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**VILLAGE OF FOREST PARK  
CIRCLE HARLEM TIF REDEVELOPMENT PLAN AND  
PROJECT**

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**Jointly Prepared By:**

**Village of Forest Park, Illinois**

**And**

**Ryan, LLC**

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**August 2023**

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## LIST OF EXHIBITS

### EXHIBITS

Exhibit 1	-	Legal Description, General Description, Tax Parcels
Exhibit 2	-	Boundary Map
Exhibit 3	-	Present Land Use Map
Exhibit 4	-	Future Land Use Map
Exhibit 5	-	TIF Qualification/Designation Report

## **I. INTRODUCTION**

The Village of Forest Park (the “Village”) is a mature suburban municipality serving a population of 14,339 citizens (according to the 2020 U.S. Census). Initially settled in the early 1820’s, the Village was eventually incorporated in 1884, and renamed to Forest Park in 1907. The Village is located in Cook County approximately 10 miles west of downtown Chicago and a little more than 6 miles from Chicago O’Hare International Airport. The Village has relatively close vehicular access to Chicago and its greater metropolitan area via the Eisenhower Expressway (I-290), which bisects the community, and State Route 43 (Harlem Avenue), which forms the eastern boundary. Commuter rail service is provided by METRA through Union Pacific west line which maintains the nearby Oak Park station at the corner of Harlem and North Boulevard, CTA green line service at the Harlem/Lake station, and CTA blue line service at both the Harlem and Forest Park stations. PACE suburban bus service also offers comprehensive access to the Village. The Village covers 2.4 square miles and is generally bordered by the Village of River Forest to the north, the Village of North Riverside to the south, the Village of Oak Park and City of Berwyn to the east, and the Village of Maywood to the west.

The Redevelopment Project Area (the “RPA”) discussed in this Forest Park Circle Harlem TIF Redevelopment Plan and Project (the “Plan”) generally includes parcels located on the west side of Harlem Avenue and the north Village boundary along the Chicago Transit Authority (CTA)/Union Pacific Railroad (UPRR) rail tracks, and is bounded Madison Street to the south, the CTA/UPRR rail tracks and the Village boundary to the north, Harlem Avenue to the east, and Lathrop Avenue to the west. Adjacent rights of way to the centerline of Harlem Avenue – the Village boundary – are also included.

The Village is considering various redevelopment options for the proposed redevelopment project area. The Village intends to attract and encourage mixed use development to build upon the successes of the corridor. Proximity to high quality transportation options and roadways can increase opportunities for new businesses, while improved streetscaping and pedestrian paths can support the existing commercial character of the corridor. Redevelopment efforts are intended to improve the aesthetic character of this area and to provide for commercial and retail services for the community.

The RPA contains mixed commercial, retail, and residential uses. The area contains twenty-eight (28) structures and forty-six (46) tax parcels (as of the 2021 tax year) comprising approximately twenty-six (26) acres. The majority of the buildings in the area (approximately 93%) are over thirty-five (35) years in age, and as such, show conservation area conditions associated with age and deterioration, among other adverse conditions.

Conditions of deterioration, obsolescence, lack of community planning, and inadequate utilities are evident throughout the area and have been documented pursuant to site visits and Village records. In addition, as a consequence of the lack of coordinated development, the RPA’s equalized assessed valuation (EAV) for the area has grown at an annual rate that is less than the growth for the balance of the Village’s EAV for three (3) of the last five (5) years in which data has been available. Finally, the total EAV of the RPA has grown at an annual rate that is less than the Consumer Price Index for All Urban Consumers (CPI-U) in three (3) of the last five (5) years.

The RPA has experienced decline in attractiveness for commercial and retail reuse, in part, due to the ages of its structures. Other issues include lack of retail facilities, vehicular traffic and

pedestrian movement challenges, and a lack of buffering and loading provisions. The combination of these factors tends to limit the opportunities for modern commercial, retail and mixed-use redevelopment of the RPA.

The RPA is suitable for redevelopment for mixed uses including residential, commercial and retail. The RPA's best opportunity for redevelopment is related to its location along Harlem Avenue (State Route 43), as well as proximity to other major transportation routes. The Village desires to create the proposed Circle Harlem TIF District in order to address lag in EAV and other adverse conditions in the wider area by facilitating additional development and redevelopment along one of the Village's primary retail corridors, to help achieve some of the more current planning objectives of the Village's most recent 2014 Comprehensive Plan (the "Comprehensive Plan"), and to facilitate needed infrastructure improvements within the larger area. The Village has undertaken this initiative to redevelop this larger strategic area within the Village and, in doing so, stabilize and expand benefits to the community and affected taxing districts.

### **The Redevelopment Plan and Project**

The Village recognizes the need for implementation of a strategy to revitalize an area of existing commercial properties within the boundaries of the proposed larger RPA and to stimulate and enhance private development within its larger commercial corridors. Business attraction and expansion are key components of the Village's strategy. The needed private investment in the RPA may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "TIF Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Plan will benefit the Village and all the taxing districts effected, which encompass the RPA, in the form of a significantly expanded tax base.

The designation of the larger central area as a RPA will allow the Village to address RPA deficiencies including, but not limited to, the following:

- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent retail and residential and other Village redevelopments;
- Entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the RPA;
- Coordinating and providing adequate parking for all redevelopments;
- Improving area appearance through landscape, streetscape and signage programs;
- Coordinating land assembly to provide sites for more modern redevelopment plans; and
- Providing infrastructure that is adequate in relation to redevelopment plans.

