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**VILLAGE OF SOUTH HOLLAND, ILLINOIS  
VINCENNES ARMORY TIF REDEVELOPMENT PLAN AND  
PROJECT**

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**Jointly Prepared By:**  
**Village of South Holland, Illinois**  
**And**  
**Ryan, LLC**

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**February 2024**

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## LIST OF EXHIBITS

### EXHIBITS

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

## **I. INTRODUCTION**

The Village of South Holland (the “Village”) is a suburban municipality serving a population of 21,465 citizens (according to the 2020 U.S. Census). The Village is located in Cook County directly south of the City of Chicago, approximately fourteen (14) miles south of the Chicago Loop. The Village covers 7.3 square miles and lies adjacent to the municipalities of Dolton to the north, Lansing to the east, Thornton to the south, and Phoenix and Harvey to the west.

The Village has relatively easy vehicular access to Chicago and its greater metropolitan area via the Tri-State Tollway (I-294), the Bishop Ford Expressway (I-94), State Route 1 (S Halsted Street) and State Route 83. The Village is bisected by US Route 6, which runs east to west through the community. The Village is also served by heavy rail access, which has contributed to its long history of light manufacturing and commercial operations.

The Redevelopment Project Area (the “RPA”) discussed in this South Holland Vincennes Armory TIF Redevelopment Plan and Project (the “Plan”) is located in the southern portion of the Village which contains, in part, the Village’s industrial park area. The RPA generally includes parcels bounded by Taft Drive and 169<sup>th</sup> Street to the north, Wallace Avenue to the west, State Street to the east, and Armory Drive and 172<sup>nd</sup> Street to the south.

The Village is considering various redevelopment options for the proposed redevelopment project area. The Village intends to attract and encourage commercial and industrial 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 and industrial character of the corridor. Redevelopment efforts are intended to improve the aesthetic character of this area and to provide for commercial services for the community.

The RPA contains primarily commercial and industrial uses. The area contains eighty-one (81) structures and one hundred and eleven (111) tax parcels (as of the 2022 tax year) comprising approximately one hundred and sixty-six (166) acres. The majority of the buildings in the area (approximately 86%) 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, deleterious layout, 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 lagged behind the Consumer Price Index (CPI) for four (4) of the last five (5) years in which data has been available.

The RPA has experienced decline in attractiveness for commercial and industrial reuse, in part, due to the ages of its structures. Other issues include incompatible land use relationships, deteriorated surface improvements, pedestrian movement challenges, and parking issues. The combination of these factors tends to limit the opportunities for modern commercial and industrial redevelopment of the RPA.

The RPA is suitable for redevelopment for commercial and industrial uses. The RPA's best opportunity for redevelopment is related to its location along the Vincennes Road, as well as proximity to other major transportation routes. The Village desires to create the proposed Vincennes Armory TIF District in order to address lag in EAV and other adverse conditions in the wider area by facilitating additional development and preserving the character of the Village's primary industrial corridor, to help achieve some of the more current planning objectives of the Village's most recent 2018 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 and industrial properties within the boundaries of the proposed larger RPA and to stimulate and enhance private development within its larger commercial and industrial 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 South Holland Vincennes Armory 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 industrial 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.

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## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

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

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### **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 is the foundation for Village initiatives 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. 2018 Comprehensive Plan Goals and Objectives Relevant to Redevelopment of the RPA***

<b>Goals</b>	<b>Objectives</b>
Build on the Existing Strengths of South Holland's Industrial Sector	<ul style="list-style-type: none"><li>• Seek regional partnerships that connect industry partners, small businesses, and universities, and explore opportunities for manufacturing incubator and innovation space.</li></ul>
Explore Opportunities to Develop the Workforce Pipeline for Manufacturing and Freight Firms	<ul style="list-style-type: none"><li>• Explore talent pipeline development in coordination with South Suburban College, South Holland School District 151, and Thornton Township High School District 205</li><li>• Connect local manufacturers to programs and export opportunities through regional partners.</li></ul>
Prepare South Holland for Tech-Enabled Firms of the Future	<ul style="list-style-type: none"><li>• Ensure that new industrial properties have modern infrastructure.</li><li>• Work with property owners to rehabilitate and modernize existing industrial properties.</li><li>• Identify and support opportunities to redevelop older industrial properties.</li><li>• Prepare new roads, bridges, and other infrastructure for automated vehicles.</li></ul>
Develop a Branding and Marketing Campaign for Industrial Areas	<ul style="list-style-type: none"><li>• Stakeholders indicated that there should be more awareness of depth and breadth of South Holland's industrial sector.</li><li>• Village should define a "brand" for main industrial areas.</li><li>• Village should create directional signage of main industrial businesses.</li><li>• Village should better inform residents of job opportunities within the industrial sector.</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 commercial, industrial, and/or employment opportunities for community residents.

