

# *Village of Green Oaks*

*Community of Country Living*

**Redevelopment Project Area 1: Rondout Area**

## **REDEVELOPMENT PLAN**

**November 19, 2014**

**Technical Assistance Provided By:**

**ROLF C. CAMPBELL & ASSOCIATES**  
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## **I. INTRODUCTION**

The purpose of this document is to meet the statutory requirements set forth in the Tax Increment Allocation Redevelopment Act (65 ILCS Section 5/11-74.4-3, et. Seq., as amended) (the Act) for a Redevelopment Plan for the Village of Green Oaks's Redevelopment Project Area #1 (RPA): Rondout Area. This Plan outlines items for the RPA concerning a summary of current conditions, development/redevelopment goals, expected tax increment growth, generalized expected expenditures over the TIF's stated lifetime, and other items stipulated by the Act. Ultimately, this Plan is meant to act as an overall general guide for the implementation and direction of the RPA.

### **A. CURRENT CONDITIONS OF THE RPA**

The proposed RPA is an approximately one and half mile long corridor located along Illinois Route 176 (IL Route 176) in the south central portion of the Village with a small portion extending northward with frontage along Waukegan Road (IL Route 43) and Atkinson Road. Figure 1 illustrates the boundaries and the location of the RPA within the Village. Figure 2 and 3 exhibit the current Property Index Numbers (PINs) as of tax year 2013, parcels, and boundaries of the RPA.

The RPA is approximately 338 acres with the following general boundaries:

- East of U.S. Interstate 94:

North: The northern border is generally formed on the west half by the Metra railroad tracks and on the eastern half by the northern border of the Village with the exception to this boundary being a parcel extending northward in the east central portion of the RPA west of the unincorporated Forest Knoll Estates subdivision and two (2) parcels consisting of the former Hill Top Center which front onto Waukegan Road (IL Route 43) and Atkinson Road.

East: The eastern border is formed by the eastern border of the Village adjacent to the existing unincorporated Knollwood residential area.

South: The southern border is generally formed on the east half by the southern property line of the properties in the North Shore Bike Path and on the west half generally by the southern property lines of those non-residential developments incorporated in the Village.

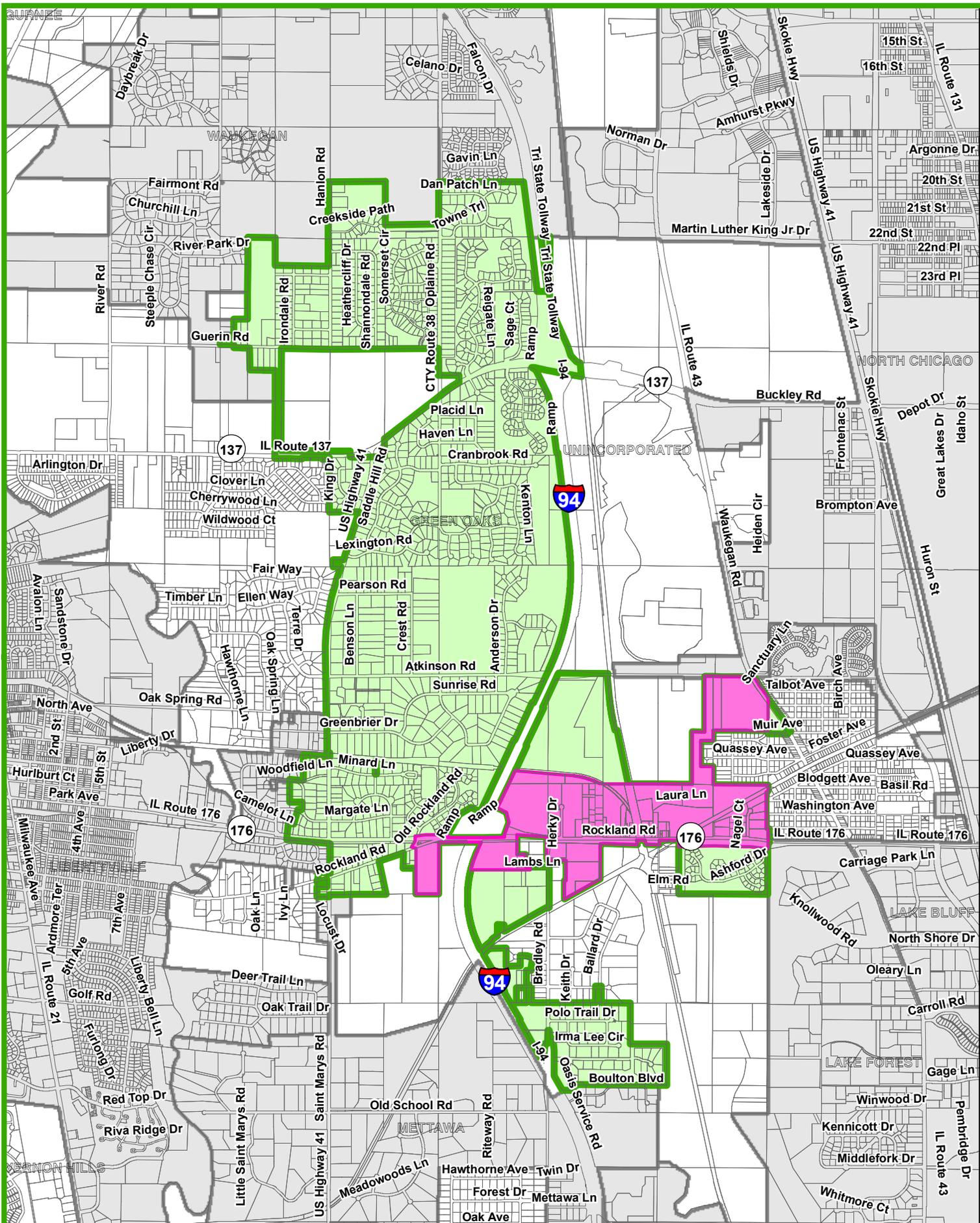
- West of U.S. Interstate 94:

The first four (4) parcels south of IL Route 176 incorporated into the Village of Green Oaks west of Interstate 94.

Figure 4 provides an illustration of the current land use pattern of the RPA. With the exception of six (6) vacant parcels, the RPA consists of developed parcels with primarily commercial and industrial uses with most of the commercial uses located closer to the IL Route 176 frontage. Traditionally, the industrial uses were established in the area in part due to the access arrangements provided by the intersection of three (3) railroad lines and eventually, the addition of U.S. Interstate 94. The area also has five (5) single family lots located adjacent to the IL Route 176 frontage. The area also contains the former Hill Top Center, Christian Science Nursing Home, which is an institutional land use. A number of vacant parcels also exist in the area, primarily in areas impacted by environmental considerations, wetlands and floodplains and are frequently of non-uniform shape for customary development.