A map of the RPA boundaries is included in Exhibit 2 and is a part of this Plan. The area, on the whole, would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Plan. The Village, with the assistance of Ryan has prepared this Plan to use tax

increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the proposed Forest Park Circle Harlem TIF District. By means of public investment, the RPA will become a more viable area in attracting private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of workable retail, mixed-use residential, and commercial uses within the RPA.

Pursuant to the TIF Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the TIF Act, the RPA is not less in the aggregate than 1½ acres.

Through this Plan, the Village will serve as the central force for marshalling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Plan should create a stabilized and expanded tax base, the creation of new businesses, and the creation of new employment opportunities within the Village as a result of new private development in the RPA.

### **Summary**

It is found and declared by the Village, through legislative actions as required by the TIF Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment in order to enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary to achieve development goals. Without the development focus and resources provided under the TIF Act, the development goals of the Village would not reasonably be expected to be achieved.

It is found and declared by the Village that the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA, for the payment of redevelopment project costs, is of future benefit to those taxing districts. The reason for the use of incremental tax revenues is that these tax districts, whose jurisdictions are included in the RPA, would not derive the benefits of a significantly increased assessment base without the Village addressing the coordination of redevelopment.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to 65 ILCS Section 5/11-74.4.3(n)(5) of the TIF Act, that this Redevelopment Plan will not result in the displacement of ten (10) or more inhabited residential units. Therefore, this Redevelopment Plan does not include a Housing Impact Study as is required under the act.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.

Redevelopment of the RPA is tenable only if a portion of the improvements and other costs are funded by utilizing tax increment financing.



**II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

The Redevelopment Project Area legal description is attached in Exhibit 1.

### III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The Village has established certain goals, objectives and strategies which would determine the kinds of activities to be undertaken within the RPA. An important underlying document is the Comprehensive Plan which, as an element of the planning process, describe the overall vision for the Village and are the foundation for Village initiatives within the Village’s downtown area and throughout the study area. This planning document influences all other Village planning processes including those related to the RPA. Table 1 below summarizes goals and objectives in the Comprehensive Plan that are applicable to the RPA.

*Table 1. 2014 Comprehensive Plan Goals and Objectives Relevant to Redevelopment of the RPA*

Goals	Objectives
Retain, Expand, and Attract a Diverse Mix of Businesses	<ul style="list-style-type: none"> <li>• When appropriate, consider incentives to attract and retain commercial enterprises.</li> <li>• Prioritize existing areas within commercial corridors and encourage responsible redevelopment.</li> <li>• Revitalize existing commercial corridors by encouraging redevelopment.</li> <li>• Structure land use and zoning regulations to encourage mixed use development and redevelopment.</li> <li>• Develop and implement corridor plans to enhance and promote the Village’s major transportation corridors.</li> <li>• Maintain a business-friendly environment by providing resources, services, and assistance to the business community.</li> <li>• Increase economic vitality by promoting tourism and local visitor experiences.</li> <li>• Maintain a diverse economic base.</li> </ul>
Strengthen Land Use and Transportation Relationship	<ul style="list-style-type: none"> <li>• Promote the Complete Streets policy to develop a comprehensive network of roadway, pedestrian and bikeway, and transit facilities. Implement this policy in coordination with the development/redevelopment of properties and roadways.</li> <li>• Integrate transportation projects and land use development/plans to support and strengthen each other.</li> <li>• Encourage mixed use and transit-oriented development near transit stations and stops.</li> <li>• Streetscape improvements, including the expansion of sidewalk widths, should be considered for pedestrian access and street furniture.</li> <li>• Any redevelopment along Harlem Avenue should include groups of properties.</li> </ul>
Develop Underutilized Properties to Expand the Tax Base	<ul style="list-style-type: none"> <li>• Identify and promote vacant or underutilized parcels advertised on the Village website.</li> <li>• Market available properties to the investment community.</li> </ul>

Improved Parking Access	<ul style="list-style-type: none"> <li>• Evaluate parking as necessary to respond to changing needs for new businesses and residential developments.</li> <li>• Parking should be developed to the rear or sides of buildings, except on intersecting street corners when possible.</li> <li>• Lots should be screened with landscaped walls or fences to provide separation between cars and pedestrians.</li> <li>• Parking should be oriented to and accessed from the rear alley.</li> </ul>
Provide Effective Stormwater and Sewer Systems	<ul style="list-style-type: none"> <li>• Prioritize and construct improvements needed for the stormwater and sewer systems to prevent area flooding.</li> <li>• Build systems that can handle current and future capacity needs.</li> <li>• Promote the use of green infrastructure to manage stormwater and create healthy environments.</li> <li>• For new development, follow current MWRD regulations.</li> </ul>

Implementation of this Plan will facilitate the accomplishment of these, and other goals described in the Village’s Comprehensive Plan. It is further expected that the “redevelopment projects” as defined in the TIF Act will return the RPA to economically productive use; thus, accomplishing the Village’s general goals stated below regarding enhancing and strengthening the Village’s tax base.