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#### **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 August, 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; (v) lack of community planning; and (vi) deleterious layout.

## **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.

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## **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 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 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, institutional and residential. Existing land uses are shown in Exhibit 4, attached hereto.

Proposed land uses in the RPA are to consist of commercial, industrial, institutional and residential uses. 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**

1. Land Acquisition and Assembly Costs and Relocation Costs	\$ 11,215,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	\$ 4,500,000
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 TIF District, but which are essential to the preparation of the RPA for development in accordance with this Plan	\$ 8,750,000
4. Rehabilitation/Façade Improvements	\$ 11,000,000
5. Interest Costs Pursuant to the TIF Act	\$ 3,800,000
6. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 4,460,000
7. Job Training	\$ 750,000
8. Estimated School District Costs, Library District Costs, and Taxing District Capital Costs pursuant to the TIF Act	\$ 1,250,000
<b>TOTAL ESTIMATED</b>	<b>\$45,725,000</b>

**Notes:**

(1) All project cost estimates are in 2024 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.



**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 2022 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 2022 of the property within the RPA is approximately \$28,450,858. 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 \$70,000,000 to \$90,000,000.

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## **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.

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

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

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

LEGAL DESCRIPTION  
OF  
THE VILLAGE OF SOUTH HOLLAND VINCENNES – ARMORY TIF DISTRICT

THAT PART OF THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER, AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, AND THE WEST HALF OF THE NORTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 28, ALL IN TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8 IN COUNTY CLERK’S DIVISION OF UNSUBDIVIDED LANDS IN SAID NORTHEAST QUARTER OF SECTION 21, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1888, AS DOCUMENT NUMBER 1003439;

THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINES OF SAID LOT 8, TO THE NORTHERNMOST NORTHEAST CORNER OF SAID LOT 8 AND THE SOUTHWESTERLY LINE OF THE GRAND TRUNK WESTERN RAILROAD COMPANY RIGHT OF WAY AS WIDENED;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF THE GRAND TRUNK WESTERN RAILROAD COMPANY RIGHT OF WAY AS WIDENED, TO THE EASTERLY LINE OF STATE STREET AS DEDICATED PER DOCUMENT NUMBER 12017574, ALSO BEING THE WESTERLY LINE OF WAYNE SUBDIVISION IN SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1973, AS DOCUMENT NUMBER 22333829;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG SAID EAST LINE OF STATE STREET, TO THE NORTHWEST CORNER OF LOT 1 IN BOSS’ SUBDIVISION IN SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1971, AS DOCUMENT NUMBER 21457126;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 AND THE WEST LINE OF LOT 2 IN SAID BOSS’ SUBDIVISION AND THE SOUTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 22;

THENCE SOUTH, TO THE SOUTH LINE OF STREET DEDICATED AS 166TH STREET PER DOCUMENT 88156547;

THENCE ALONG THE WESTERLY PROLONGATION OF SAID SOUTH LINE, TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 21;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 33.00 FEET OF LOT 1 IN SUBDIVISION OF THE SOUTHEAST QUARTER OF SAID SECTION 21 ACCORDING TO PLAT THEREOF RECORDED AUGUST 21, 1874, TO A LINE DRAWN PERPENDICULAR TO THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1035.99 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1;

THENCE SOUTH ALONG SAID PERPENDICULAR LINE, TO THE NORTH LINE OF LOT 8 IN SAID SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 21;

THENCE EAST ALONG SAID NORTH LINE AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF STATE STREET AS DEDICATED PER DOCUMENT NUMBER 88156547;

THENCE SOUTH ALONG SAID EAST LINE AND ALONG THE EAST LINE OF STATE STREET AS DEDICATED PER DOCUMENT NUMBER 19558152 AND ALONG THE EAST LINE OF STATE STREET AS DEDICATED PER DOCUMENT NUMBER 19704136, TO THE SOUTH LINE OF LOT 1 IN CENTERPOINT SOUTH HOLLAND BUSINESS CENTER, BEING A RESUBDIVISION IN SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 2005 AS DOCUMENT NUMBER 0524519014;

THENCE ALONG THE WESTERLY PROLONGATION OF SAID SOUTH LINE OF LOT 1, TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 21, ALSO BEING THE SOUTHEAST CORNER OF LOT 6 IN SAID SUBDIVISION OF THE SOUTHEAST QUARTER OF SAID SECTION 21;

THENCE WESTERLY ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 21;

