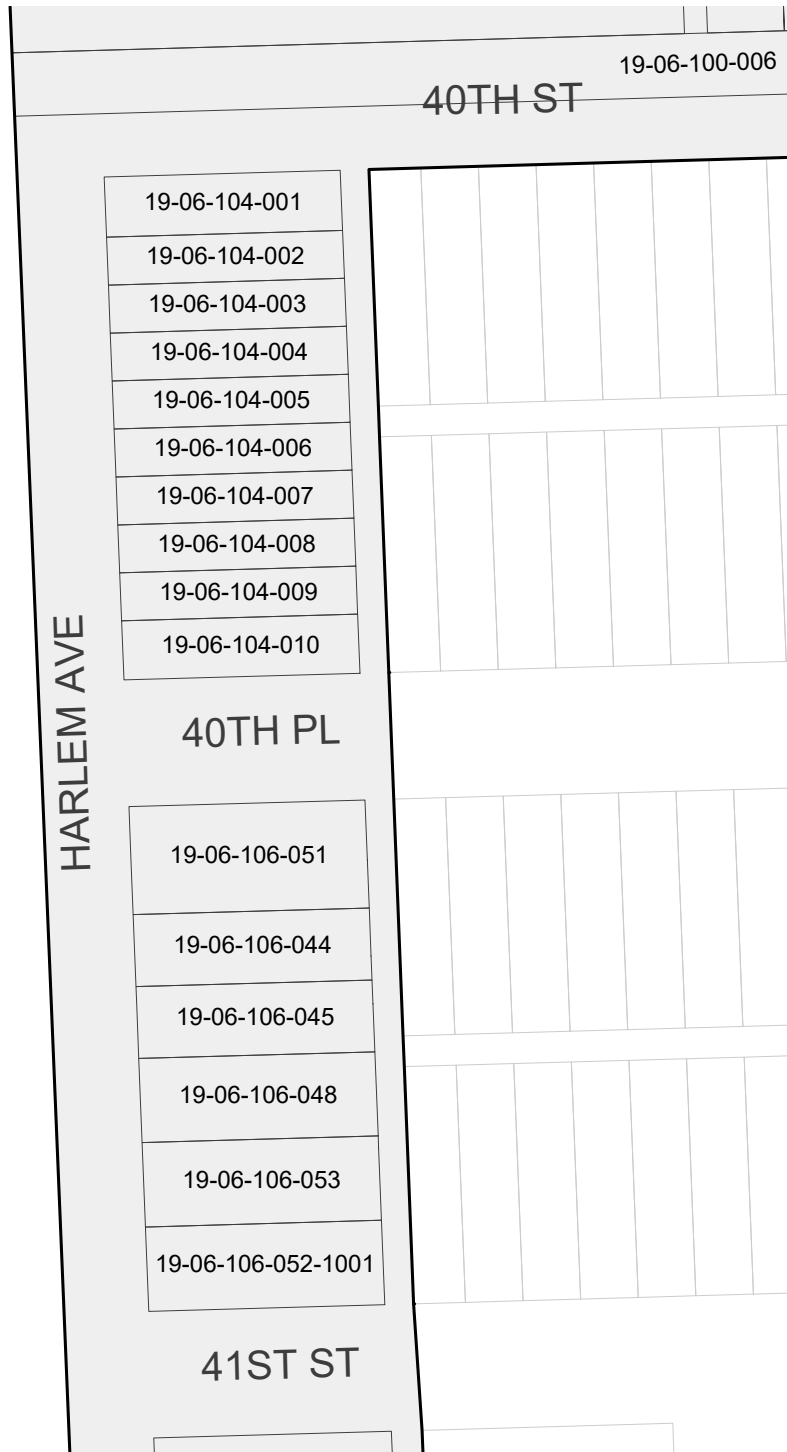
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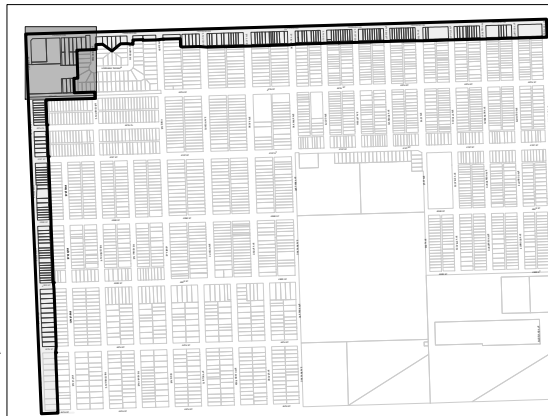
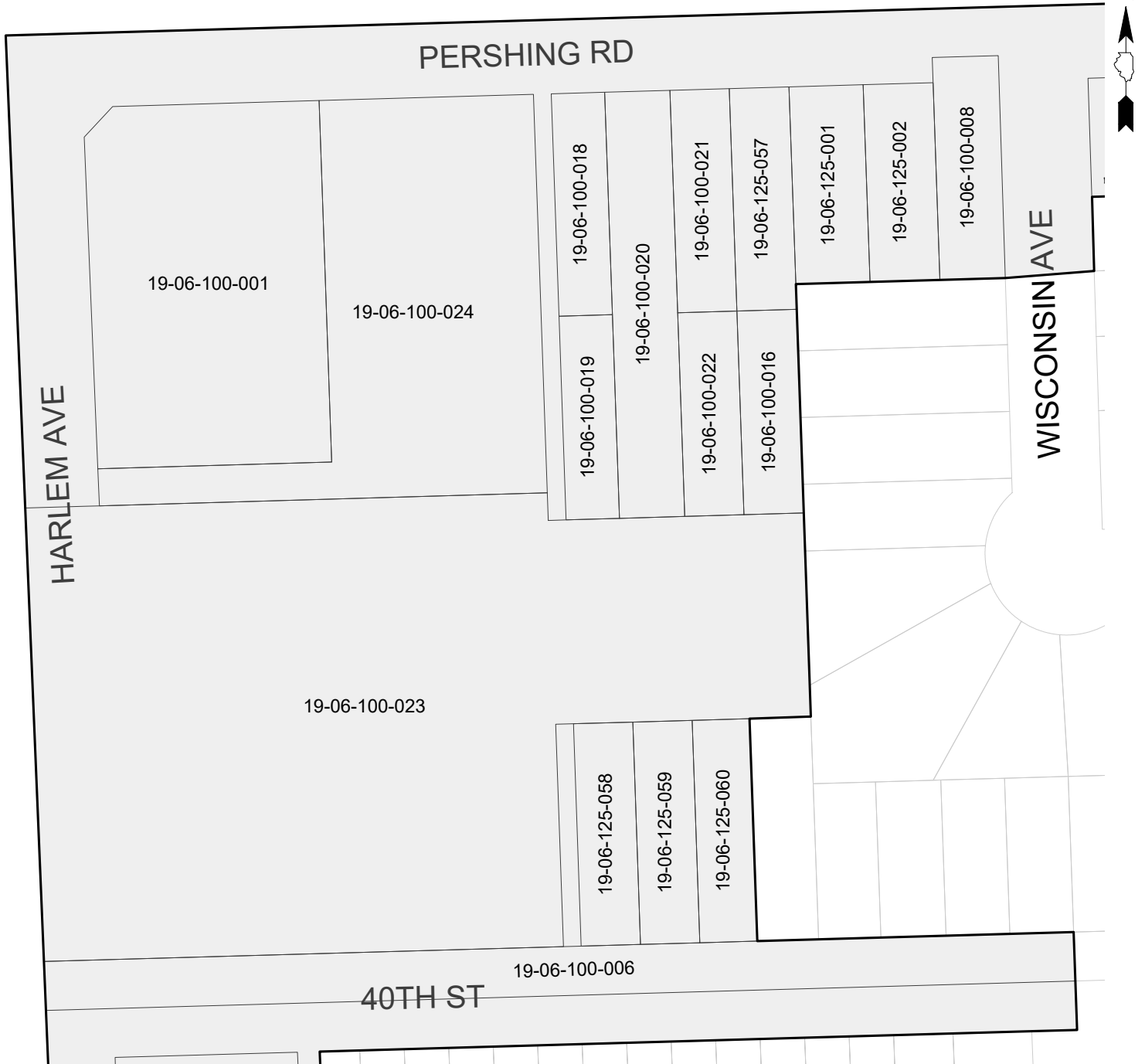
Illinois Professional Design Firm No. 184-000928