Within the RPA's stated boundary, the area consists of 156 individual tax parcels (PINs), including lot PINs, condominium PINs and ten (10) street R.O.W. PINs. The RPA is also further broken down into sixty-four (64) individual zoning lots. These land divisions contain 123 total structures of which eighty-nine (89) are principal structures. Forty-five (45) of these principal structures (approximately 50.5% of the principal structures) are thirty-five (35) years old or older. As with most areas older developed areas, many of the RPA buildings, site improvements (parking lots, etc.), and public improvements (roadways, etc.) exhibit noticeable signs of deterioration and/or deferred maintenance.

A more complete description of the RPA and its current conditions is provided in the Eligibility Study (Appendix C).



VILLAGE OF GREEN OAKS  
*Community of Country Living*  
 RPA #1: Rondout Area

- Redevelopment Project Area
- Village Boundary

1"=3,000' 0 750 1,500 3,000 Feet

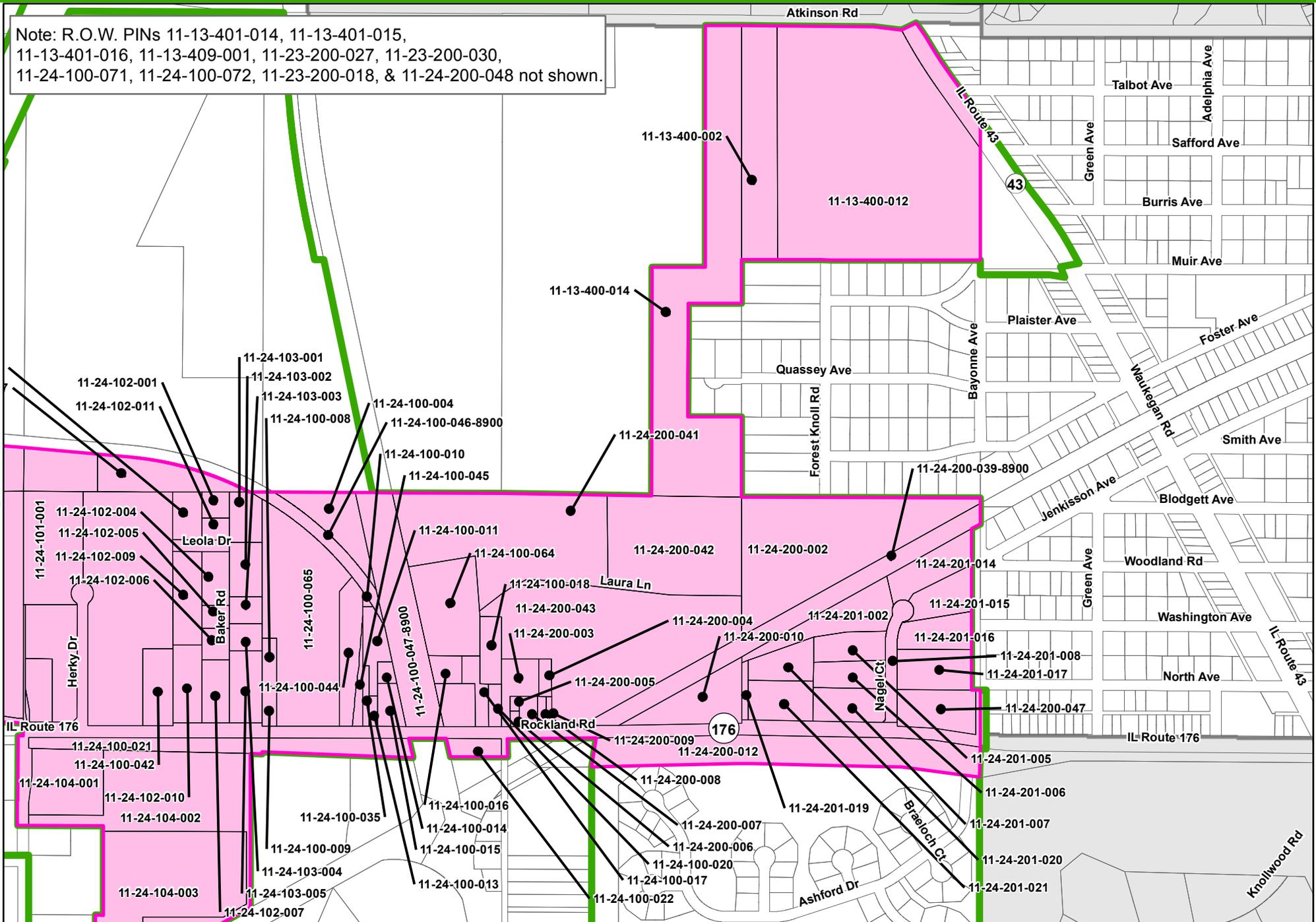


**Fig. 1: Location Map**

Date: 11/19/14

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Note: R.O.W. PINs 11-13-401-014, 11-13-401-015, 11-13-401-016, 11-13-409-001, 11-23-200-027, 11-23-200-030, 11-24-100-071, 11-24-100-072, 11-23-200-018, & 11-24-200-048 not shown.



VILLAGE OF GREEN OAKS  
 Community of Country Living  
 RPA #1: Rondout Area

**Fig. 2: PIN Map - East Half**

 Redevelopment Project Area  
 Village Boundary

1"=700'