THENCE WESTERLY ALONG THE SOUTH LINE SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF LOT 1 IN PERCY WILSON'S THIRD ADDITION TO WASHINGTON PARK, BEING A SUBDIVISION IN SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 16, 1930 AS DOCUMENT NUMBER 10727954;

THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION AND EAST LINE AND ALONG THE SOUTHERLY PROLONGATION OF SAID EAST LINE, TO THE SOUTH LINE OF THE 20 FOOT WIDE EAST AND WEST PUBLIC ALLEY DEDICATED PER SAID PERCY WILSON'S THIRD ADDITION TO WASHINGTON PARK;



THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF WESTVIEW AVENUE AS DEDICATED PER SAID PERCY WILSON'S THIRD ADDITION TO WASHINGTON PARK;

THENCE SOUTH ALONG SAID EAST LINE, TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 505 FEET OF LOT 3 IN SOUTH HOLLAND INDUSTRIAL PARK, BEING A SUBDIVISION IN SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1969, AS DOCUMENT NUMBER 20751871;

THENCE WESTERLY ALONG SAID SOUTH LINE AND PROLONGATION, TO THE WEST LINE OF SAID LOT 3 IN SOUTH HOLLAND INDUSTRIAL PARK;

THENCE SOUTH ALONG SAID WEST LINE AND ALONG THE EAST LINE OF LOT 7 AND THE SOUTHERLY PROLONGATION THEREOF, IN SAID SOUTH HOLLAND INDUSTRIAL PARK, TO THE SOUTH LINE OF 172ND STREET AS DEDICATED PER DOCUMENT NUMBER 20504121;

THENCE WEST ALONG SAID SOUTH LINE OF 172ND STREET, TO THE NORTHEAST CORNER OF LOT 1 IN KMR PARTNERSHIP SUBDIVISION, IN SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 4, 1983 AS DOCUMENT NUMBER 26718561;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE 172ND STREET AS DEDICATED PER DOCUMENT NO. 2006416008, TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 1;

THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF 172ND STREET AS DEDICATED PER DOCUMENT NO. 2000216160, TO THE SOUTHERLY PROLONGATION OF THE WEST LINE LOT 2 IN UNITED WIRE RESUBDIVISION IN SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 1983, AS DOCUMENT NUMBER 26668044;

THENCE NORTH, EAST, AND NORTH ALONG SAID SOUTHERLY PROLONGATION, AND THE WESTERN LIMITS OF SAID LOT 2, TO THE NORTHERN MOST NORTHWEST CORNER OF SAID LOT 2;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 2, TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE WEST LINE OF LOT 1 IN SAID SOUTH HOLLAND INDUSTRIAL PARK;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY PROLONGATION THEREOF, TO THE NORTH LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28;

THENCE EAST ALONG SAID NORTH LINE, TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF WALLACE STREET AS DEDICATED IN PERCY WILSON'S WASHINGTON PARK ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1927 AS DOCUMENT NUMBER 9671641;

THENCE NORTH ALONG SAID EAST LINE AND PROLONGATION, TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 27 IN SOUTH HOLLAND INDUSTRIAL PARK FIRST ADDITION, A SUBDIVISION IN SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1970 AS DOCUMENT NUMBER 21253766;

THENCE EAST ALONG SAID WESTERLY PROLONGATION TO THE WESTERLY LIMITS OF LIMITS OF 169TH STREET AS HERETOFORE DEDICATED BY PLAT OF DEDICATION RECORDED OCTOBER 18, 1974 AS DOCUMENT 22881649;

THE EASTERLY ALONG THE NORTHERLY LIMITS OF SAID PLAT OF DEDICATION TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 27;

THENCE EAST ALONG SAID WESTERLY PROLONGATION AND SOUTH LINE OF LOT 27, TO THE SOUTHEAST CORNER OF SAID LOT 27;

THENCE EASTERLY, TO THE INTERSECTION OF THE EAST LINE OF CANAL STREET AS DEDICATED IN SAID SOUTH HOLLAND INDUSTRIAL PARK FIRST ADDITION WITH THE NORTH LINE OF THE SOUTH 654.00 FEET (AS MEASURED ALONG THE WEST LINES OF LOTS 4 AND 5 FROM THE SOUTH LINE OF SAID LOT 5) IN SUBDIVISION OF THE SOUTHEAST QUARTER OF SAID SECTION 21, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1874 AS DOCUMENT NUMBER 187917;

THENCE EAST ALONG SAID NORTH LINE, TO THE WEST LINE OF A PARCEL OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF ILLINOIS BY DEED RECORDED AS DOCUMENT 8117909;