EXHIBIT 3
PROJECT #16093

VILLAGE OF STICKNEY HARLEM / PERSHING TIF DISTRICT



VILLAGE OF STICKNEY
HARLEM / PERSHING TIF DISTRICT



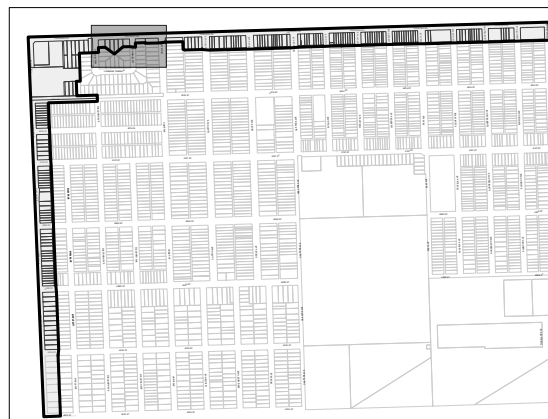
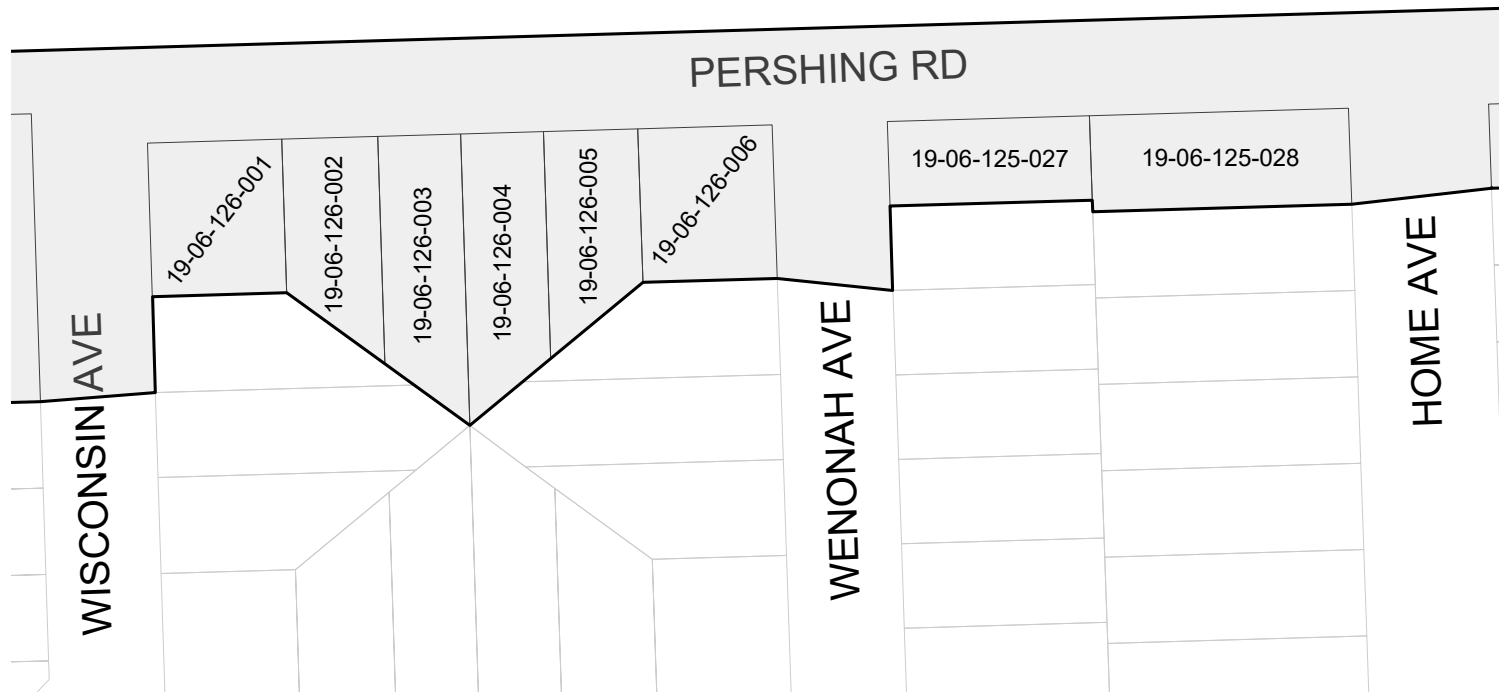
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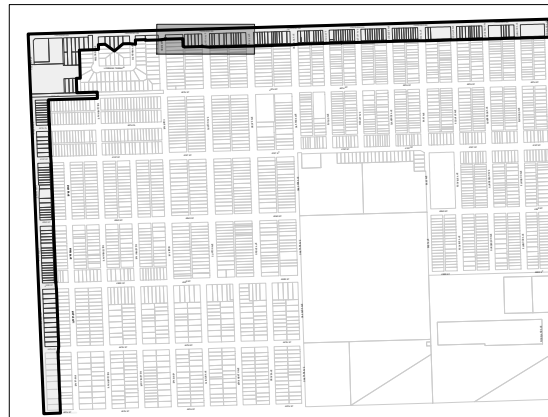
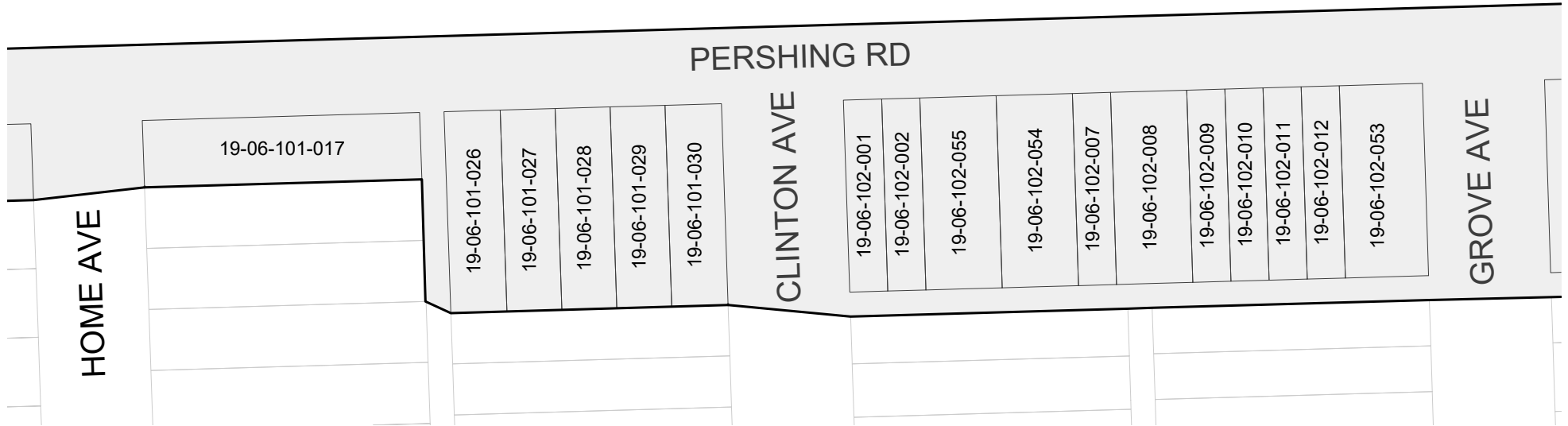
Illinois Professional Design Firm No. 184-000928