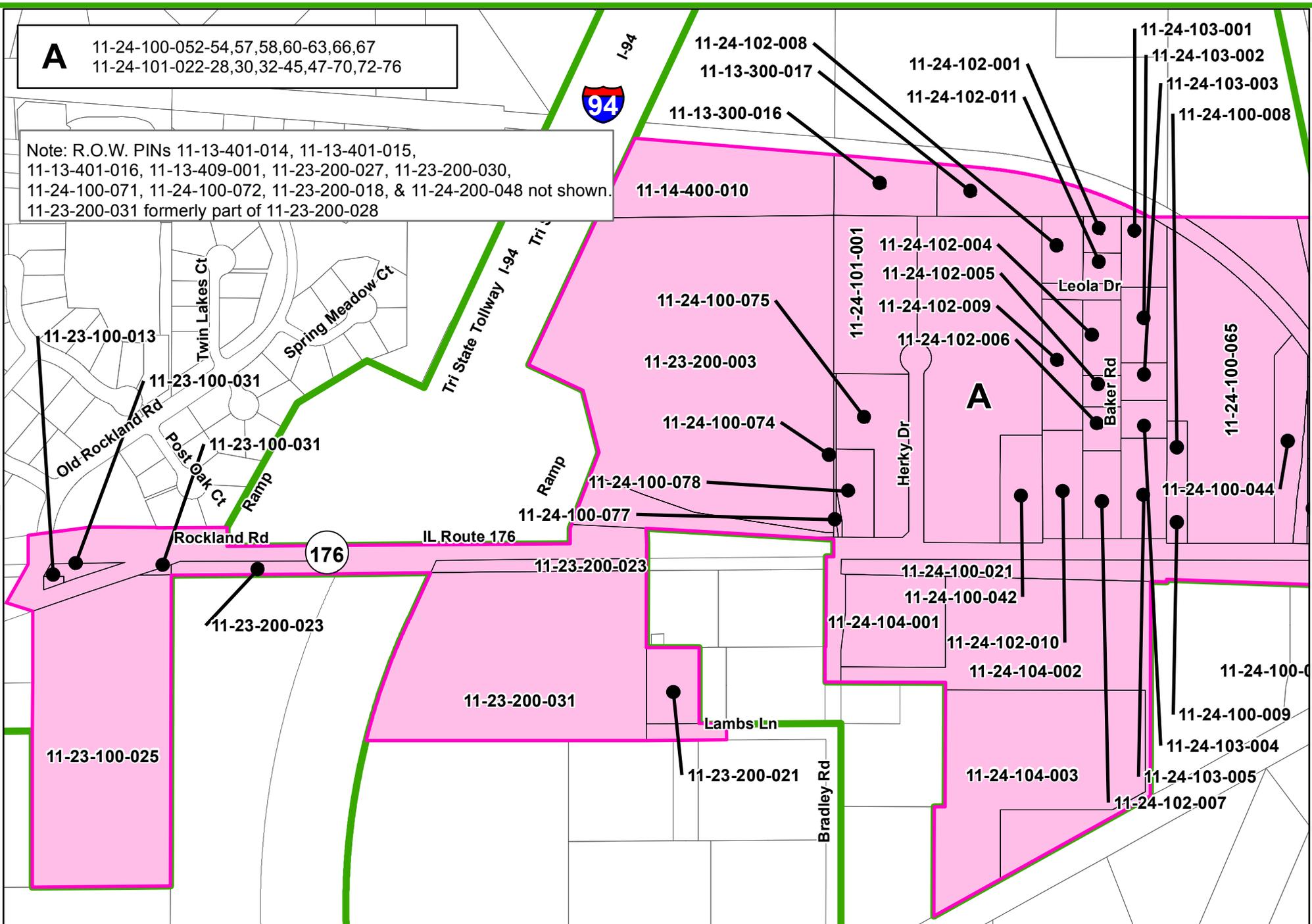
Date: 11/19/14

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**A**

11-24-100-052-54,57,58,60-63,66,67  
11-24-101-022-28,30,32-45,47-70,72-76

Note: R.O.W. PINs 11-13-401-014, 11-13-401-015,  
11-13-401-016, 11-13-409-001, 11-23-200-027, 11-23-200-030,  
11-24-100-071, 11-24-100-072, 11-23-200-018, & 11-24-200-048 not shown.  
11-23-200-031 formerly part of 11-23-200-028

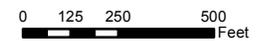


VILLAGE OF GREEN OAKS  
Community of Country Living  
RPA #1: Rondout Area

**Fig. 3: PIN Map - West Half**

 Redevelopment Project Area  
 Village Boundary

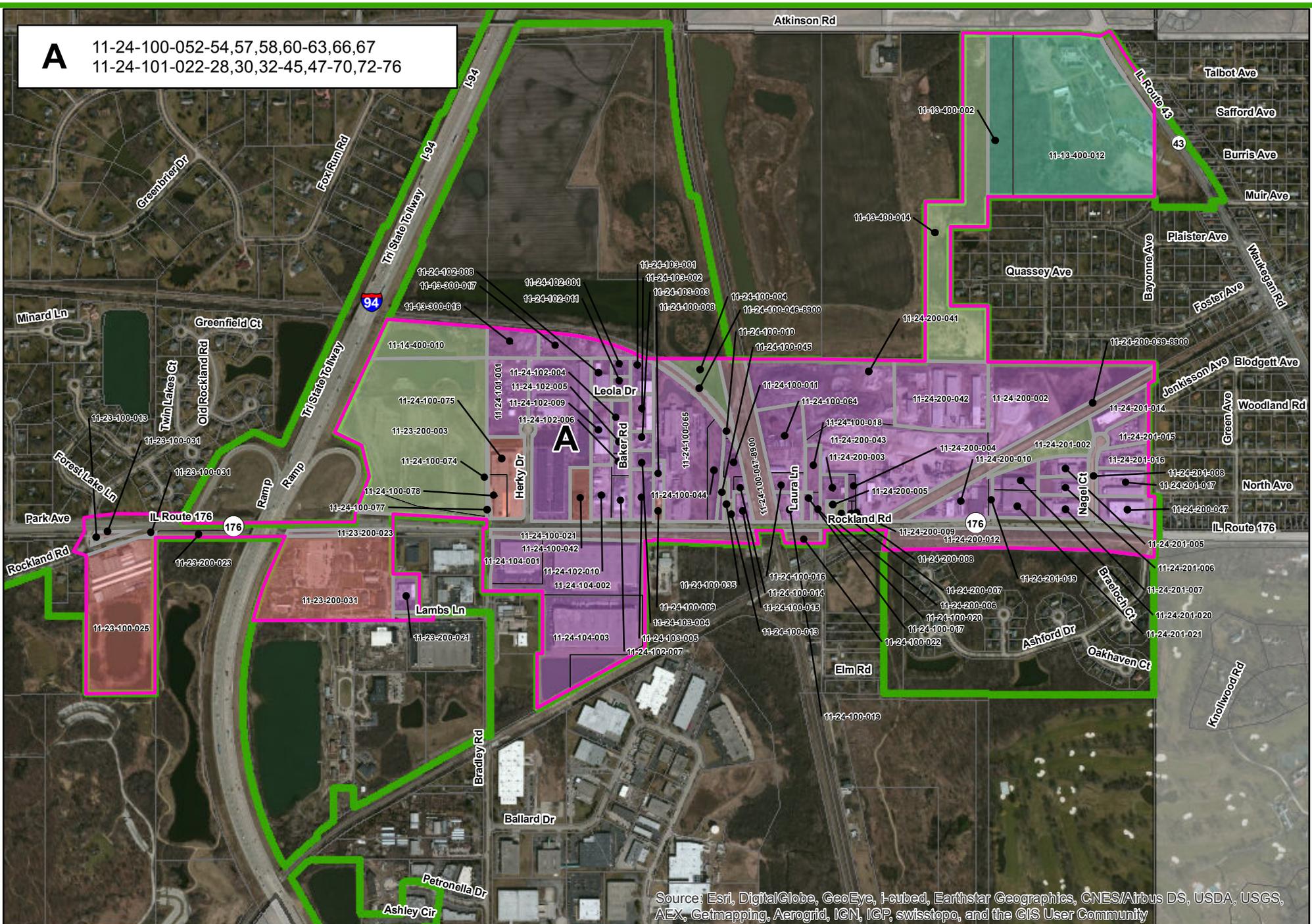
1":500'