THENCE NORTH ALONG SAID WEST LINE, TO THE SOUTHEAST CORNER OF LOT 3 IN RESUBDIVISION OF LOT 16, 17, AND 18 IN SOUTH HOLLAND INDUSTRIAL PARK FIRST ADDITION ACCORDING TO PLAT THEREOF RECORDED JANUARY 16, 1990 AS DOCUMENT 90023606;

THENCE EAST, TO THE SOUTHWEST CORNER OF LOT 13 IN SOUTH HOLLAND INDUSTRIAL PARK, A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 21, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1970 AS DOCUMENT NUMBER 21253766;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 13, ALSO BEING THE EAST LINE OF THE BALTIMORE AND OHIO RAILROAD COMPANY TERMINAL RIGHT OF WAY, TO THE NORTHWEST CORNER OF SAID LOT 13;

THENCE NORTH ALONG SAID EAST LINE OF THE BALTIMORE AND OHIO RAILROAD COMPANY TERMINAL RIGHT OF WAY, TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF 163<sup>RD</sup> STREET DEDICATED PER DOCUMENT NUMBER 21745077;

THENCE EAST ALONG SAID SOUTH LINE AND THE EASTERLY PROLONGATION THEREOF, TO THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 8 IN COUNTY CLERK'S DIVISION OF UNSUBDIVIDED LANDS IN SAID NORTHEAST QUARTER OF SECTION 21;

THENCE NORTH ALONG SAID WEST LINE AND PROLONGATION, TO THE POINT OF BEGINNING;

EXCEPTING FROM ALL THE ABOVE DESCRIBED THE FOLLOWING PARCEL:

THAT PART OF LOT 7 OF DE VRIES AND OTHERS SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO PLAT THEREOF RECORDED AUGUST 21, 1874 AS DOCUMENT 187917 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 5 ACRES OF SAID LOT 7; THENCE EAST ON THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID LOT 7, 278.79 FEET; THENCE SOUTH ON A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 7, 85.00 FEET; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH 5 ACRES OF SAID LOT 7, 233.68 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE NORTHWESTERLY ON THE WEST LINE OF SAID LOT 7, 96.33 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS.

South Holland  
Armory Vincennes TIF

PIN

29-21-200-019-0000
29-21-200-026-0000
29-21-200-038-0000
29-21-400-014-0000
29-21-400-018-0000
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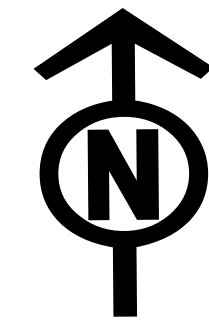
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**EXHIBIT 2**  
**BOUNDARY MAP**

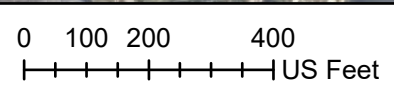


# VILLAGE OF SOUTH HOLLAND VINCENNES-ARMORY TIF DISTRICT



**Legend**

- Vincennes-Armory TIF
- Description Direction
- TIF Parcels  
(PIN 29-2#-###-###)
- Village of South Holland
- Exception From TIF Boundary