EXHIBIT 5
PROJECT #16093

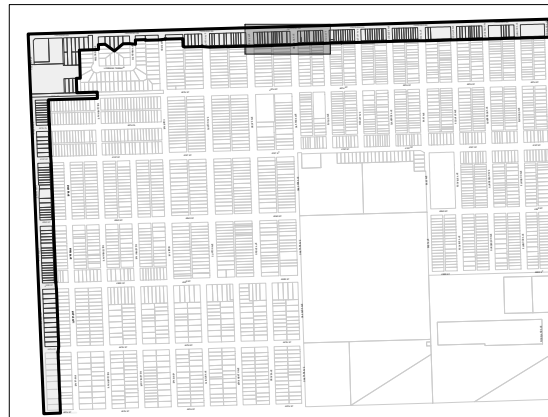
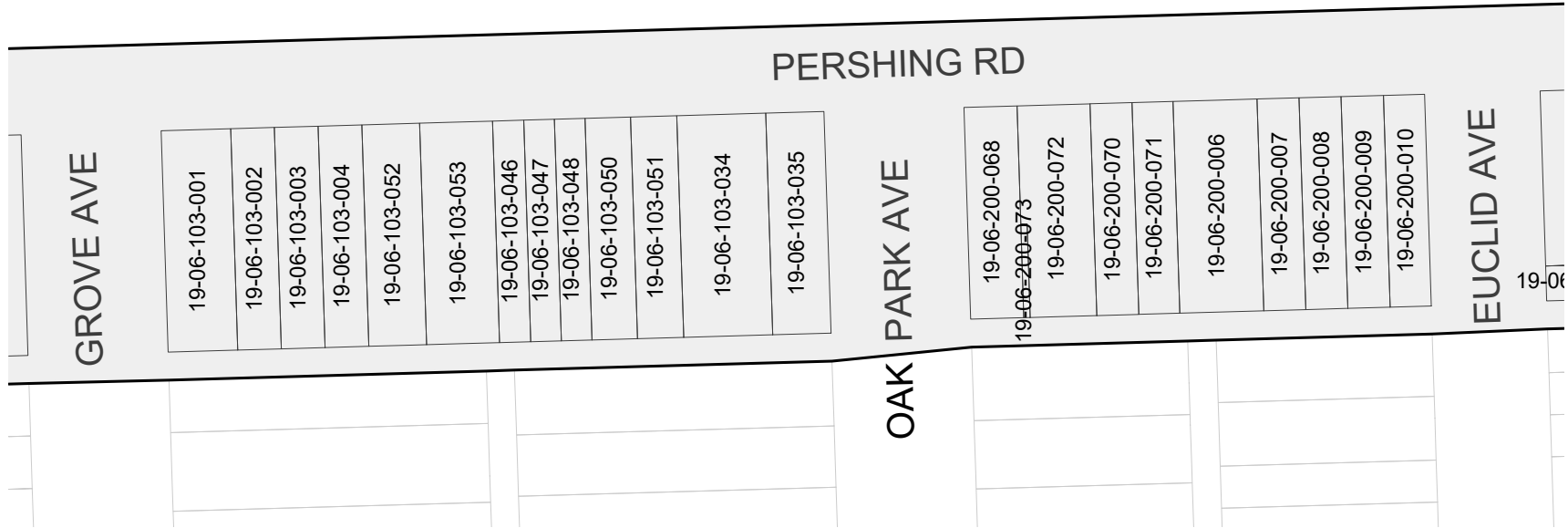
VILLAGE OF STICKNEY
HARLEM / PERSHING TIF DISTRICT



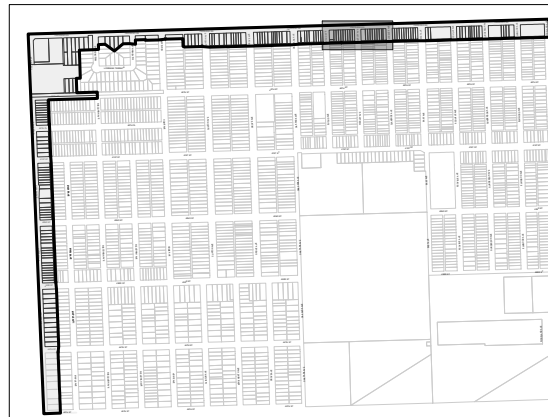
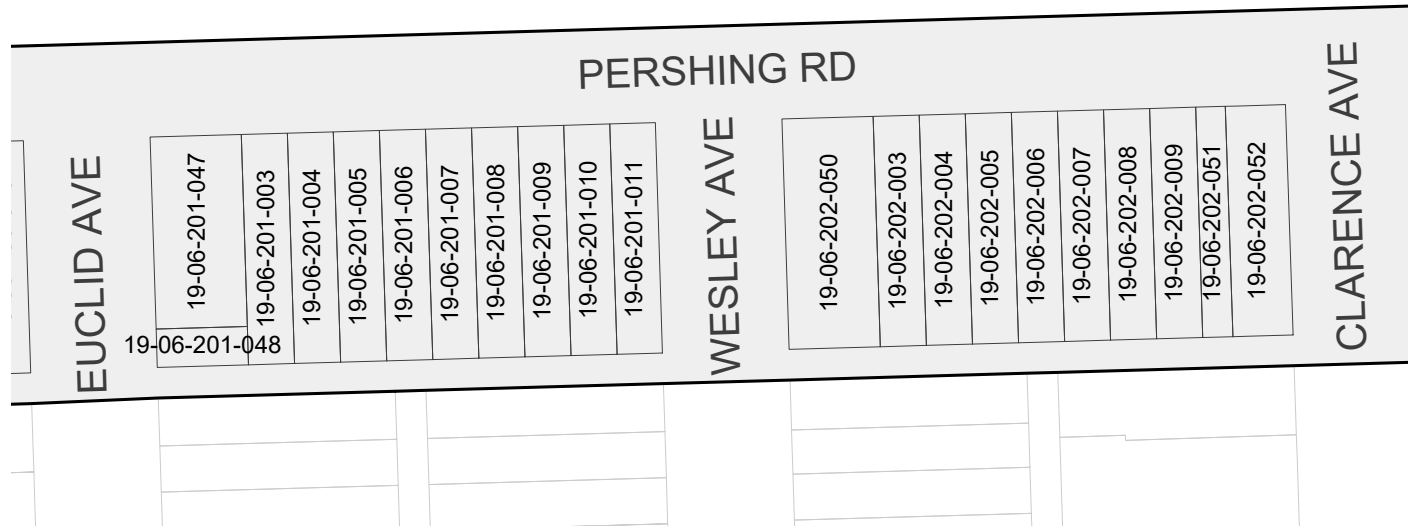
VILLAGE OF STICKNEY
HARLEM / PERSHING TIF DISTRICT



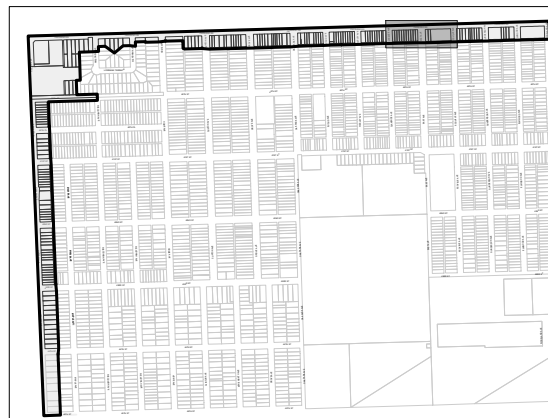
VILLAGE OF STICKNEY HARLEM / PERSHING TIF DISTRICT