Date: 11/19/14

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**A** 11-24-100-052-54,57,58,60-63,66,67  
 11-24-101-022-28,30,32-45,47-70,72-76



Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

VILLAGE OF GREEN OAKS  
 Community of Country Living  
 RPA #1: Rondout Area

**Fig. 4: Existing Land Use Map**

- Redevelopment Project Area
- Village Boundary
- Zoning Lot
- Single Family Residential
- Commercial
- Employment/Industrial
- Institutional
- Trails, Railroad, Utilities
- Vacant

1"=1,000'  
 0 250 500 1,000 Feet

Date: 11/19/14

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## **B. ELIGIBILITY STUDY**

### (Appendix C)

Attached as Appendix C is a separate Eligibility Study that reviewed the qualifying conditions of blight in the RPA as outlined in the Act. The following section summarizes the findings of the Eligibility Study.

For both improved and unimproved parcels, the RPA meets or exceeds the minimum requirements of blight. Since over fifty percent (50%) of the structures are thirty-five (35) years old or older, the improved portions of the RPA qualify for consideration as a conservation area. The improved parcels qualify as being blighted improved land and a conservation area by exhibiting eleven (11) out of the thirteen (13) eligibility criteria. This level meets and exceeds the minimum number of three (3) criteria for a conservation area and this level also meets and exceeds the minimum number of five (5) blighting criteria for a blighted improved redevelopment project area. The unimproved parcels evaluated qualify as being blighted by exhibiting four (4) of the twelve (12) criteria. Three (3) of the multiple requirement criteria and one (1) of the single requirement criteria were present in the unimproved parcels. This level meets and exceeds the minimum number of two (2) multiple requirement blight criteria or one (1) single requirement blight criteria. The qualifying criteria for both improved and unimproved areas of the RPA were generally found to be reasonably distributed throughout the RPA. In sum, the quantity and distribution of improved and unimproved blighting criteria qualifies the RPA as a whole as eligible for consideration for a TIF District.

The following Improved Criteria were identified as being present throughout sections of the improved land:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of Structures below Minimum Code Standards
5. Excessive Vacancies
6. Inadequate Utilities
7. Excessive Land Coverage and Overcrowding of Structures and Community Facilities
8. Deleterious Land Use or Layout
9. Lack of Community Planning
10. Environmental Clean Up
11. Lag in EAV

The following Unimproved Criteria were identified as being present throughout some sections of the unimproved land:

#### Multiple Requirement Criteria

1. Obsolete Platting of Vacant Land
2. Deterioration of Adjacent Structures or Site Improvements
3. Lag in EAV

Single Requirement Criteria

1. Flooding

The RPA meets the necessary eligibility criteria to qualify according to Illinois State Statutes to be considered for designation as a TIF District. This area suffers from factors that would significantly impede development/redevelopment from occurring.

**C. STATEMENT OF EVIDENCE AND CONDITIONS WITH RESPECT TO LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND POTENTIAL FOR FUTURE DEVELOPMENT AND GROWTH ('BUT FOR' TEST)**

As shown in the Eligibility Study referenced in the previous section, the Village has provided evidence that shows the RPA exhibits numerous factors of blight, both for improved and unimproved properties. These factors not only exhibit the deferred maintenance and disinvestment in the area, but they also contribute to its continued decline. Representative of this decline, the RPA has experienced limited development over the last ten (10) years with only two new commercial buildings having been constructed (one at the northwest corner of IL Route 176 and Bradley Road and one at northeast corner of IL Route 176 and Nagel Court). Beyond these new developments, the redevelopment in the RPA over this same time period has been limited to just the conversion of an existing bowling alley to a restaurant along with limited routine maintenance in regards to building exteriors and public and private site improvements. The former Jamaican Gardens facility on IL Route 176 west of the I-94 Tollway and the former Hill Top Center at the southwest corner of the intersection of Waukegan Road and Atkinson Road have been reviewed for potential senior housing developments. However, both of these proposals have significant public improvement costs and burdens to development that may only be offset through some type of assistance in order for the projects to be developed.

The combination of the blighting factors along with other geographic and physical considerations greatly hinder the continued development and redevelopment of the RPA. Due to the development of the area prior to incorporation in the Village, much of the public and private site improvements were not developed to modern standards, and when combined with the deferred maintenance that has occurred in the area, this deteriorating and non-modern infrastructure presents a significant impediment to the private market not only just to address the degradation of the infrastructure but to even attempt to provide modern development that will enhance the sustainability of the area's tax base.

In addition, the area is significantly impacted by a number of physical geographical factors. The North Branch of the Chicago River, which flows through the area, has been affected by the adverse relationship of the older industrial uses in the area due in part to these uses having limited modern stormwater management infrastructure. Similarly, wetland areas have also suffered from similar conditions. Due the pre-developed nature of the area, limited land exists for new detention basins or other similar drainage

improvements, which could greatly increase the costs to redevelop areas with such modern improvements. Similarly, large portions of the area are served by water and sanitary sewer facilities significantly below modern standards to the extent industrial uses are served only by six (6) inch water mains which do not provide adequate fire protection. As part of the Eligibility Study (Appendix C), the Village Engineer has provided evidence regarding the inadequate utilities in the RPA.

Similarly, a number of the secondary roadways (Baker Road, Laura Lane, and Energy Drive) were not developed as fully publicly dedicated roads. The pattern of roads were also developed in a manner of lack of east-west interconnectivity, which limits the ability for automobile and truck traffic access to parcels on to the east and west without having to make movements onto IL Route 176, which can create adverse traffic patterns particularly during peak travel times. Similarly, no signalized intersection connections with IL Route 176 exist for properties for the major access roadways in the RPA, which also leads to adverse traffic patterns when trucks must make uncoordinated turns onto and off IL Route 176 without east-west traffic on IL Route 176. To improve this condition, additional R.O.W. area may need to be acquired on land that is already developed, which can increase the length of time and overall cost for such improvements.