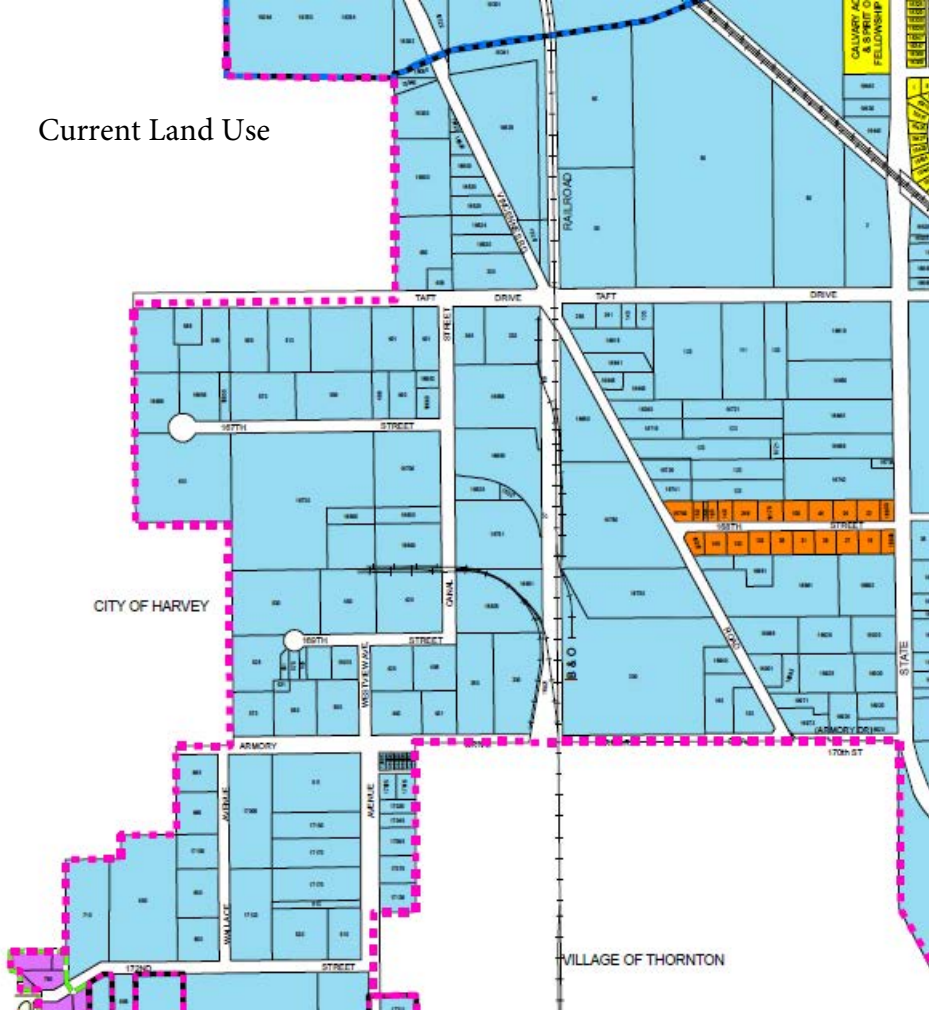
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**EXHIBIT 3**  
**CURRENT LAND USE MAP**