VILLAGE OF STICKNEY HARLEM / PERSHING TIF DISTRICT



VILLAGE OF STICKNEY
HARLEM / PERSHING TIF DISTRICT



VILLAGE OF STICKNEY HARLEM / PERSHING TIF DISTRICT

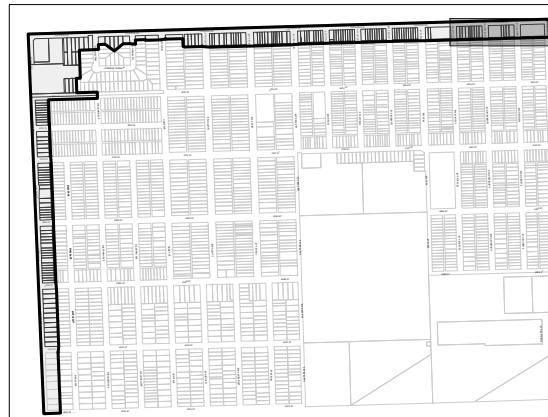
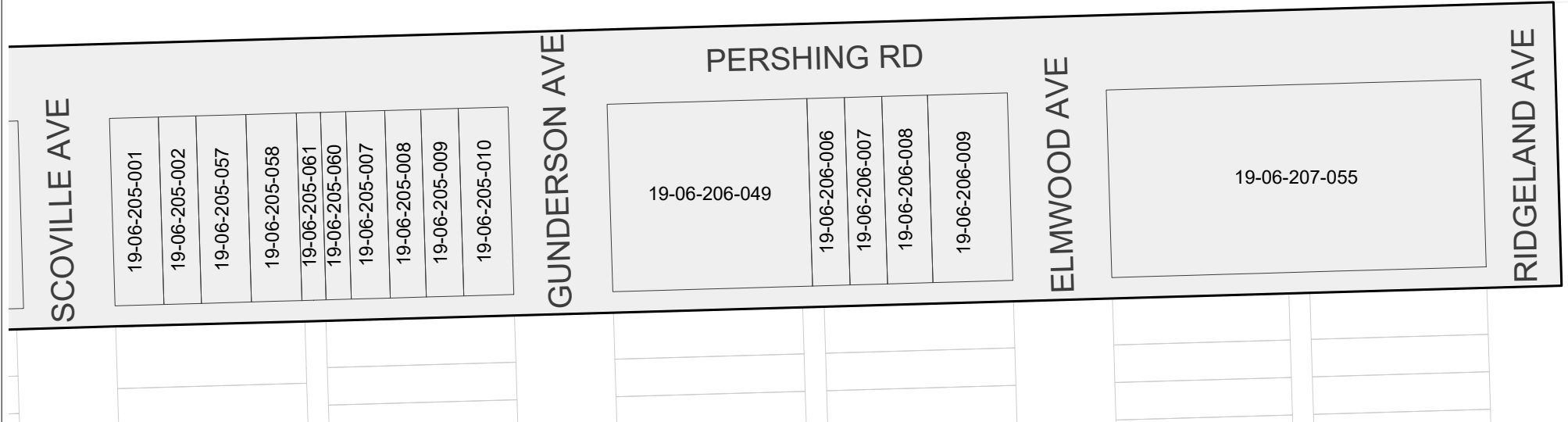


Exhibit 2 Legal Description

HARLEM / PERSHING TIF DISTRICT
LEGAL BOUNDARY DESCRIPTION
DATE: JANUARY 18, 2023

THE BOUNDARIES OF THE PROJECT AREA ARE LEGALLY DESCRIBED AS FOLLOWS:

ALL PART OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING ALSO THE INTERSECTION OF THE CENTERLINES OF HARLEM AVENUE AND PERSHING ROAD, THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF PERSHING ROAD TO A POINT AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6 ALSO BEING THE INTERSECTION OF THE CENTERLINES OF PERSHING ROAD AND RIDGELAND AVENUE, THENCE SOUTH ALONG THE EAST LINE OF EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF RIDGELAND AVENUE TO A POINT OF INTERSECTION WITH THE EXTENSION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF RIDGELAND AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF RIDGELAND AVENUE AND THE WEST LINE OF RIDGELAND AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF RIDGELAND AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF ELMWOOD AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF ELMWOOD AVENUE AND THE WEST LINE OF ELMWOOD AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF ELMWOOD AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF GUNDERSON AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GUNDERSON AVENUE AND THE WEST LINE OF GUNDERSON AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GUNDERSON AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF SCOVILLE AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF SCOVILLE AVENUE AND THE WEST LINE OF SCOVILLE AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF SCOVILLE AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF EAST AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EAST AVENUE AND THE WEST LINE OF EAST AVENUE, THENCE WEST ALONG THE SOUTH

LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EAST AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF CLARENCE AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF CLARENCE AVENUE AND THE WEST LINE OF CLARENCE AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF CLARENCE AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF WESLEY AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF WESLEY AVENUE AND THE WEST LINE OF WESLEY AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF WESLEY AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF EUCLID AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EUCLID AVENUE AND THE WEST LINE OF EUCLID AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF EUCLID AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF OAK PARK AVENUE, THENCE SOUTHWEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF OAK PARK AVENUE AND THE WEST LINE OF OAK PARK AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF OAK PARK AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF GROVE AVENUE, THENCE WEST ALONG A LINE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF THE ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GROVE AVENUE AND THE WEST LINE OF GROVE AVENUE, THENCE WEST ALONG THE SOUTH LINE OF SAID ALLEY LYING SOUTH OF PERSHING ROAD AND WEST OF GROVE AVENUE TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF SAID ALLEY AND THE EAST LINE OF CLINTON AVENUE, THENCE WEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 1 OF PREROST CLINTON AVENUE SUBDIVISION OF THE EAST HALF (EXCEPT THE SOUTH 200 FEET) OF BLOCK 3 OF B.F. SHOTWELL'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6-38-13, THENCE WEST ALONG THE SOUTH LINES OF SAID LOT 1 AND LOTS 2, 3, 4, AND 5 ALL IN SAID PREROST CLINTON AVENUE SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 5 IN SAID PREROST CLINTON AVENUE SUBDIVISION, THENCE NORTHWEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 3 IN A SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION, THENCE NORTH ALONG SAID WEST LINES OF SAID LOT 3 AND LOTS 1 AND 2 ALL IN SAID SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 1 IN SAID SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN SAID SUBDIVISION OF THE NORTHWEST QUARTER (EXCEPT THE EAST 8 FEET) OF BLOCK 3 IN B.F. SHOTWELL'S SUBDIVISION TO A POINT OF INTERSECTION OF SAID

SOUTH LINE OF SAID LOT 1 AND THE EAST LINE OF HOME AVENUE, THENCE SOUTHWEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 1 IN LORRAINE SUBDIVISION OF LOT 36 (EXCEPT THE SOUTH 33 FEET THEREOF) AND THE EAST HALF OF THE EAST HALF OF LOT 37 (EXCEPT THE 75 FEET OF THE NORTH 150 FEET THEREOF) AND (EXCEPT THE SOUTH 33 FEET THEREOF) IN CIRCUIT COURT PARTITION OF PART OF SECTIONS 31 AND 32-39-13, AND PART OF SECTION 6-38-13, AND PART OF SECTION 1-38-12, AND PART OF THE NORTHEAST QUARTER SECTION 12-38-12, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO A POINT AT THE SOUTHEAST CORNER OF LOT 30 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG SAID SOUTH LINE OF SAID LOT 30 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO A POINT OF INTERSECTION WITH THE EAST LINE OF WENONAH AVENUE, THENCE SOUTH ALONG THE EAST LINE OF WENONAH AVENUE TO THE SOUTHEAST CORNER OF LOT 31 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE NORTHWEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 62 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 62 TO THE SOUTHEAST CORNER OF LOT 61 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE SOUTHWEST ALONG THE SOUTH LINES OF SAID LOT 61 AND LOT 60 TO THE SOUTHEAST CORNER OF LOT 59 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE NORTHWEST ALONG THE SOUTH LINES OF SAID LOT 59 AND LOT 58 TO THE SOUTHEAST CORNER OF LOT 57 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 57 IN SAID LORRAINE SUBDIVISION OF LOT 36 TO A POINT OF INTERSECTION ON THE EAST LINE OF WISCONSIN AVENUE, THENCE SOUTH ALONG THE EAST LINE OF WISCONSIN AVENUE TO THE SOUTHWEST CORNER OF LOT 74 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG A LINE TO THE NORTHWEST CORNER OF LOT 54 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 54 TO THE NORTHWEST CORNER OF SAID LOT 54 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 54 AND LOTS 53, 52, 51 50, AND 49 ALL IN SAID LORRAINE SUBDIVISION OF LOT 36 TO THE NORTHEAST CORNER OF LOT 1 IN PREROST AND SVATEK SUBDIVISION OF THE NORTH 150 FEET OF THE SOUTH 183 FEET OF PART OF THE WEST HALF OF THE EAST OF HALF OF BLOCK 37 IN SAID CIRCUIT COURT PARTITION, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN SAID PREROST AND SVATEK SUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 IN SAID PREROST AND SVATEK SUBDIVISION TO THE POINT OF INTERSECTION ON THE NORTH LINE OF 40TH STREET, THENCE EAST ALONG THE NORTH LINE OF 40TH STREET TO THE SOUTHEAST CORNER OF LOT 43 IN SAID LORRAINE SUBDIVISION OF LOT 36, THENCE SOUTH TO A POINT AT THE INTERSECTION OF THE SOUTH LINE OF 40TH STREET EXTENDED EAST AND THE CENTERLINE OF WISCONSIN AVENUE, THENCE WEST ALONG A LINE TO A POINT OF INTERSECTION OF THE WEST LINE OF WISCONSIN AVENUE AND THE SOUTH LINE OF 40TH STREET, THENCE WEST ALONG THE SOUTH LINE OF 40TH STREET TO THE WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 40TH STREET, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF HARLEM