**General Goals of the Village**

- 1) To strengthen the property tax base of the Village and overlapping tax districts.
- 2) To encourage positive and feasible redevelopment of vacant sites and/or underutilized facilities and areas.
- 3) To provide for implementation of economic development and redevelopment strategies that benefits the Village and its residents.
- 4) To create new jobs and retain existing jobs for Village and area residents.
- 5) To coordinate all redevelopment within the Village in a comprehensive manner, avoiding land use conflicts and negative community impacts with attracted users.
- 6) To provide public infrastructure improvements within the Village to promote redevelopment efforts, where necessary.

**Specific Objectives for the RPA**

- 1) Increase the Village’s ’s property tax and sales tax base.

- 2) Improve existing infrastructure including sidewalks, crosswalks, signage, lighting, drainage, roadway, and streetscape.
- 3) Provide for the necessary site preparation, grading, and excavation of property located within the RPA as a means to promote more modern land development uses.
- 4) Promote the redevelopment of property in and around the RPA.

### **Redevelopment Objectives**

The RPA designation will allow the Village to:

- a) Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal;
- b) Reduce or eliminate negative factors present within the RPA;
- c) Accomplish redevelopment over a reasonable time period;
- d) Provide for high quality development within the RPA;
- e) Provide for a coordinated, attractive overall appearance of the RPA; and
- f) Provide relocation assistance, where appropriate.

The implementation of the Plan will serve to improve the physical appearance of the RPA and contribute to its economic development. The implementation of the RPA will provide new residential, commercial shopping/dining, and/or employment opportunities for community residents.

#### **IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA**

##### **A. Qualification Report**

The RPA's qualification under the TIF Act was evaluated by representatives of Ryan from July, 2023 through the date of this report. Analysis was aided by certain reports and data obtained from the Village and other sources. Only information which would directly aid in the determination of eligibility for a redevelopment project area was utilized. The reported results of this evaluation are attached as Exhibit 3 of this Plan.

##### **B. Findings**

As found in Exhibit 5 of this Plan, the RPA has suffered from certain impediments to redevelopment. The area has been burdened with a lack of significant private investment and/or development. As a result, the RPA is not likely to experience significant development and growth without the use of Village resources.

Factors which constitute evidence of the property as a "conservation area" and which impair sound growth in the RPA are: (i) lagging EAV; (ii) deterioration of structures or site improvements; (iii) inadequate utilities; (iv) obsolescence; and (v) lack of community planning.

## V. ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

It is anticipated that the implementation of this Plan will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Plan will have a positive impact on all of the affected taxing districts by arresting inflation adjusted declines in assessed valuations.

Given that there is the potential for new development, the Village may permit new or replacement residential development to occur within the RPA. As such, there could be an equal or increased burden placed on the area's school districts and library district. To the extent that such development does occur, and school age children and new library patrons result from new community arrivals, the elementary, high school and library taxing districts could potentially be affected. The Village has made allowances in this Plan for revenue distributions to such taxing districts pursuant to the guidelines provided by the TIF Act to compensate the districts at levels dictated by the precise increase in students.

Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize 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 (as long as those funds are not already obligated to the TIF), to assist affected taxing districts in paying the costs for the identified and acknowledged increased services.

Any surplus special tax allocation funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs, either expended or incurred, as an obligation by the Village, have been duly accounted for through administration of the special tax allocation fund to be established by the Village as provided by the TIF Act. The exception to this provision will be to the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the Village will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the TIF Act and for the cost incurred by the library district in the manner prescribed 65 ILCS Section 5/11-74.4-3(q)(7.7) of the TIF Act.

## **VI. HOUSING IMPACT STUDY**

The RPA was studied 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 (10) or more residential units. If, later, the Village does decide that it is necessary to dislocate ten (10) 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 allowed under the TIF Act, including, but not limited to, the following actions:

Land Assembly: Property within the RPA may be acquired, assembled and reconfigured into appropriate redevelopment sites. The Village may also cover any relocation costs related to land assembly activities.

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

Public Improvements: Public improvements within the RPA may be provided or repaired to support the Plan. Examples of such public improvements may include but are not limited to: (i) public utilities and infrastructure including roadways, sidewalks, water mains, sanitary sewer systems and storm sewer systems; (ii) public parking facilities; (iii) storm water management and detention facilities; and (iv) landscaping, lighting, traffic signalization; signage; and other improvements to the streetscape. Relocation of utilities or infrastructure may also be funded as determined by the Village. In the event the Village undertakes public improvements that are located outside of the boundaries of the Circle Harlem TIF District and which are essential to the preparation of the RPA for development in accordance with the Plan, the Village may use incremental tax revenues generated by the Circle Harlem TIF District to fund such public improvements, as allowed by Section 4(f) of the TIF Act.

Rehabilitation and Construction: Rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to Village Code provisions. Improvements may include commercial signage upgrades, exterior and facade related work as well as interior related work.

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 TIF Act.

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.



**B. General Land Use Plan**

Existing land uses consist largely of commercial, industrial, retail, and mixed-use. Existing land uses are shown in Exhibit 4, attached hereto.

Proposed land uses in the RPA are to consist of commercial, industrial, retail, and mixed-use. Intended land uses will generally conform to the Village's Comprehensive Plan. Exhibit 5, attached hereto and made a part of this Plan, designates the proposed general land uses in the RPA.