## Current Land Use

CITY OF HARVEY

VILLAGE OF THORNTON

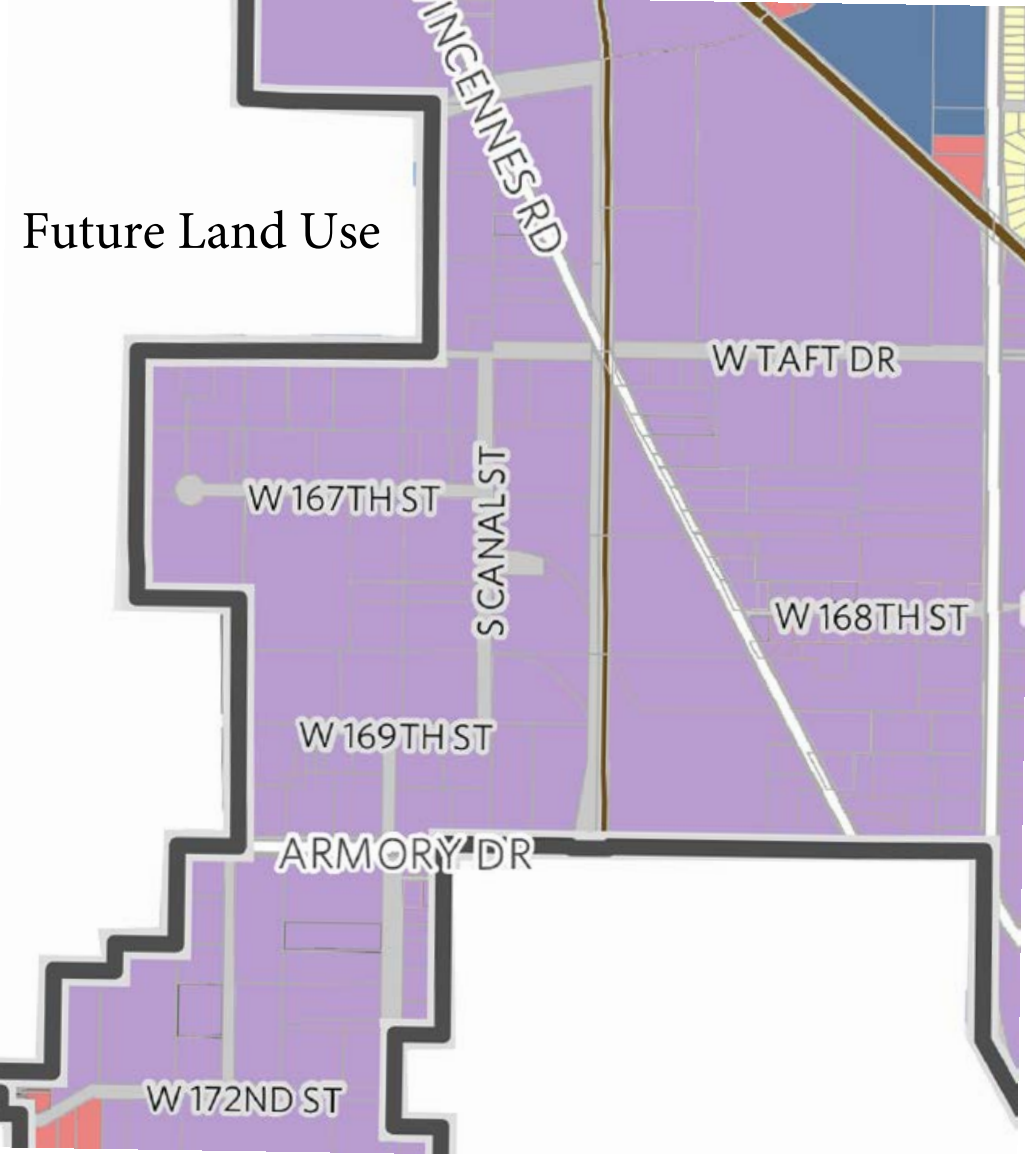




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**EXHIBIT 4**  
**FUTURE LAND USE MAP**

## Future Land Use



DRAFT

**EXHIBIT 5**  
**TIF ELIGIBILITY REPORT**

**Draft Dated: 2/1/2024**



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**VILLAGE OF SOUTH HOLLAND, ILLINOIS  
VINCENNES ARMORY TIF DISTRICT  
ELIGIBILITY REPORT**

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**Jointly Prepared By:**

**Village of South Holland, Illinois  
&  
Ryan LLC**

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**February, 2024**

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## EXECUTIVE SUMMARY

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The Village of South Holland, Illinois (the “Village”) is pursuing the establishment of the Vincennes Armory Tax Increment Finance District (the “Redevelopment Project Area” or “RPA”) to promote the revitalization of certain underutilized properties within the Village. In the context of planning for the establishment of the RPA, the Village has initiated the study of certain tax parcels 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. The Village has retained Ryan LLC. (RYAN) to conduct this study on the Village’s behalf.

RYAN has reached the following conclusions regarding the qualification of the RPA based upon the analysis completed to date:

- 1) The RPA qualifies as a conservation area - The RPA qualifies as a conservation area as defined in the TIF Act. The conservation area factors found in the RPA are present to a meaningful extent and are distributed throughout the area.
- 2) Current conditions impede redevelopment – The existence of certain conditions found within the RPA present a barrier to the area’s successful redevelopment. The current conditions in the RPA 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 negatively impact coordinated and substantial private sector investment in the 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 may not be economically feasible.
- 3) Viable redevelopment sites could produce incremental revenue - The RPA with TIF-related assistance, would aid in potential redevelopment and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, could stimulate private investment and reinvestment in these sites in the RPA.
- 4) TIF designation is recommended to mitigate conservation area conditions, promote private sector investment, and foster the economic viability of the RPA, RYAN recommends that the Village proceed with the formal TIF designation process for the entire area.

## **I. INTRODUCTION**

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### **Description of the RPA**

The RPA is located in the southern portion of the Village which contains, in part, the Village's industrial park area. This southern portion of the Village, of which the RPA is a part, is characterized by a wide variety of land uses including commercial, industrial, institutional, and residential uses.

The RPA consists of certain tax parcels generally bounded by Taft Drive and 169<sup>th</sup> Street to the north, Wallace Avenue to the west, State Street to the east and Armory Drive and 172<sup>nd</sup> Street to the south.

The RPA consists of 111 tax parcels and is estimated to be approximately 166 acres in size excluding rights-of-way.

Please see Appendix A for a list of the tax parcels included in the RPA and Appendix B for a map of the RPA.

### **Background**

The RPA is located in the southern portion of the Village of South Holland. The area is situated South of the Village's Gateway West TIF.

South Holland has access to numerous major highways, namely I-94, I-294, I-80, and US -Route 6. All the roadways provide service to this proposed RPA. The Village is composed of large portions of industrial and residential areas, additionally there are commercial, and institutional uses.

The development of the area was largely uncoordinated and gave rise to platting issues and incompatible land use relationships which now challenge subsequent redevelopment. As examined in August of 2023 to the present, many of the surface improvements within the RPA were found to have varying degrees of deterioration. Sidewalks, streets, driveways, and parking lots exhibited significant cracking and uneven surfaces. Some parking areas are unpaved consisting of loose gravel or severely deteriorated and crumbling asphalt.

In recent years, the Village has recognized the need to address existing conditions within the RPA.