Additionally, roadway improvements for intersections with IL Route 176 will represent significant investments to accommodate future development. Costs for these improvements could be further promulgated due to the nature of this IL Route 176 being a regional arterial with close proximity to Interstate Tollway 94 access. This condition is especially the case in regards to the need for future improvements at the Bradley Road intersection. This intersection forms the crucial connection to accommodate significant traffic volumes with IL Route 176 having 16,500 average daily vehicle trips and Bradley Road having 6,000 average daily vehicle trips according to 2011 Illinois Department of Transportation data. This intersection improvement is crucial to the development of the vacant parcel at the northwest corner of this intersection, which is the largest available vacant commercial property in the Village. As related to the Village in past development proposals from zoning applicants, the intersection improvements are projected to be extremely costly in part due to the location of existing structures, environmental conditions, and roadway alignments. This barrier presents a serious impediment to the development of a key piece of commercial property that will greatly assist with maintaining the tax base and overall development sustainability of the Rondout area.

As outlined in Table 2: Estimated Range of Redevelopment Costs in Section IV of this Plan, it is estimated the costs necessary to improve the deficient infrastructure and utilities in the area of the RPA will be approximately \$30,000,000 to \$50,000,000.

The area of the RPA, as exhibited in the Eligibility Study, has lagged in economic growth in terms of Equalized Assessed Value (EAV) over the last five years. As outlined in the table below, this lag of EAV is evidenced by the fact the total EAV has decreased for two (2) out of the last five (5) years (2009 & 2011) and lagged behind the average annual growth rate of the Consumer Price Index for All Urban Consumers for three (3) out of the last five (5) years (2009-11). While the EAV has begun to increase in the past two (2)

years, it has only increased approximately five percent (5%) over 2008 levels where the CPI has increased approximately eight percent (8%) over that same time period. This lagging growth combined with the blighting factors and the expenditure costs necessary to address those factors represent a impediment that can only be overcome by designating the area as an RPA.

**Table 1: Comparison of Change in the RPA's Equalized Assessed Value (EAV) and the Consumer Price Index (CPI)**

Year	Entire RPA EAV	Entire RPA EAV Percent Change	CPI (Avg. Annual)	CPI (Avg. Annual) Percent Change
2008	\$34,423,007		215.303	
2009	\$32,957,666	-4.26%	214.537	-0.36%
2010	\$33,398,787	1.34%	218.056	1.64%
2011	\$33,115,483	-0.85%	224.939	3.16%
2012	\$33,865,532	2.26%	229.594	2.07%
2013	\$34,639,108	2.28%	232.957	1.46%

Sources: Libertyville Township Assessor, July 2014;  
 Consumer Price Index (CPI) for All Urban Consumers (Annual Average) U.S. Department of Labor, Bureau of Labor and Statistics.

*Prepared by Rolf C. Campbell and Associates, November 2014*

Based on the outlined conditions of blight and the costs necessary to remediate them, the Village finds that the area has suffered from disinvestment in recent years and that the blighting factors exist to such a degree that area could not be expected to develop and redevelop solely through governmental programs and actions or through traditional private market means without the assistance of TIF District benefits and powers. It is also found that without this action the area of the RPA would not likely sustain or gain significant value in terms of Equalized Assessed Value from which significant property tax revenues will be generated. To this end, the Village finds that the proposed RPA meets passes the "But For" Test.

## **II. REDEVELOPMENT GOALS**

The primary vision for the implementation of the RPA is to leverage private market investment that meet or exceed the public investments in the RPA that will increase the viability and sustainability of the RPA in terms of infrastructure, utilities, land use, and tax base. The following is a list of general goals that the Village will pursue in order to accomplish this overall vision with the implementation of the RPA:

- 1) Encourage development through the conscientious investment of combined incremental revenues that will increase the tax base for governmental bodies servicing the RPA.
- 2) Improve the deficient infrastructure and utilities in the RPA to modern and practical standards that will facilitate development/redevelopment. These investments could account for both current and future demands within the RPA.
- 3) Address the chronic, detrimental, and potentially dangerous historic flooding and drainage issues persistent throughout the RPA.
- 4) Remove the conditions of blight outlined in the Eligibility Study through encouraging and supporting the private market to make the necessary improvements to existing developments and site conditions.
- 5) Coordinate development/redevelopment efforts between numerous public and private interests to attempt to create an appropriate level of improvements that will support the functionality and longevity of both public and private investments and infrastructure in the area to the benefit of the Village, overlapping taxing bodies, property owners, and businesses.
- 6) Seek to improve the aesthetic character of the Village, especially the enhancement of the commercial corridors and areas along Illinois Route 176, Waukegan Road, and Atkinson Road, through the addition of streetscape improvements, such as landscaping, decorative streetlights, removal/relocation of unsightly overhead utility poles and wires, and other similar improvements.
- 7) Provide any job training assistance, housing and other such services and programs required under the Act.

### **III. REDEVELOPMENT PROGRAM AND PLAN**

#### **A. REDEVELOPMENT ACTIVITIES AND OBJECTIVES**

The Village will structure and implement a coordinated program with a variety of potential actions that can include land acquisition, site preparation, debris clearance, building demolition, provision of public infrastructure and improvements, and the rehabilitation of structures. These actions will occur when the Village Board has deemed them necessary to bring about the stated goals of this Redevelopment Plan.

The following is a general list of actions and attempts to be as comprehensive as possible at this time. Additions and revisions may be necessary as the redevelopment process progresses.

1. Professional and Staff Services
  - a. Provide funding for Village staff and consultants for studies and implementation regarding the redevelopment goals for the RPA.
  - b. Provide assistance for supporting Village officials, staff, and consultants for administrating the RPA.
2. Planning and Zoning
  - a. Develop plans and provide planning assistance to facilitate the implementation of the RPA and its redevelopment goals.
  - b. Develop zoning regulations that facilitate the redevelopment of the RPA in a more modern form and facilitates further investment in the area.
3. Site Preparation, Clearance, Demolition, and Land Acquisition
  - a. Provide assistance for assemblage of appropriate sites to make redevelopment feasible based on up-to-date codes and ordinances.
  - b. Acquire land when deemed appropriate to overcome obstacles to development/redevelopment, especially for the improving and upgrading of the RPA's utilities and infrastructure.
  - c. Perform necessary clearance/grading to appropriate parcels.
  - d. Remove structures and improvements as deemed necessary for improving the blighting factors within the RPA.
4. Rehabilitation of Buildings
  - a. Research creating new standards for buildings' appearance and construction.
  - b. Provide assistance for repair of deterioration and other signs of wear, when it serves to improve the functionality and aesthetics of the RPA.
5. Electric, Communication, and Similar Utilities
  - a. Relocate overhead wires and pole utilities so that they are in more appropriate locations above ground or, where possible with respect to functional and financial considerations, below ground.