**C. Additional Design and Control Standards**

The appropriate design controls, including for any Planned Unit Developments, 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 TIF Act, and any such costs incidental to this Plan. Private investments, which supplement municipal Redevelopment Project Costs, are expected to substantially exceed such redevelopment project costs.

Eligible costs permitted under the TIF Act which may be pertinent to this Plan 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. *Rehabilitation 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 91<sup>st</sup> 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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* - Those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area.
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* – 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 TIF 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 TIF 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 TIF 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 TIF 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 TIF 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 in the below Table 3.



**Table 3. Redevelopment Project Cost Estimates**

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1. Land Acquisition and Assembly Costs and Relocation Costs	\$2,000,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$2,000,000
3. Public Improvements including, but not limited to, water, storm, sanitary sewer, the service of public facilities, and road improvements, including such utility improvements that are not located within the boundaries of the Circle Harlem TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$8,500,000
4. Rehabilitation/Façade Improvements	\$1,500,000
5. Interest Costs Pursuant to the TIF Act	\$750,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$500,000
7. Job Training	\$250,000
8. Estimated School District Costs, Library District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$500,000
<b>TOTAL ESTIMATED</b>	<b>\$16,000,000</b>

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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, notes or other obligations 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, notes, or other obligations, 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 TIF 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 Total Estimated TIF Budget amount outlined above and all as provided for in the TIF Act.

(4) The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project costs within the RPA, and conversely, transfer incremental revenues from the RPA to contiguous TIFs, as provided for in the TIF Act.

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**E. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute**

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 Plan. The Village may utilize incremental revenues from contiguous redevelopment project areas to pay for redevelopment project 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 “redevelopment project costs” as defined in the TIF Act 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 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 to be Issued**

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

The date for retirement of any and all obligations issued by the Village to finance redevelopment project costs pursuant to this TIF Plan and the TIF Act shall not be later than December 31 of the year in which the payment to the municipal treasurer, pursuant to the TIF Act, is to be made with respect to ad valorem taxes levied in the 23<sup>rd</sup> calendar year, after the year in which the ordinance approving the RPA was adopted.

**G. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (“EAV”) for tax year 2021 of the property within the RPA is approximately \$10,319,359. This is only an estimate and the certified EAV of the RPA will be determined by the County after adoption of the Village’s TIF ordinances.

**H. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the RPA over a twenty-three-year period, it is estimated that the equalized assessed valuation of the property within the Redevelopment Project Area will range from approximately \$17,500,000 to \$22,500,000.

## **VIII. SCHEDULING OF REDEVELOPMENT PROJECT**

### **A. Redevelopment Project**

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

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

Depending upon the scope of the development as well as the actual uses, those redevelopment activities described in Section VII may be included in each phase.

### **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, to the extent allowed by law, 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's 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, to the extent allowed by law, 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 Plan shall be completed by not later than December 31<sup>st</sup> of the year in which the payment to the municipal treasurer pursuant to the TIF 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.

**IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

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

**EXHIBIT 1**  
**LEGAL DESCRIPTION**  
**GENERAL DESCRIPTION**  
**PARCEL LIST**

CIRCLE – HARLEM TIF DISTRICT

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY, FOR A POINT OF BEGINNING; THENCE SOUTH ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF AN EAST-WEST 20-FOOT-WIDE PUBLIC ALLEY LYING NORTH OF MADISON STREET; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE EAST-WEST 20-FOOT-WIDE PUBLIC ALLEY LYING NORTH OF MADISON STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF A NORTH-SOUTH 20 FOOT PUBLIC ALLEY LYING WEST OF HARLEM AVENUE; THENCE NORTH ALONG SAID WEST LINE OF THE NORTH-SOUTH 20 FOOT PUBLIC ALLEY LYING WEST OF HARLEM AVENUE TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FRANKLIN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE WEST 34 FEET OF THE EAST 53 FEET OF LOTS 6 AND 9 IN BLOCK 1 IN RAILROAD ADDITION TO HARLEM AS RECORDED NOVEMBER 26, 1858; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 34 FEET OF THE EAST 53 FEET OF LOTS 6 AND 9 IN BLOCK 1 TO A POINT ON THE SOUTH LINE OF AN EAST-WEST 20-FOOT-WIDE PUBLIC ALLEY LYING NORTH OF SAID FRANKLIN STREET; THENCE WEST ALONG SAID SOUTH LINE OF THE EAST-WEST 20-FOOT-WIDE PUBLIC ALLEY LYING NORTH OF SAID FRANKLIN STREET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF ELGIN AVE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF ELGIN AVE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE TO THE A POINT ON THE EAST LINE OF THE WEST 4 FEET OF LOT 2 IN BLOCK 2 IN SAID RAILROAD ADDITION TO HARLEM; THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 4 FEET OF LOT 2 IN BLOCK 2 IN RAILROAD ADDITION TO HARLEM AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON SAID SOUTH LINE OF THE EAST-WEST 20-FOOT-WIDE PUBLIC ALLEY LYING NORTH OF SAID FRANKLIN STREET; THENCE WEST ALONG SAID SOUTH LINE OF THE EAST-WEST 20-FOOT-WIDE PUBLIC ALLEY LYING NORTH OF SAID FRANKLIN STREET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MARENGO AVE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF MARENGO AVE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 1 IN BLOCK 3 IN SAID RAILROAD ADDITION TO HARLEM; THENCE WEST ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF THE NORTH 100 FEET OF LOT 1 IN BLOCK 3 IN SAID RAILROAD ADDITION TO HARLEM TO A POINT ON THE WEST LINE OF SAID LOT 1 IN BLOCK 3; THENCE NORTH ALONG SAID WEST LINE OF LOT 1 IN BLOCK 3 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 3; THENCE NORTHWESTERLY ALONG A RADIAL LINE TO CIRCLE AVENUE TO A POINT OPPOSITE AND ADJACENT TO SAID NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 3, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CIRCLE AVENUE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE TO A POINT OF INTERSECTION WITH A LINE 50 FEET SOUTHWESTERLY OF (MEASURED PERPENDICULARLY) AND PARALLEL WITH THE SOUTHWESTERLY LINE OF THE TRACT OF LAND CONVEYED BY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO MAX GOLDSTEIN, JOSEPH GOLDSTEIN, EVA GOLDSTEIN AND BESSIE GOLDSTEIN BY QUIT CLAIM DEED RECORDED AUGUST 23, 1963 AS DOCUMENT NO. 18893094; THENCE NORTHWESTERLY ALONG SAID LINE 50 FEET SOUTHWESTERLY OF (MEASURED PERPENDICULARLY) AND PARALLEL WITH THE