AVENUE AND SOUTH OF 40th STREET TO A POINT OF INTERSECTION ON THE NORTH LINE OF 40th PLACE, THENCE SOUTH ALONG A LINE TO A POINT OF INTERSECTION OF THE SOUTH LINE OF 41st STREET AND THE WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 41st STREET, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 41ST STREET TO A POINT OF INTERSECTION ON THE NORTH LINE OF 42nd STREET, THENCE SOUTH ALONG A LINE TO A POINT OF INTERSECTION OF THE SOUTH LINE OF 42nd STREET AND THE WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 42ND STREET, THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY LYING EAST OF HARLEM AVENUE AND SOUTH OF 42nd STREET TO A POINT OF INTERSECTION ON THE NORTH LINE OF 43rd STREET, THENCE SOUTHEAST ALONG A LINE TO THE NORTHEAST CORNER OF LOT 32 IN PREROST EDGEWOOD HOMES SECOND ADDITION A SUBDIVISION OF BLOCK 29 (EXCEPT EAST 375 FEET) IN CIRCUIT COURT PARTITION SECTION 6-38-13, THENCE SOUTH ALONG THE EAST LINES OF SAID LOT 32 AND LOTS 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, AND 17 ALL IN SAID PREROST EDGEWOOD HOMES SECOND ADDITION SUBDIVISION OF BLOCK 29 TO THE SOUTHEAST CORNER OF SAID LOT 17, THENCE SOUTHWESTERLY ON A LINE TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6 IN WALTER G. MCINTOSH & COMPANY'S FOREST VIEW GARDENS, A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23, AND 28 IN SAID CIRCUIT COURT PARTITION, THENCE SOUTH ALONG THE EAST LINES OF SAID LOT 1 AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, AND 10 ALL IN SAID WALTER G. MCINTOSH & COMPANY'S FOREST VIEW GARDENS, A SUBDIVISION OF LOTS 14, 15, 20, 21, 22, 23, AND 28 IN SAID CIRCUIT COURT PARTITION TO THE SOUTHEAST CORNER OF SAID LOT 10, THENCE SOUTH ON A LINE TO A POINT OF INTERSECTION ON THE CENTERLINE OF 45TH STREET, THENCE WEST ALONG AN EXTENSION OF THE CENTERLINE OF 45th STREET TO A POINT OF INTERSECTION ON THE WEST LINE OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF HARLEM AVENUE, THENCE NORTH ALONG SAID WEST LINE OF SAID SECTION 6 ALSO BEING THE CENTERLINE OF HARLEM AVENUE TO THE POINT OF BEGINNING BEING A POINT AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 6 IN TOWNSHIP 38 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING ALSO THE INTERSECTION OF THE CENTERLINES OF HARLEM AVENUE AND PERSHING ROAD.

ALL IN THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS.

Exhibit 3 Eligibility Report

VILLAGE OF STICKNEY, ILLINOIS HARLEM/PERSHING TIF DISTRICT ELIGIBILITY REPORT

A study to determine whether certain properties within the Village of Stickney Heights qualify as a Conservation Area as defined in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes.

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**Village of Stickney, Illinois
&
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June, 2023

TABLE OF CONTENTS

EXECUTIVE SUMMARY	i
I. INTRODUCTION	1
II. QUALIFICATION CRITERIA	4
III. METHODOLOGY OF EVALUATION	7
IV. QUALIFICATION FINDINGS FOR STUDY AREA	8
V. SUMMARY	12
APPENDIX A: Tax Parcels within Study Area	C

EXECUTIVE SUMMARY

The Village of Stickney, Illinois (the “Village”) is exploring the establishment of the Harlem/Pershing Tax Increment Finance District to promote the revitalization of underutilized properties located in the western portion of the Village. In the context of planning for the establishment of the Redevelopment Project Area (the “RPA”), the Village has initiated the study of certain tax parcels (the “Study Area”) to determine whether they qualify separately or in aggregate under the Tax Increment Allocation Redevelopment Act, 65ILCS 5/11-74.4-3, et seq., as amended (the “TIF Act” or “Act”) for inclusion in the RPA. Ryan LLC (formerly Kane, McKenna and Associates) (Ryan) has been retained by the Village to conduct this study on the Village’s behalf.

Ryan has reached the following conclusions regarding the qualification of the Study Area based upon the analysis completed to date:

- 1) The Study Area qualifies as a conservation area - The Study Area qualifies as a conservation area as defined in the TIF Act. The conservation area factors found in the Study Area are present and are distributed throughout the area.
- 2) Current conditions impede redevelopment – The existence of certain conditions found within the Study Area present a barrier to the area’s successful redevelopment. The current conditions in the Study Area are impediments to redevelopment, creating an environment where it is reasonable to conclude redevelopment would not take place “but for” the use of the TIF Act. The factors present on the ground negatively impact coordinated and substantial private sector investment in the overall area. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects and other activities that require private sector investment are not likely to be economically feasible.
- 3) Viable redevelopment sites could produce incremental revenue - The Study Area potentially could, with TIF-related assistance, be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites in the Study Area.
- 4) TIF designation is recommended - To mitigate conservation area conditions, promote private sector investment, and foster the economic viability of the Study Area, Ryan recommends that the Village proceed with the formal TIF designation process for the entire area.

I. INTRODUCTION

Description of the Study Area

The Study Area is located primarily with the western portion of the Village, predominately along Harlem Avenue corridor from Pershing Road south to 45th street and along Pershing Road corridor from Harlem Avenue east to Ridgeland Avenue. The Study Area consists of three hundred and twenty-four (324) tax parcels within Cook County, Illinois. Predominant land uses within the Study Area consist of residential, retail, and commercial.

Please see Appendix A for a list of the tax parcels included in the Study Area (and Exhibit 1 of the Redevelopment Plan and Project for a visual depiction of the Study Area).

Background

The Study Area is predominately residential, retail, and commercial, with the inclusion primarily mature apartment and condominium buildings. The area is located along heavily traveled corridors, thus presenting a strategic location and great opportunities for redevelopment which further the Village's community and economic development goals. However, a number of impediments challenge potential redevelopment activities. Ryan's evaluation of the area has found numerous conditions deterring private reinvestment in the area and would impede future redevelopment efforts, thereby threatening the continued stability of the Stickney community. These conditions are described in Section IV of this report.

Given the existing conditions within the Study Area, the Village has determined that the area as a whole would not be redeveloped in a coordinated manner without the adoption of a Tax Increment Financing Redevelopment Plan. The Village has commissioned this Eligibility Report as part of a Redevelopment Plan to alleviate those conditions which deter private investment in the area and to meet redevelopment goals and objectives.

Overview of Tax Increment Financing (TIF)

Tax Increment Financing (or "TIF") is an economic development tool which uses future revenues to finance redevelopment activity. In the State of Illinois an area can be designated as a TIF district if it faces certain impediments to redevelopment. At the time of designation, the equalized assessed value of tax parcels within the boundaries of the district are "frozen" for the term of the TIF district. Taxing jurisdictions that overlap that district continue to receive property taxes, but those revenues generated from an increase in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue is then used to finance redevelopment activities within the district to accomplish community and economic development goals.