## **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 Tax Increment Finance District (the “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 districts that overlap the TIF district continue to receive property taxes, but those revenues generated from increases in equalized assessed value relative to the frozen values are deposited in a special tax allocation fund. This revenue will be used to finance redevelopment activities within the TIF 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 RPA in relation to its qualification as a TIF district under the TIF Act and to prepare a TIF district Eligibility Report for the RPA.

## **Determination of the “But-For”**

The Village has determined that planned redevelopment of the RPA 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 RPA, strengthen the tax base and improve resident quality of life.

## **General Scope and Methodology**

RYAN formally began its analysis by conducting a series of meetings and discussions with Village staff starting in August 2023 and continuing up to the date of this report’s issuance. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the RPA. These meetings were complemented by a



series of field surveys for the entire area to evaluate conditions in the RPA. RYAN also analyzed the Village's most recent comprehensive plan and other reports relevant to the RPA.

Properties within the RPA 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.

While viewing the RPA and other information relevant to the RPA, RYAN reported findings to key Village staff regarding TIF qualification and the feasibility of redevelopment within the RPA. RYAN has summarized these findings in this Eligibility Report.

For additional information about RYAN's data collection and evaluation methods refer to Section IV of this report.

## II. QUALIFICATION CRITERIA

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The TIF Act sets out specific procedures for qualifying an RPA. As defined in the Act, an 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

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The following methodology was applied to evaluate the RPA's qualification as a TIF district.

1. RYAN representatives collected primary data during site visits to the RPA. 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, 2018 to 2022 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 RPA 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 RPA as a conservation area as defined by the TIF Act.

## IV. QUALIFICATION FINDINGS FOR RPA

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### **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's office regarding the age of existing structures within the RPA. RYAN found that at least 70 of the 81 existing structures, or 86%, are 35 years in age or older. Therefore, it is possible for the RPA to qualify as a conservation area as defined by the TIF Act.

**Table 1.** Summary of Age Findings for Conservation Area

Total number of structures in RPA	81
Number of structures in RPA 35 years or older in age	70
Percent of structures in RPA 35 years or older in age	86%

### **Summary of Factor Findings for a Conservation Area**

Once it was established the RPA may qualify as a conservation area based upon the age threshold of structures within the area, RYAN analyzed the RPA in relation to the thirteen (13) aforementioned eligibility factors. Three of these factors must be present and distributed to a meaningful extent within the RPA to qualify the area as a conservation area under the TIF Act. RYAN determined that six (6) of the thirteen (13) possible factors were present and distributed to a meaningful extent within the RPA.

**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 RPA	6

The six (6) factors found to be present and distributed to a meaningful extent within the RPA are:

1. Lack of Community Planning
2. Inadequate Utilities
3. Deleterious Layout
4. Declining/Lagging Equalized Assessed Value (EAV)
5. Deterioration
6. Obsolescence

These factors are summarized as follows:

1. Lack of Community Planning: The Act states that this factor is present if the RPA 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 RPA, and as indicated in the below Table 2, all the existing structures in the RPA, or 100% of existing structures, were built prior to the Village's most recent revision of its comprehensive plan in 2018.

**Table 2.** Support for Lack of Community Planning Factor

Total number of structures in RPA	81
Number of structures in RPA older than 2018	81
Percent of structures in RPA older than 2018	100%

Evaluation for the presence of this factor is also aided by analyzing differences between existing conditions, the objectives of recent planning efforts and contemporary planning and development standards.

Existing conditions, found to still be present, are described in the Village of South Holland Comprehensive Plan June 2018 ("Comprehensive Plan") which evidences the presence of an inadequate street layout and the Village's need to "...maintain its effective relationship with national railroads and other partners to assist with the mitigation of street blockages and horn blowing intersections. To maintain its competitive advantages in the future, South Holland will also need to prepare new roads, bridges, and other infrastructure for automated vehicles...."

The mismatch of land uses supports the finding that the RPA developed in an uncoordinated fashion and without the guidance of contemporary planning standards.

Other existing conditions observed by RYAN staff also evidence the presence of the lack of community planning finding, particularly when compared to planning standards as expressed in the objectives and policies of the Comprehensive Plan. RYAN observed and documented several instances where residential uses are adjacent to and are interspersed within industrial uses with no transitional uses or very little to no buffering/screening. Additionally, certain areas have insufficient on-site parking and lack of safe pedestrian access.

2. 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 that are shown to be inadequate.

Inadequate utilities are those that are: (i) of insufficient capacity for the municipality to serve the uses in the RPA; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the RPA.

Stormwater management infrastructure within the RPA has been found to be of insufficient capacity to serve existing uses and proposed uses, antiquated, obsolete and lacking.