SOUTHWESTERLY LINE OF THE TRACT OF LAND CONVEYED BY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO MAX GOLDSTEIN, JOSEPH GOLDSTEIN, EVA GOLDSTEIN AND BESSIE GOLDSTEIN TO A POINT OF INTERSECTION WITH A LINE 102 FEET SOUTH OF AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, EAST OF HARLEM AVENUE, EXTENDED WEST; THENCE WEST ALONG SAID LINE 102 FEET SOUTH OF AND PARALLEL WITH THE SOUTH BOUNDARY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY A DISTANCE OF 230 FEET, MORE OR LESS; THENCE SOUTH ALONG A LINE BEING AT RIGHT ANGLES FROM SAID SOUTH BOUNDARY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, EAST OF HARLEM AVENUE, EXTENDED WEST TO A POINT ON A LINE BEING 8.50 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF SPUR TRACK I.C.C. NUMBER 367 OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE WEST ALONG SAID LINE BEING 8.50 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF SPUR TRACK I.C.C. NUMBER 367 OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, 162 FEET TO A POINT ON A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID FRANKLIN STREET THROUGH A POINT THEREIN WHICH IS 41.0 FEET WEST OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE; THENCE SOUTH ALONG SAID LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID FRANKLIN STREET THROUGH A POINT THEREIN WHICH IS 41.0 FEET WEST OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE, 187.30 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 64.4 FEET TO A POINT 90 FEET NORTHWESTERLY OF AND MEASURED RADially TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CIRCLE AVENUE ALONG A LINE DRAWN FROM A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE, 121.5 FEET CHORD DISTANCE FROM SAID INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE; THENCE SOUTHEASTERLY ALONG THE LAST DESCRIBED LINE TO SAID POINT BEING 121.5 FEET CHORD DISTANCE FROM SAID INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE TO A POINT BEING OPPOSITE AND ADJACENT TO THE NORTHEAST CORNER OF LOT 4 IN SAID BLOCK 3 IN RAILROAD ADDITION TO HARLEM; THENCE SOUTHEASTERLY ALONG A LINE TO SAID NORTHEAST CORNER OF LOT 4 IN SAID BLOCK 3 IN RAILROAD ADDITION TO HARLEM; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4 IN SAID BLOCK 3 IN RAILROAD ADDITION TO HARLEM AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FRANKLIN STREET TO A POINT OF INTERSECTION WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE TO A POINT BEING OPPOSITE AND ADJACENT TO A POINT OF INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE AND THE SOUTH LINE OF THE NORTH 108 FEET OF LOT 1 IN BLOCK 1 IN THE SUBDIVISION BY THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY OF PART OF THE RESERVATION FOR RAILROAD PURPOSES, AS SHOWN ON THE PLAT OF RAILROAD ADDITION TO THE TOWN OF HARLEM, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 14, 1881 AS DOCUMENT NUMBER 358829; THENCE NORTHWESTERLY ALONG A LINE TO SAID POINT OF INTERSECTION; THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH 108 FEET OF LOT 1 IN BLOCK 1 TO A POINT ON THE EAST LINE OF THE WEST 8.0 FEET OF SAID LOT 1 IN BLOCK 1; THENCE NORTH ALONG SAID EAST LINE OF THE WEST 8.0 FEET OF SAID LOT 1 IN BLOCK 1 TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FRANKLIN STREET TO A POINT OPPOSITE AND ADJACENT TO A POINT BEING 606.90 FEET WEST OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE; THENCE