The Eligibility Report

The TIF Act enables Illinois municipalities to establish TIF districts either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a

public interest in order to, “promote and protect the health, safety, morals and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas” (65 ILCS-5/11-74.4-2(b)).

To establish a TIF district (i.e. “Redevelopment Project Area” or “RPA”), Illinois municipalities must adopt several documents including a Redevelopment Plan and an Eligibility Report. An Eligibility Report is a document which provides the basis for the RPA’s qualification under the TIF Act in reasonable detail.

The Village has authorized Ryan to evaluate the Study Area in relation to its qualification as a TIF district under the TIF Act and to prepare a TIF District Eligibility Report for the Study Area. Following the Village’s evaluation of the TIF District Eligibility Report and only upon express authorization to proceed, Ryan will prepare a Redevelopment Plan for the RPA.

Determination of the “But-For”

As evidenced by the decades long failure of the private sector alone to accomplish redevelopment, the Village has determined that planned redevelopment of the Study Area is feasible only with public financial assistance. The creation and utilization of a TIF redevelopment plan and redevelopment agreements is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the Study Area, strengthen the tax base and improve resident quality of life.

General Scope and Methodology

Ryan formally began its analysis by conducting a series of consultations with Village staff initiated in March, 2022 and continuing up to the date of this report’s issuance. The purpose of the planning sessions with Village staff was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the Study Area. These planning sessions were complemented by a series of field surveys for the entire area to evaluate conditions in the Study Area. Ryan also analyzed the Village’s most recent Zoning Map and its comprehensive planning process and other reports available.

Properties within the Study Area were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a “conservation area,” as the term is defined pursuant to the TIF Act.

During the course of its work, Ryan reported findings to key Village officials, as well as Village Counsel and the Village Engineer, regarding TIF qualification and the feasibility of redevelopment within the Study Area. Based upon these findings the Village directed Ryan to complete this report.

For additional information about Ryan’s data collection and evaluation methods refer to Section IV of this report. Should the Village decide to proceed with the process for the potential adoption of the RPA as a TIF District, this Eligibility Report may be subject to certain updates in the event any supplemental information relevant to the TIF qualification factors become available at a later date.

II. QUALIFICATION CRITERIA

The TIF Act sets out specific procedures for qualifying a RPA. By definition, a RPA is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the TIF Act, “conservation area” means any improved area within the boundaries of a RPA located within the territorial limits of the municipality where:

- 50% or more of existing structures are 35 years or older in age
- At least three of 13 eligibility factors are present and distributed to a meaningful extent

The 13 possible eligibility factors are:

1. Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
2. Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.
3. Deterioration: With respect to buildings, defects are evident, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas demonstrate evidence of deterioration, including, but 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 applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
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 according to room area to window area ratio requirements. 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 exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, and lack of reasonably required off-street parking or inadequate provision for loading service.
10. **Deleterious Land-Use or Layout:** The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses that are 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. Any such remediation costs would 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 development of the area. 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. Lagging or Declining EAV: The total equalized assessed value (EAV) of the RPA has declined for three (3) of the last five (5) calendar years 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) calendar years, for which information is available or 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) calendar years prior to the year in which the RPA is designated.

III. METHODOLOGY OF EVALUATION

The following method was applied to evaluate the Study Area's qualification as a TIF district.

1. Ryan representatives collected primary data during site visits to the Study Area. These site visits consisted of visual observation of the area which included, but was not limited to, tax parcel counts, address matches and the identification of current land uses, building conditions, lot conditions and traffic flows. Ryan documented these observations via notes and photography.
2. Ryan representatives collected secondary data including, but not limited to, 2015 to 2021 tax information, tax parcel maps, site data, planning documents and information related to local history and context from interviews with Village staff and other stakeholders.
3. The age of existing structures was ascertained by matching data collected during site visits to local tax and building records to determine if the Study Area would qualify as a conservation area as defined by the TIF Act.
4. Ryan also utilized the collected data to conduct an evaluation of the presence and extent of the aforementioned eligibility factors (e.g. deterioration, excessive vacancies, etc.) that would qualify the Study Area as a conservation area as defined by the TIF Act.

IV. QUALIFICATION FINDINGS FOR STUDY AREA

Summary of Age Findings for a Conservation Area

As mentioned in Section II of this report, an area may qualify as a conservation area under the TIF Act if 50% or more of existing structures are 35 years in age or older. Ryan collected primary data from site surveys and secondary data from the Cook County Assessor regarding the age of existing structures within the Study Area. Ryan found that at least 88 of the estimated approximately 99 existing structures, or 88.9%, are 35 years in age or older. Therefore, it is possible for the Study Area to qualify as a conservation area as defined by the TIF Act.

Table 1. Summary of Age Findings for Conservation Area

Total number of estimated structures in Study Area	99
Number of structures in Study Area 35 years or older in age	88
Percent of structures in Study Area 35 years or older in age	88.9%

Summary of Factor Findings for a Conservation Area

Once it was established that the Study Area may qualify as a conservation area based upon the age threshold of structures within the area, Ryan analyzed the Study Area in relation to the 13 aforementioned eligibility factors. Three of these factors must be present and distributed to a meaningful extent within the Study Area to qualify the area as a conservation area under the TIF Act. Ryan determined that five of the 13 possible factors were present and distributed to a meaningful extent within the Study Area.

Table 2. Summary of Factor Findings for Conservation Area

Total number of possible factors per TIF Act	13
Minimum factors needed to qualify per TIF Act	3
Factors present in Study Area	5

The five factors found to be present and distributed to a meaningful extent within the Study Area are:

1. Lack of Community Planning
2. Deleterious Land Use or Layout
3. Inadequate Utilities
4. Deterioration
5. Obsolescence

These factors are summarized as follows:

1. Lack of Community Planning: The Act states that this factor is present if the Study Area developed prior to or without the benefit or guidance of a community plan. This factor must be documented by evidence of adverse or incompatible land use relationships, an inadequate street layout, improper subdivision, parcels of inadequate shape or size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

When evaluating an area for the presence of this factor it is helpful to compare the age of existing structures with any key community planning events in the area's history. In the case of the Study Area, many of the building were originally developed prior to the approval of the Village's 1981 comprehensive zoning ordinance. With only a few exceptions, the development of existing buildings occurred in the Study Area took place in at a time prior to the application of modern community planning techniques by the Village, and without the benefit of guidance from comprehensive and coordinated planning offered under current day comprehensive land planning practices. The key corridors of the Study Area are best suited for commercial development versus the high proportion of residential development that took place well before the higher levels of commercial development in communities adjacent to the Village.

Incompatible land use relationships are present within the Study Area given the mix of a mature residential population in direct existence with high volume commercial corridor traffic. Low to mid density residential uses are in proximity (both within and outside the Village), or abut, substantial and intense commercial uses on the Study Area's along both major corridors of the Village. There is minimal screening (landscape or otherwise) between such potential conflicting land uses.

2. Deleterious Land Use/Layout: The act states that this factor is present if there exist incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses that are considered noxious, offensive, or unsuitable for the surrounding area.

As indicated in the above "Lack of Community Planning" subsection of this report, incompatible land use relationships are present within the Study Area. As noted above, there exists the presence of low to medium-density residential uses proximity, or abutting with, substantial and intense commercial uses. These conditions, especially when combined with high traffic corridors, evidence the presence of deleterious layout of land uses.

The buildings in the area were developed at a time that allowed high intensity land uses to over develop on available lots. There was permitted a common theme of zero lot lines and very low building to land ratios in proportions that would not be permitted in modern day residential and commercial development within an urban environment. This problem has become more severe over the decades as automobile ownership levels have increased, bringing with it corresponding needs for more need for developments to accommodate growing parking needs.

The older developments within the Study Area are not designed in a way to accommodate such needs, and the lack of remaining land area does not allow for modern day requirements for higher residential units to parking space ratios. Additionally, the Harlem and Pershing corridors either do not allow for any off-street parking, or where available, it is heavily restricted. Thus, off street parking availability is limited and ways that does not allow residential and commercial parking needs that cannot be accommodated with onsite parking capacities. Additionally, the presence, in many cases, of zero lot lines, structures with joining and/or common walls, and with lack of light, air and space between them creates potentially unsafe conditions in the event of fires or other potential hazards. Such conditions contribute to the area's deleterious land use and lay out challenges.