**REDEVELOPMENT PLAN**

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- b. Assist with the repairing and upgrading of electrical, communication, and similar utilities.
6. Water System
- a. Upgrade to modern standards, repair, and/or add water mains, hydrants, valves, and other such infrastructure facilities to improve service levels and fire protection in the RPA.
7. Sanitary Sewer
- a. Upgrade to modern standards, repair and/or add sanitary sewer system mains, manholes, lift stations, and other related infrastructure facilities to improve service levels in the RPA.
8. Storm Water Management
- a. Develop a comprehensive program for studying, analyzing, and upgrading the stormwater infrastructure to alleviate the historic, chronic, adverse, and detrimental flooding and drainage patterns in the RPA.
  - b. Upgrade to modern standards, repair and/or add storm sewer system mains, manholes, catch basins, retention/detention ponds, and other related infrastructure facilities to improve service levels in the RPA.
  - c. Review and implement ways to reduce any drainage or standing water issues on affected parcels and for the RPA as a whole.
  - d. Assist with wetland mitigation and protection to aid developments with conformance to appropriate codes and ordinances.
9. Roadways and Streetscape
- a. Upgrade to contemporary standards, repair and/or add roadways, curbs, gutters, sidewalks and other such infrastructure improvements.
  - b. Review and acquire rights-of-way for public roadways and cross access easements.
  - c. Provide for controlled intersection improvements.
  - d. Facilitate the development of multiple travel access directions amongst parcels in the RPA to provide for more efficient traffic patterns and provide for alternative routes for emergency responders to various parcels.
  - e. Enhance roadways with streetscape and pedestrian amenities that would include pedestrian safety/wayfinding signs, street trees, planters, benches, and other features.
  - f. Coordinate and add decorative street lights into streetscapes.
10. General Infrastructure and Development Improvements
- a. Review, provide, and manage any capital improvements as allowed by the Act to meet public service demands as generated by the RPA.
11. Job Training/Retraining and Housing Relocation Assistance:

**REDEVELOPMENT PLAN**

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- a. Review, provide, and manage assistance cost and services as may be required for the training or retraining of workers to meet the employment needs of businesses locating within the RPA.
- b. Review, provide, and manage housing relocation assistance costs and services as may required for the displacement of inhabited housing units within the RPA.

12. Economic Development & Marketing:

- a. Research, develop, and publish/broadcast materials associated with marketing and advertising the RPA and its redevelopment, including, but not limited to studies, brochures, fliers, and websites.

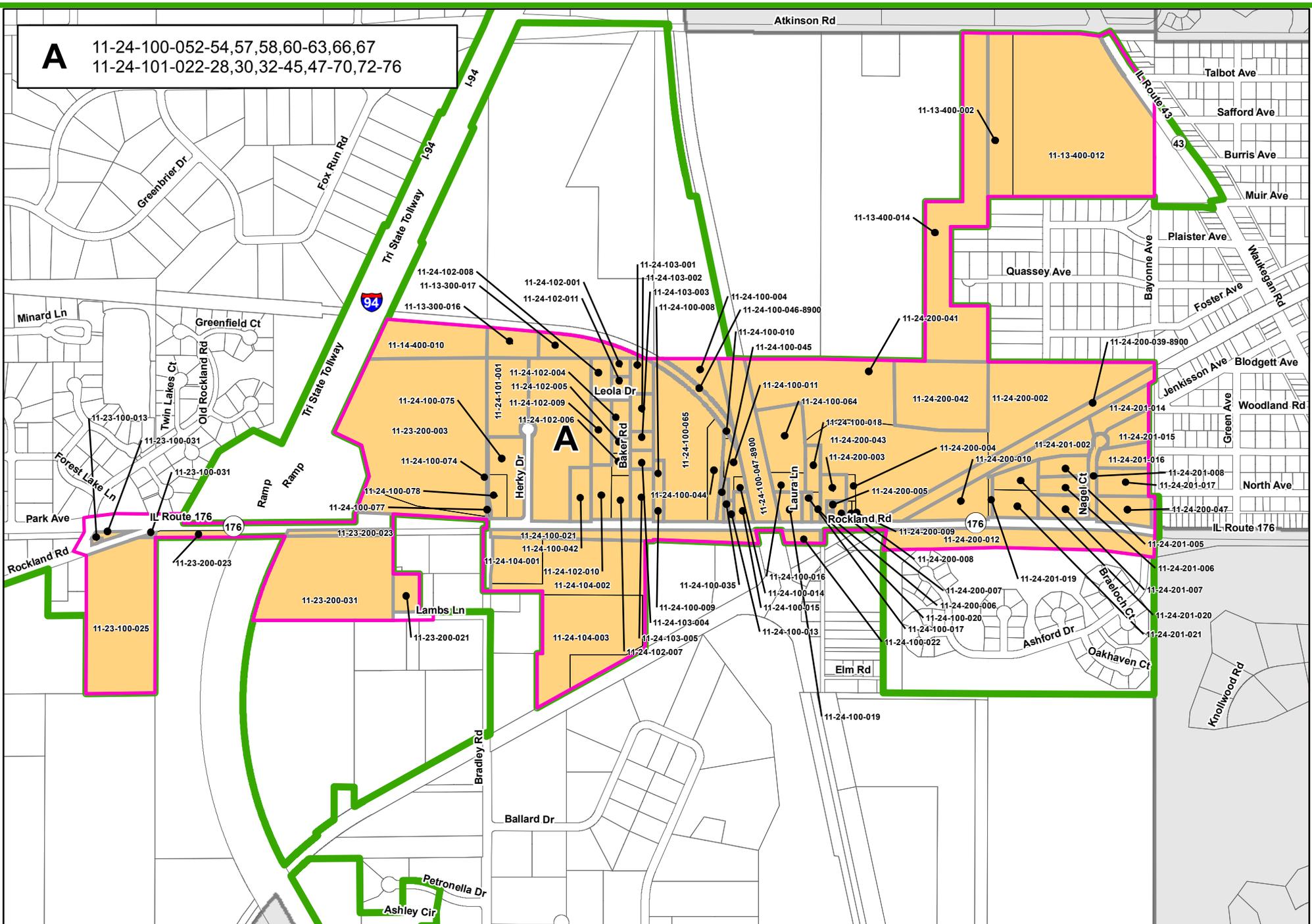
13. Other Projects & Programs:

- a. Research, develop, and finance any other projects or programs as may be permitted under the Act.