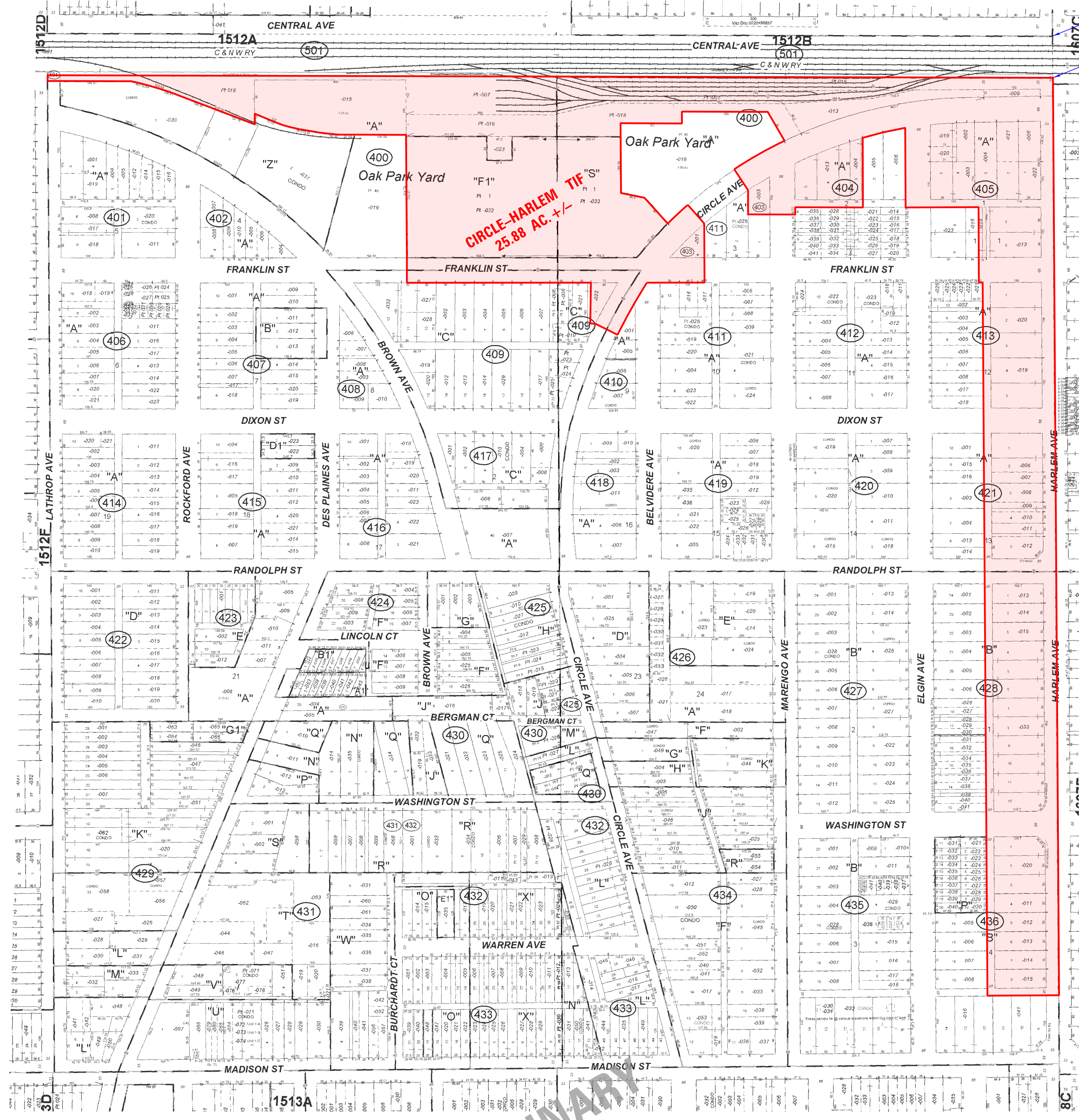
NORTH ALONG A LINE TO SAID POINT BEING 606.90 FEET WEST OF THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CIRCLE AVENUE; THENCE NORTH ALONG A LINE AT RIGHT ANGLES FROM THE NORTH RIGHT-OF-WAY LINE OF SAID FRANKLIN STREET, A DISTANCE OF 324.79 FEET TO A POINT 9 FEET NORTHERLY, AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SPUR TRACK I.C.C. NO.760 OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, AS NOW LOCATED AND ESTABLISHED; THENCE WESTERLY ALONG A LINE PARALLEL WITH SAID CENTERLINE OF THE SPUR TRACK, A DISTANCE OF 135.99 TO THE NORTHEAST CORNER OF LOT 3 IN "BROWN STREET STATION" RESUBDIVISION OF LOTS 1 AND 2 IN SILVER MOON SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1996 AS DOCUMENT NUMBER 96-722111 AND RESUBDIVISION OF PLAT RECORDED AS DOCUMENT NUMBER 97833582; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 3 TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 3 TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID "BROWN STREET STATION" RESUBDIVISION; THENCE NORTHWESTERLY ALONG SAID NORTH LINE OF LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2, SAID NORTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN THE AFORESAID "BROWN STREET STATION" RESUBDIVISION OF LOTS 1 AND 2 IN SILVER MOON SUBDIVISION; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID NORTH LINE ON A CURVE CONCAVE TO THE SOUTHWEST TO A POINT OF NON-TANGENCY; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH LINE OF LOT 1 TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE NORTH ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 TO A POINT OF INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO & NORTHWESTERN RAILWAY TO THE POINT OF BEGINNING.

The Forest Park Circle Harlem TIF Redevelopment Project Area (the “RPA”) generally includes parcels located on the west side of Harlem Avenue and the north Village boundary along the Chicago Transit Authority (CTA)/Union Pacific Railroad (UPRR) rail tracks, and is bounded Madison Street to the south, the CTA/UPRR rail tracks and the Village boundary to the north, Harlem Avenue to the east, and Lathrop Avenue to the west. Adjacent rights of way to the centerline of Harlem Avenue – the Village boundary – are also included.