3. Inadequate Utilities: This factor is present if underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electric services are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity for the municipality to serve the uses in the Study Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or, (iii) lacking within the Study Area.

Overall, existing utilities in the area are not sufficient for planned future redevelopment of the proposed RDA and would require improvements to support such redevelopment. The existing infrastructure within the Study Area, like the area as a whole, developed with a lack of community planning and coordination. Information obtained from the Village's engineer, Novotny Engineering, indicates that the existing combined storm and sanitary sewers owned by the Village along both Harlem Avenue and Pershing Road should be planned for future sewer lining improvements. Additionally, mainline combined sewer located along Harlem Avenue have suffered from periodic collapses. water and/or or sanitary sewer infrastructure is advanced in age, and as such may be nearing the end of useful life. Additionally, existing alleys within the RPA lack dedicated storm water drainage systems. These conditions serve as indication that the utility services are not adequate to support any planned growth in the intensity of land uses along the Harlem and Pershing corridors.

4. Deterioration: The Act describes deterioration in the context of secondary building components and surface improvements. For secondary building components (e.g. doors, windows, porches, gutters and downspouts and fascia) deterioration may be evidenced by the presence of major defects. For surface improvements (e.g. roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas), deterioration may be evidenced by surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Deterioration was observed and noted in building components throughout the Study Area. Common required repair items include brick, cement and other exterior surface materials breaking and falling off exterior walls, broken, rotting and doorways and windows, and rusting metal stairs.

Deterioration was found to be pervasive in surface improvements throughout the Study Area. Evidence of deterioration included cracking and crumbling surfaces, potholes and depressions. In many cases the degree of deterioration in asphalt surfaces left large pools of standing water in surface improvements. Portions of Pershing Road, that were constructed in the early 1980's, are in need of repair and/or prevent deteriorated conditions. to eliminate deficiencies. This type of deterioration was predominantly found in parking lots, roadways and storage areas throughout the area.

The observable deterioration contributes to an adverse aesthetic impact of the area. Visually, deterioration signals an area in decline rather than an investment opportunity.

5. Obsolescence: The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use.

Obsolescence is evidenced within the Study Area by those factors previously identified in this report. For example, from a quantitative perspective, the ages of existing structures act as evidence for the existence of such obsolescence. As stated earlier, at least 88 of the estimated 99 existing structures, or approximately 88.9% of structures, within the Study Area are over 35 years (in a range of 50 to 100 years old) in age. Planning standards and market expectations have substantially changed since the Study Area was originally developed. Obsolete conditions have impeded reinvestment in the area as evidenced by the Study Area's lagging EAV. This metric reflects the economic impacts of growing obsolescence and an overall lack of investment in the area. As market expectations have changed, the Study Area has become increasingly less well-suited for uses that would be attractive for investment.

From a qualitative perspective, obsolescence is evidence by the presence of in buildings and surface improvements. Deterioration results from a lack of investment in the repair and maintenance of improvements, and this lack of investment is a result of the increasing obsolescence of both individual structures and the Study Area as a whole.

V. SUMMARY

Relevant qualification findings as related to the designation of the Study Area as a conservation area are as follows:

1. The Study Area is contiguous and is greater than 1 ½ acres in size;
2. The Study Area qualifies as a conservation area as; i) 50% or more of the existing structures are 35 years in age or older; and, ii) at least three eligibility factors are present to a meaningful extent and are distributed throughout the area;
3. All property in the Study Area would substantially benefit by the proposed redevelopment project improvements;
4. The growth of EAV for all taxing districts overlaying the area, including the Village has been impaired by the factors found present in the Study Area; and,
5. The Study Area would not be subject to redevelopment without the investment of public funds, including property tax increment.

In the judgement of Ryan, these findings provide the Village with sufficient justification to consider designation of the Study Area as a TIF district.

APPENDIX A: Tax Parcels within Study Area

Harlem-Pershing TIF

	PIN
1	19-06-100-001-0000
2	19-06-100-006-0000
3	19-06-100-008-0000
4	19-06-100-016-0000
5	19-06-100-018-0000
6	19-06-100-019-0000
7	19-06-100-020-0000
8	19-06-100-021-0000
9	19-06-100-022-0000
10	19-06-100-023-0000
11	19-06-100-024-0000
12	19-06-101-017-0000
13	19-06-101-026-0000
14	19-06-101-027-0000
15	19-06-101-028-0000
16	19-06-101-029-0000
17	19-06-101-030-0000
18	19-06-102-001-0000
19	19-06-102-002-0000
20	19-06-102-007-0000
21	19-06-102-008-0000
22	19-06-102-009-0000
23	19-06-102-010-0000
24	19-06-102-011-0000
25	19-06-102-012-0000
26	19-06-102-053-0000
27	19-06-102-054-0000
28	19-06-102-055-0000
29	19-06-103-001-0000
30	19-06-103-002-0000
31	19-06-103-003-0000
32	19-06-103-004-0000
33	19-06-103-034-0000
34	19-06-103-035-0000
35	19-06-103-046-0000
36	19-06-103-047-0000
37	19-06-103-048-0000
38	19-06-103-050-0000
39	19-06-103-051-0000
40	19-06-103-052-0000
41	19-06-103-053-0000
42	19-06-104-001-0000

Harlem-Pershing TIF

	PIN
43	19-06-104-002-0000
44	19-06-104-003-0000
45	19-06-104-004-0000
46	19-06-104-005-0000
47	19-06-104-006-0000
48	19-06-104-007-0000
49	19-06-104-008-0000
50	19-06-104-009-0000
51	19-06-104-010-0000
52	19-06-106-044-0000
53	19-06-106-045-0000
54	19-06-106-048-0000
55	19-06-106-052-1001
56	19-06-106-052-1002
57	19-06-106-052-1003
58	19-06-106-052-1004
59	19-06-106-052-1005
60	19-06-106-052-1006
61	19-06-106-052-1007
62	19-06-106-052-1008
63	19-06-106-052-1009
64	19-06-106-052-1010
65	19-06-106-053-1001
66	19-06-106-053-1002
67	19-06-106-053-1003
68	19-06-106-053-1004
69	19-06-106-053-1005
70	19-06-106-053-1006
71	19-06-106-053-1007
72	19-06-106-053-1008
73	19-06-111-001-0000
74	19-06-111-002-0000
75	19-06-111-003-0000
76	19-06-111-004-0000
77	19-06-111-005-0000
78	19-06-111-006-0000
79	19-06-111-007-0000
80	19-06-111-008-0000
81	19-06-111-018-0000
82	19-06-111-019-0000
83	19-06-111-020-0000
84	19-06-111-021-0000

Harlem-Pershing TIF

	PIN
85	19-06-111-022-0000
86	19-06-111-046-0000
87	19-06-111-049-1001
88	19-06-111-049-1002
89	19-06-111-049-1003
90	19-06-111-049-1004
91	19-06-111-049-1005
92	19-06-111-049-1006
93	19-06-111-049-1007
94	19-06-111-049-1008
95	19-06-111-049-1009
96	19-06-111-049-1010
97	19-06-111-049-1011
98	19-06-111-049-1012
99	19-06-111-049-1013
100	19-06-111-049-1014
101	19-06-111-049-1015
102	19-06-111-049-1016
103	19-06-111-050-1001
104	19-06-111-050-1002
105	19-06-111-050-1003
106	19-06-111-050-1004
107	19-06-111-050-1005
108	19-06-111-050-1006
109	19-06-111-051-0000
110	19-06-118-001-0000
111	19-06-118-009-0000
112	19-06-118-010-0000
113	19-06-118-011-0000
114	19-06-118-012-0000
115	19-06-118-015-0000
116	19-06-118-016-0000
117	19-06-118-017-0000
118	19-06-118-018-0000
119	19-06-118-019-0000
120	19-06-118-020-0000
121	19-06-118-021-0000
122	19-06-118-022-0000
123	19-06-118-045-0000
124	19-06-118-047-0000
125	19-06-118-048-0000
126	19-06-118-049-0000