**B. FUTURE LAND USE PLAN**

As previously discussed, existing land uses within the RPA consist of commercial, industrial, residential, institutional, railroad and utilities, and vacant land, which are detailed in Figure 4. The Redevelopment Plan intends the RPA to be developed in a manner that conforms to the Village's 2009 Comprehensive Plan for the development as a whole as stipulated in the Act. The 2009 Comprehensive Plan designates the majority of the RPA as Redevelopment Area with some areas designated for Commercial and Government and Institutional uses as well. Due to the unknown market conditions at the future time of development/redevelopment and the potential for the Village to amend its Comprehensive Plan both through act or interpretation, this Plan designates the area of the RPA for Mixed Use development to provide the Village the flexibility to maintain the conformance of the implementation of the RPA with the Village Comprehensive Plan.

**A** 11-24-100-052-54,57,58,60-63,66,67  
 11-24-101-022-28,30,32-45,47-70,72-76



VILLAGE OF GREEN OAKS  
 Community of Country Living  
 RPA #1: Rondout Area

- Redevelopment Project Area
- Village Boundary
- Zoning Lot

Mixed Use

1"=1,000' 0 250 500 1,000 Feet

**Fig. 5: Future Land Use Map**

Date: 11/19/14

**ROLF C. CAMPBELL & ASSOCIATES**  
 A MANHATTAN CONSULTING DIVISION

### **C. HOUSING IMPACT STUDY AND RELOCATION ASSISTANCE**

Currently, the RPA contains seven (7) permanent, potentially inhabited residential units: five (5) detached single family homes and two (2) dwelling units associated with commercial uses. It is not anticipated that these housing units will be displaced directly by the implementation of this Redevelopment Plan and its guidance regarding the development/redevelopment of the RPA. Since as stipulated in the Act, residents from less than ten (10) inhabited residential units will not be displaced in the RPA and the RPA contains less than seventy-five (75) inhabited residential units, the Village is not required to complete a Housing Impact Study per the requirements of the Act.

However, if it is determined necessary at some future date that the displacement of any residents from inhabited residential units require relocation assistance per State or Federal regulations, the Village affirms it will provide relocation assistance per the terms of the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. The Village affirms it will make a good faith effort to try and identify any replacement housing for relocated residents be located in or near the RPA.

## **IV. COSTS AND FINANCING OF THE REDEVELOPMENT PROJECT AREA**

### ***A. ELIGIBLE REDEVELOPMENT PROJECT COSTS***

Redevelopment project costs include all reasonable, necessary, and incidental costs incurred or estimated to be incurred, as allowed by the Act over the lifetime of the TIF District for the implementation of this Redevelopment Plan. Private investments and grants are expected to exceed substantially such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan include:

1. 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, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected. No contracts for professional services, excluding architectural or 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. Before the commencement of services, any consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality.
  - a. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
  - b. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
2. 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 or grading of land;

**REDEVELOPMENT PLAN**

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3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;
4. 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 November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
5. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the redevelopment project area;
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter and including reasonable reserves related thereto;
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
  - a. A 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 this 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:

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 this 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:

For unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

Any school district seeking payment under this paragraph (a.) 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 this paragraph (a.). 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;

- b. A public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance

through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph (b.) applies only if (i) the library district 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 (b.) 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 the 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 for the library in the previous fiscal year. 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 (b.) shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Tax Allocation Fund.

A library district is not eligible for any payment under this paragraph (b.) 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 (b.) 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

**REDEVELOPMENT PLAN**

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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 (b). 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;

8. 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;
9. Payment in lieu of taxes;
10. 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 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, 3-36, 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;
11. 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 Act;
  - b) such payments in any one-year may not exceed seventy-five percent (75%), for low-income or very low-income households (as defined in Section 3 of the Illinois Affordable Housing Act), or thirty-percent (30%), for all other households, of the annual interest costs incurred by the developer with regard 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 (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund; and

- d) the total of such interest payments paid pursuant to the Act may not exceed seventy-five percent (75%), for low-income or very-low income households (as defined in Section 3 of the Illinois Affordable Housing Act), thirty (30%), for all other households, of the (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act.
  - e) For low and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the municipality may pay from tax increment revenues up to fifty-percent (50%) of the cost of construction of new housing units. The standards for maintaining the occupancy by low-income households and very low-income households 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 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;
12. Unless explicitly stated herein, the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;
13. 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 RPA while terminating operations at another Illinois location within ten (10) miles of the RPA but outside the boundaries of the RPA 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 fifty-percent (50%) of the original ownership in a RPA, 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; and
14. Any other eligible costs listed presently in or amended to the Act.

**B. ESTIMATED REDEVELOPMENT COSTS**

The following Table 2 provides the estimated range of general costs for the redevelopment of the RPA. More accurate estimates of costs will be developed during the implementation of the RPA through overall master planning and individual development proposals.

**Table 2: Estimated Range of Redevelopment Costs**

<b>Redevelopment Project Category</b>	<b>Low End Estimate</b>	<b>High End Estimate</b>
<b>1. Site Preparation, Clearance, Demolition, &amp; Acquisition</b>	\$1,000,000	\$2,000,000
<b>2. Rehabilitation of Buildings &amp; Structures</b>	\$860,000	\$1,000,000
<b>3. Electric &amp; Related Utilities</b>	\$6,700,000	\$8,200,000
<b>4. Water System</b>	\$4,000,000	\$4,600,000
<b>5. Sanitary Sewer System</b>	\$2,000,000	\$2,600,000
<b>6. Storm Sewer System</b>	\$1,000,000	\$1,750,000
<b>7. Roadway &amp; Streetscape</b>	\$14,000,000	\$27,000,000
<b>8. Other Infrastructure Projects</b>	\$4,000,000	\$5,000,000
<b>9. Job Training Assistance &amp; Housing Relocation</b>	\$30,000	\$50,000
<b>10. Master Planning, Economic Development &amp; Marketing</b>	\$1,000,000	\$2,000,000
<b>11. Other Projects &amp; Programs</b>	\$1,000,000	\$2,000,000
<b>Total Estimated Redevelopment Costs</b>	<b>\$35,090,000</b>	<b>\$55,000,000</b>

Note: Professional service costs and administration costs are generally included in the estimated project category costs. Estimates are in constant 2014 dollars.