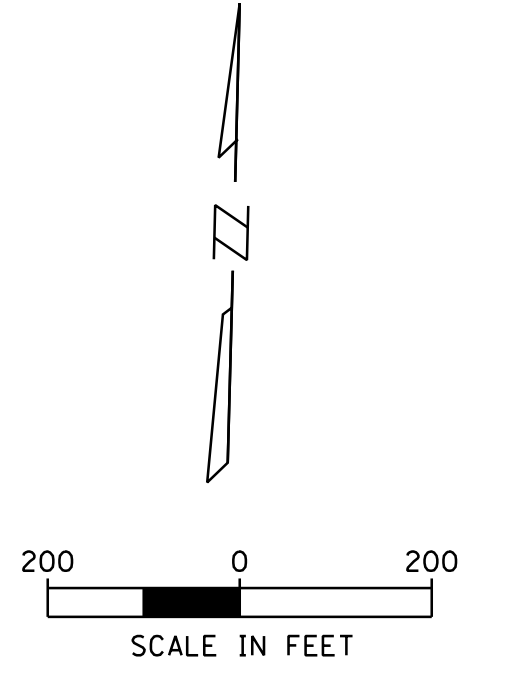
## Forest Park Circle Harlem TIF PIN List

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15-12-428-033-0000	
15-12-436-020-0000	
15-12-436-011-0000	
15-12-436-012-0000	

**EXHIBIT 2**  
**BOUNDARY MAP**



POINT OF COMMENCEMENT  
POINT OF BEGINNING



**CHRISTOPHER B. BURKE**  
ENGINEERING, LTD.  
9575 West Higgins Road, Suite 600  
Rosemont, Illinois 60018  
(847) 823-0500

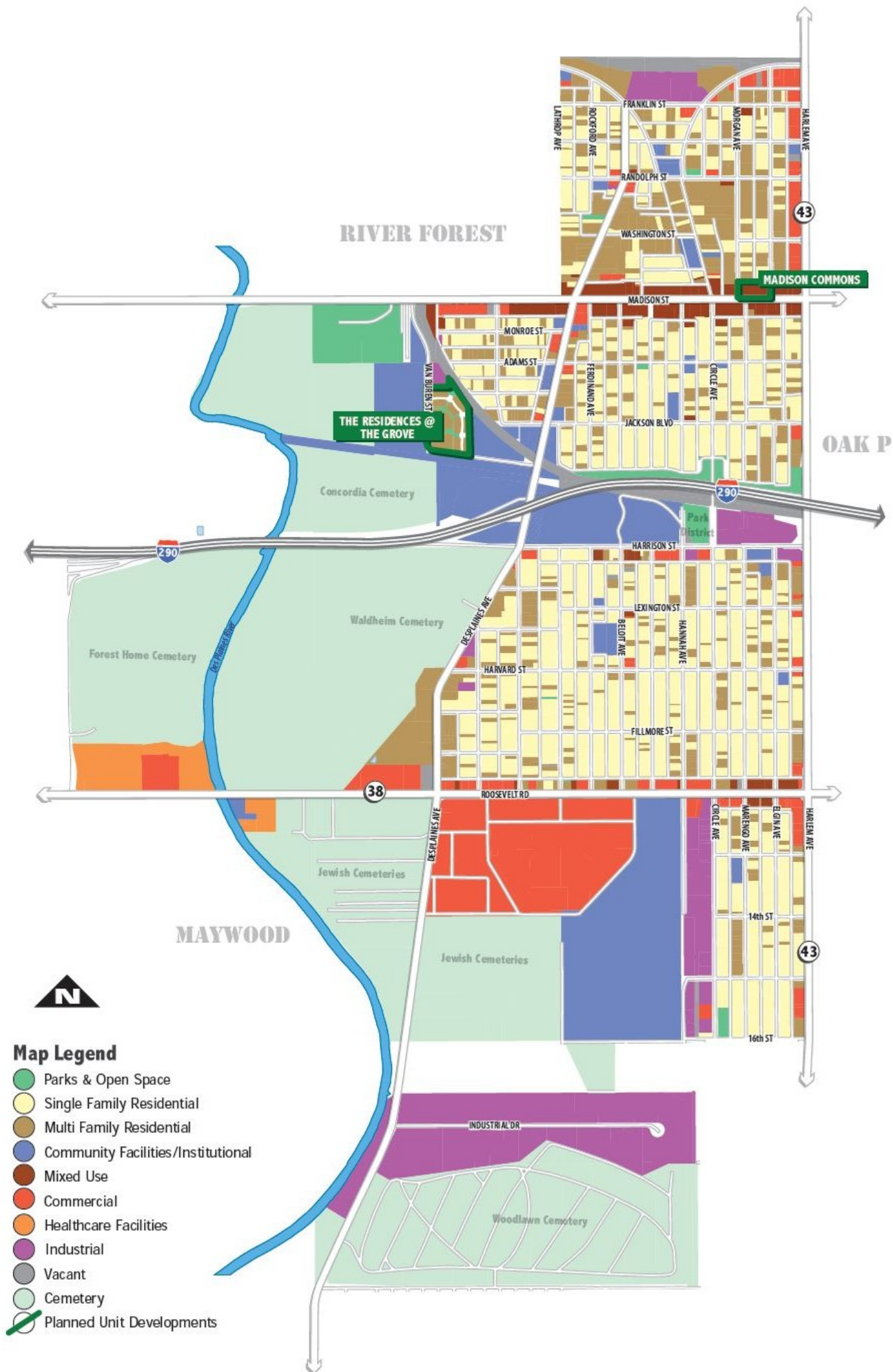
**CIRCLE-HARLEM TIF**  
IN  
VILLAGE OF FOREST PARK, ILLINOIS  
PREPARED FOR  
VILLAGE OF FOREST PARK