As stated in the Comprehensive Plan “Aging infrastructure, development patterns, and drainage issues cause infrequent yet damaging floods in South Holland. The April 2013 floods, which were declared a major disaster in Cook County, inundated many properties and led to damages totaling over \$4.4 million.

Regional efforts to alleviate overbank flooding, including the recently constructed Thornton Composite Reservoir, have substantially reduced the extent of damage within the floodplain of Thorn Creek and the Little Calumet River. Locally, the Village has implemented floodplain management measures which have led residents to receive a 25% National flood insurance rate reduction through the Community Rating System (CRS). While eighty-one (81) structures remain in the floodplain, an additional 767 structures are located in a mapped Metropolitan Water Reclamation District’s (MWRD) inundation area. This means 848 structures are at potential risk for future overbank flooding, even with the operation of the Thornton Reservoir.

Properties within the floodplain or inundation area of the Little Calumet River are at the greatest risk. Street and basement flooding is a common problem after intense rainstorms.

In 2014, MWRD initiated an Infiltration/Inflow Control Program designed to prevent basement backups, comply with laws and regulations, and minimize the volume of wastewater that needs to be treated.”

3. Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses that are harmful, offensive or unsuitable for the surrounding area.

Certain residential properties within the RPA inappropriately overlap, or exist near industrial, commercial, and institutional uses with little or no natural or manmade buffers to separate them and inadequate curb cuts, poor layout and setbacks of the commercial and industrial businesses.

4. Lagging/Declining Equalized Assessed Value (EAV): This factor is present if the total equalized assessed value (EAV) of the RPA has either: (i) declined for three of the last five



calendar years prior to the year in which the RPA is to be designated; (ii) changed at an annual rate that is less than the annual rate of change (i.e. lagged) of the balance of the municipality's EAV for three of the last five calendar years prior to the year in which the RPA is to be designated; or (iii) changed an annual rate that is less than the annual rate of change (i.e. lagged) of the Consumer Price Index for All Urban Consumers (CPI-U) as published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the RPA is to be designated.

The RPA qualifies under the third measurement; that is, the rate of annual change of the total EAV of the RPA lagged the balance of the Consumer Price Index for All Urban Consumers (CPI-U) as published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the RPA is to be designated. Please see the below Table 3 for detail.

**Table 3.** Annual Rates of Change for Tax Years 2022 to 2018 for RPA EAV and CPI-U

	2022	2021	2020	2019	2018
RPA EAV	28,450,858	29,928,455	31,126,899	24,503,319	24,285,498
(1) RPA EAV Change	-4.94%	-3.85%	27.03%	0.90%	-0.08%
Consumer Price Index for All Urban Consumers (CPI-U)	8.00%	4.70%	1.20%	1.80%	2.40%

(1) Calculated as rate of change of the total RPA EAV

5. Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

Many of the parcels within the RPA suffer from area-wide functional obsolescence due in large part the advanced age of the building and to the factors of deleterious layout, obsolete platting, and site improvements. Many of these structures exhibit special use design or characteristics that are not conducive to modern market uses. Obsolete conditions within the area serve to hinder Village goals to promote a more suitable mix of retail and excessive land coverage as discussed above.

6. 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 surface improvements throughout the RPA. Evidence of deterioration included cracking and crumbling surfaces, potholes and depressions causing water retention.

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

DRAFT

## V. SUMMARY

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

1. The RPA is contiguous and is greater than 1 ½ acres in size;
2. The RPA 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 RPA 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 RPA; and,
5. The RPA 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 RPA as a TIF district.

## **APPENDIX A: Tax Parcels within RPA**

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South Holland  
Armory Vincennes TIF

PIN

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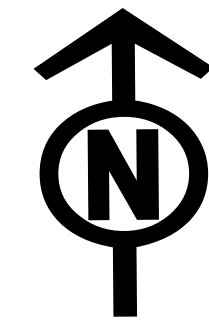
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29-21-320-003-0000
29-21-320-004-0000

## **APPENDIX B: Boundary Map of RPA**

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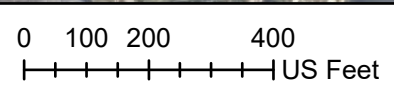


# VILLAGE OF SOUTH HOLLAND VINCENNES-ARMORY TIF DISTRICT



**Legend**

- Vincennes-Armory TIF
- Description Direction
- TIF Parcels  
(PIN 29-2#-###-###)
- Village of South Holland
- Exception From TIF Boundary





**APPENDIX C: Current/Future Land Use Map of RPA**



## Current Land Use

CITY OF HARVEY

VILLAGE OF THORNTON



## Future Land Use