Harlem-Pershing TIF

	PIN
127	19-06-118-050-0000
128	19-06-118-051-1001
129	19-06-118-051-1002
130	19-06-118-051-1003
131	19-06-118-051-1004
132	19-06-118-051-1005
133	19-06-118-051-1006
134	19-06-118-051-1007
135	19-06-118-051-1008
136	19-06-125-001-0000
137	19-06-125-002-0000
138	19-06-125-027-0000
139	19-06-125-028-0000
140	19-06-125-057-0000
141	19-06-126-001-0000
142	19-06-126-002-0000
143	19-06-126-003-0000
144	19-06-126-004-0000
145	19-06-126-005-0000
146	19-06-126-006-0000
147	19-06-200-006-0000
148	19-06-200-007-0000
149	19-06-200-008-0000
150	19-06-200-009-0000
151	19-06-200-068-0000
152	19-06-200-070-0000
153	19-06-200-071-0000
154	19-06-200-072-0000
155	19-06-200-073-0000
156	19-06-201-003-0000
157	19-06-201-004-0000
158	19-06-201-005-0000
159	19-06-201-006-0000
160	19-06-201-007-0000
161	19-06-201-008-0000
162	19-06-201-009-0000
163	19-06-201-010-0000
164	19-06-201-011-0000
165	19-06-201-047-0000
166	19-06-202-003-0000
167	19-06-202-004-0000
168	19-06-202-005-0000

Harlem-Pershing TIF

	PIN
169	19-06-202-006-0000
170	19-06-202-007-0000
171	19-06-202-008-0000
172	19-06-202-009-0000
173	19-06-202-050-0000
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206	19-06-206-049-1003
207	19-06-206-049-1004
208	19-06-206-049-1005
209	19-06-206-049-1006
210	19-06-206-049-1007

Harlem-Pershing TIF

	PIN
211	19-06-206-049-1008
212	19-06-206-049-1009
213	19-06-206-049-1010
214	19-06-206-049-1011
215	19-06-206-049-1012
216	19-06-206-049-1013
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224	19-06-207-055-1003
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226	19-06-207-055-1005
227	19-06-207-055-1006
228	19-06-207-055-1007
229	19-06-207-055-1008
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231	19-06-207-055-1010
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233	19-06-207-055-1012
234	19-06-207-055-1013
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243	19-06-207-055-1022
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245	19-06-207-055-1024
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247	19-06-207-055-1026
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249	19-06-207-055-1028
250	19-06-207-055-1029
251	19-06-207-055-1030
252	19-06-207-055-1031

Harlem-Pershing TIF

	PIN
253	19-06-207-055-1032
254	19-06-207-055-1033
255	19-06-207-055-1034
256	19-06-207-055-1035
257	19-06-207-055-1036
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260	19-06-207-055-1039
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283	19-06-300-044-1008
284	19-06-300-045-1001
285	19-06-300-045-1002
286	19-06-300-045-1003
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289	19-06-300-045-1006
290	19-06-300-045-1007
291	19-06-300-045-1008
292	19-06-300-046-1001
293	19-06-300-046-1002
294	19-06-300-046-1003

Harlem-Pershing TIF

	PIN
295	19-06-300-046-1004
296	19-06-300-046-1005
297	19-06-300-046-1006
298	19-06-300-046-1007
299	19-06-300-046-1008
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302	19-06-300-047-1003
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311	19-06-300-048-1004
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319	19-06-307-004-0000
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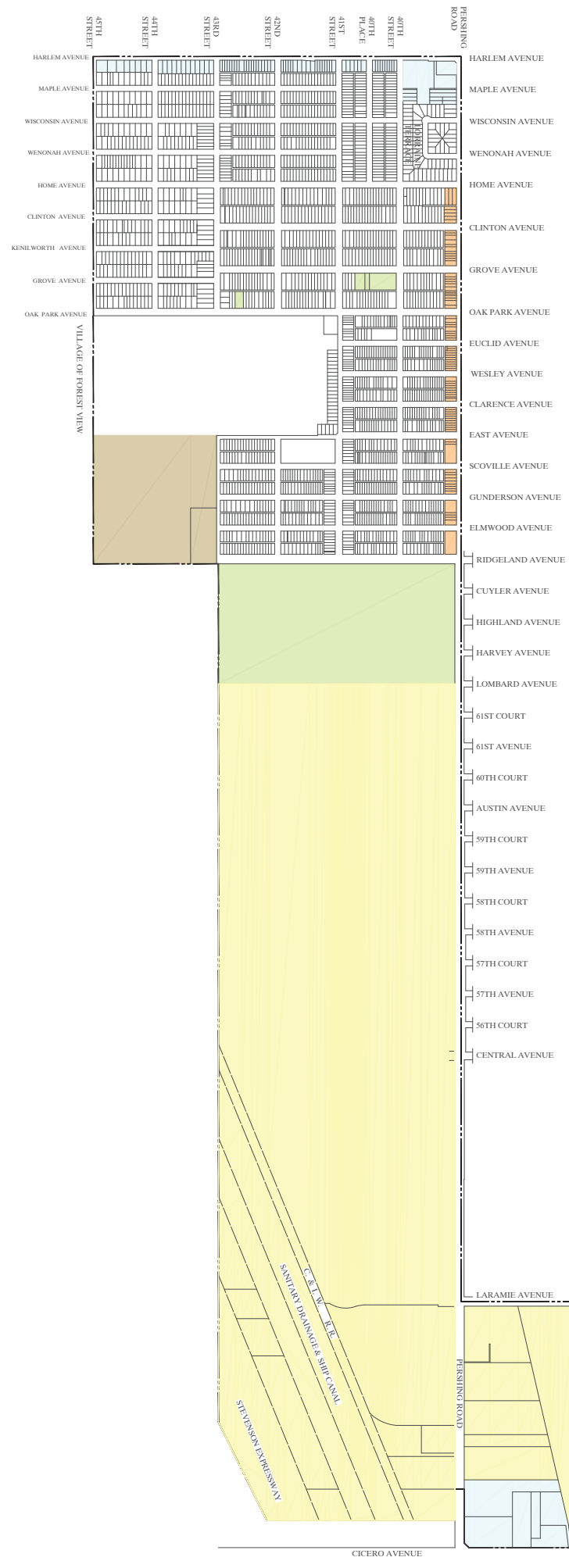
Exhibit 4 Existing and Proposed Land Use Map

VILLAGE OF STICKNEY

ZONING MAP

(Harlem/Pershing TIF District: Current/Future Business District Land Uses)

- ZONING DISTRICTS**
- HARLEM AVENUE AND CICERO AVENUE BUSINESS DISTRICT
 - BUSINESS DISTRICT
 - SINGLE FAMILY RESIDENCE DISTRICT
 - LIGHT INDUSTRIAL DISTRICT
 - HEAVY INDUSTRIAL DISTRICT
 - PARKS AND RECREATION DISTRICT



Trustee White moved and Trustee Milenkovic seconded the motion that said Ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said Ordinance as read.

Upon the roll being called, the following Trustees voted AYE: ~~Trustees White, Milenkovic, Torres, I~~

The following Trustees voted NAY: None

Whereupon the President declared the motion carried and said Ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Village Board of Trustees of the Village of Stickney, Cook County, Illinois, which was done.

Other business not pertinent to the adoption of said Ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Stickney, Cook County, Illinois (the “*Village*”), and that as such official I am the keeper of the records and files of the Village Board of Trustees of the Village (the “*Corporate Authorities*”).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 6th day of June, 2023, insofar as same relates to the adoption of an Ordinance entitled:

**AN ORDINANCE OF THE VILLAGE OF STICKNEY, COOK COUNTY, ILLINOIS,
APPROVING THE VILLAGE OF STICKNEY HARLEM AND PERSHING TAX
INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT
(HARLEM AND PERSHING TIF DISTRICT)**

a true, correct and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said Ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this 6th day of June, 2023.

(SEAL)

Village Clerk