CALC.	JRM	PROJECT NO.
DWN.	AJK	000023.00116
CHKD.	KJR	SHEET 1 OF 1
SCALE:	1" = 200'	DRAWING NO.
DATE:	08-18-2023	TIF0023.116A

N:\FORESTPARK\0023\B016\SURVEY\TIF0023\_116A.SUR

**EXHIBIT 3**  
**CURRENT LAND USE MAP**

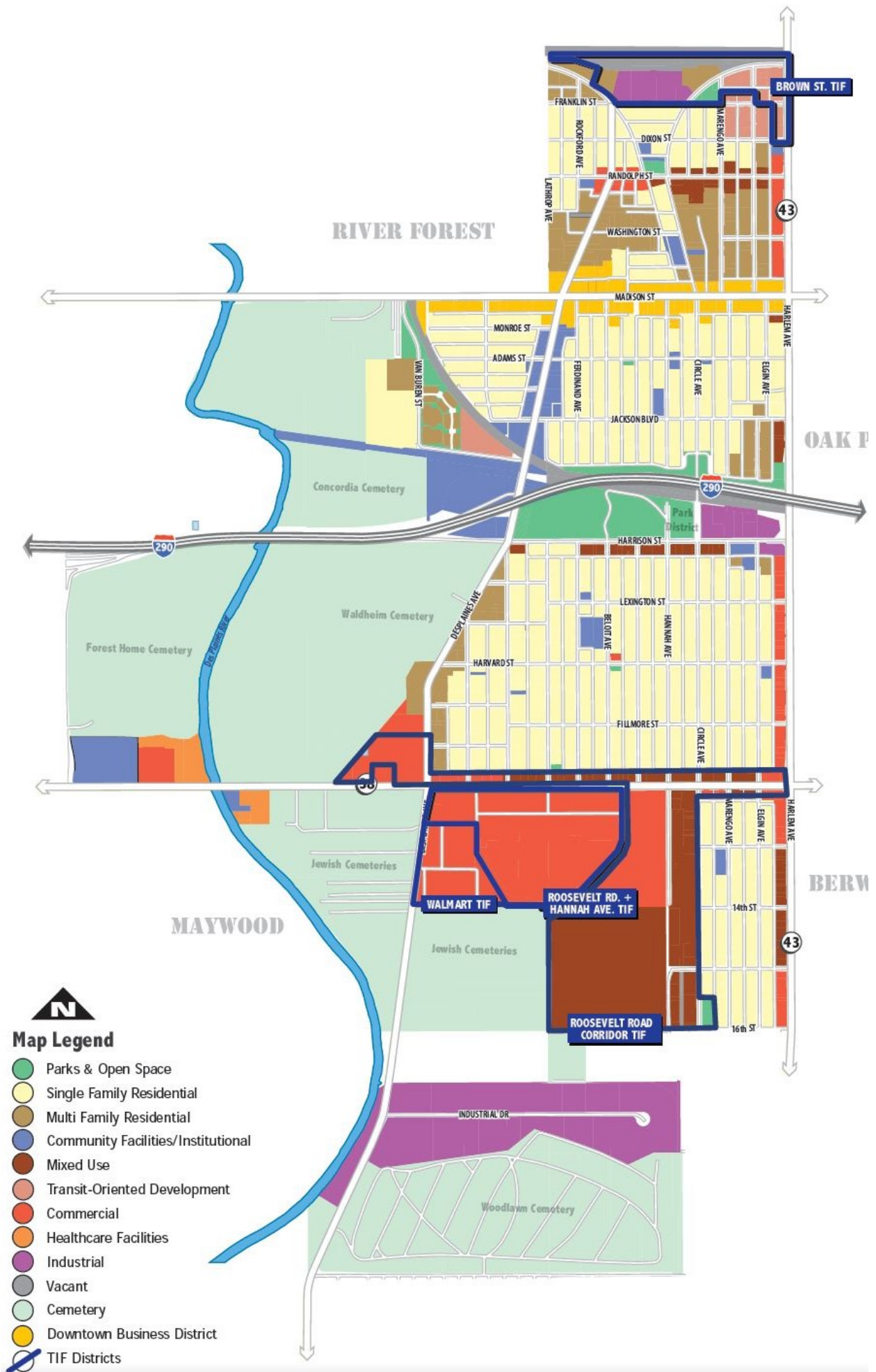
# FIGURE 2: Existing Land Use Map





**EXHIBIT 4**  
**FUTURE LAND USE MAP**

# FIGURE 8: Future Land Use Map



**EXHIBIT 5**

**TIF QUALIFICATION/DESIGNATION REPORT**