*November 2014*

**C. SOURCE OF FUNDS FOR REDEVELOPMENT PROJECT COSTS**

The primary source of funds for redevelopment project costs is anticipated to be incremental property tax dollars created by redevelopment projects. These funds can come directly from property taxes paid by property owners after new development has occurred or in the form of municipal obligations secured based on the projected incremental tax revenues to be provided by new developments. The Village may also employ funds and municipal obligations from land disposition fees; local, state, and federal grants and loans, investment income; private financing; and other funding sources as allowed under the Act. If the Village incurs redevelopment project costs from funds other than incremental property tax revenues, the Village reserves the right to be reimbursed for any such costs as is allowed under the Act. The Village may allow the use of all legal forms of security that may be provided by the private market.

The Village may utilize revenues, other than State sales tax increment revenues, received under this Act from one redevelopment project area for eligible costs in another redevelopment project area that is:

- a. Contiguous to the redevelopment project area from which the revenues are received;
- b. Separated only by a public right of way from the redevelopment project area from which the revenues are received;
- c. Separated only by forest preserve property from the redevelopment project area from which the revenues are received if the closest boundaries of the redevelopment project areas that are separated by the forest preserve property are less than one mile apart; or
- d. Any other method as be allowed under the Act as amended.

The Village may jointly with another municipality undertake and perform redevelopment plans and projects and utilize the provisions of the Act wherever they have contiguous redevelopment project areas or they determine to adopt tax increment financing with respect to a redevelopment project area which includes contiguous real property within the boundaries of the municipalities, and in doing so, they may, by agreement between municipalities, issue obligations, separately or jointly, and expend revenues received under the Act for eligible expenses anywhere within contiguous redevelopment project areas or as otherwise permitted in the Act.

The Village may utilize tax incremental revenues for eligible costs that are received from a redevelopment project area created under the Industrial Jobs Recovery Law that is either contiguous to, or is separated only by a public right of way from, the redevelopment project area created under this Act which initially receives these revenues. The Village may utilize revenues, other than State sales tax increment revenues, by transferring or loaning such revenues to a redevelopment project area created under the Industrial Jobs Recovery Law that is either contiguous to, or separated only by a public right of way from the redevelopment project area that initially produced and received those revenues; and, if the redevelopment project area (i) was established before the effective date of this amendatory Act of the 91st General Assembly and (ii) is located within a municipality with a population of more than 100,000, utilize revenues or proceeds of obligations authorized by Section 11-74.4-7 of this Act, other than use or occupation tax revenues, to pay for any redevelopment project costs as defined by subsection (q) of Section 11-74.4-3 to the extent that the redevelopment project costs involve public property that is either contiguous to, or separated only by a public right of way from, a redevelopment project area whether or not redevelopment project costs or the source of payment for the costs are specifically set forth in the redevelopment plan for the redevelopment project area.

#### ***D. NATURE AND TERM OF OBLIGATIONS TO BE ISSUED***

The Village may issue obligations secured through incremental property tax revenues as authorized under Section 11-74.4-7 of the Act. These obligations can come in the form of bonds, loans, and other financial instruments allowed under the Act.

The Village may in addition to obligations secured by incremental property tax revenues pledge for a period not greater than the term of the obligations towards payment of such obligations any part or any combination of the following:

- a. Net revenues of all or part of any redevelopment project;
- b. Taxes levied and collected on any or all property in the municipality;
- c. The full faith and credit of the municipality;
- d. A mortgage on part or all of the redevelopment project; or
- e. Any other taxes or anticipated receipts that the municipality may lawfully pledge.

All obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the Village Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2014, by December 31, 2037, provided the lifetime of the RPA is not extended pursuant to the provisions of the Act). Obligations may be issued in one or more series bearing interest at such rate or rates as the corporate authorities of the municipality shall determine by ordinance. Such obligations shall bear such date or dates, mature at such time or times not exceeding 20 years from their respective dates, be in such denomination, carry such registration privileges, be executed in such manner, be payable in such medium of payment at such place or places, contain such covenants, terms and conditions, and be subject to redemption as such ordinance shall provide.

#### ***E. CURRENT VALUATION OF THE PROJECT AREA***

For the tax year 2013, the total EAV of the property within the RPA is \$ 34,639,108. Appendix B has listed the most recent complete set of EAV data with respect to each PIN.

#### ***F. ANTICIPATED FUTURE EQUALIZED ASSESSED VALUATION***

Upon completion of the anticipated development/redevelopment of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Redevelopment Project Area will increase by approximately \$35,000,000 to \$50,000,000 depending upon the scope of the projects and actual market conditions<sup>1</sup>. With this increase, the final EAV of the total RPA will be \$70,000,000 to \$85,000,000 at the end of the twenty-three (23) year period. The actual future EAV will be dependent on considerations for size and mass of new buildings, dedications of R.O.W.s, public land dedications, and other such factors.

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<sup>1</sup> Estimated future EAV based on new development and redevelopment on parcels with most potential at EAV levels per land and building value levels for comparable Libertyville Township properties less current EAV levels for those properties along with increase in overall EAV in the RPA due to improvements and investments ranging from 0 to 30% of the current total EAV level comparable to those expected to be developed in the RPA. Estimated in total EAV in constant 2014 dollars.

## **V. IMPACT ON AFFECTED TAXING DISTRICTS**

The complete extent and types of development/redevelopment for the RPA at this point are not known. Therefore, the exact impact on the various taxing districts is also not completely known. The nature of development, however, as outlined in this Plan has been designed to present limited negative impacts on services and facilities provided by the various taxing districts with territory in the RPA.

The following are the taxing districts to be affected by the implementation of the RPA and analysis of the potential impacts on services they provide and potential programs to address these demands on services.

- **Village of Green Oaks:** The Village provides principal municipal services to the area of the RPA. The primary method through which the Village delivers services is through other party contacts with other government bodies for services such as sanitary sewer, public water and with consulting firms for services such as engineer, planning/zoning, and building inspection services. The Village does not collect a property tax levy as it relies solely on other revenue streams, such as sales tax, to cover the costs of the services it provides. Due to its lack of a property tax levy, enacting the RPA will not result in any lost revenue from increased EAV increment as redevelopment occurs. The proposed redevelopment of the RPA may increase some demand for municipal services in the RPA to the extent necessary to service new development above existing levels. These increases are expected to be minimal due to the condition that the RPA is by and large already developed with limited vacant areas to create new development that will dramatically increase service demands. The Village expects that any increase in service demands will be offset by other increases in revenues receivable by the Village from that redevelopment. Any improvements, capital expenditures, and administration personnel to provide for expanded or improved services directly related to the development of the RPA may also be provided from collected incremental tax funds as described in Section IV of this Plan. The overall implementation of the RPA with the installation of public improvements will produce a positive impact on the Village as a whole and ultimately decrease future demand for such improvements for a significant period of time.
- **County of Lake:** Lake County provides general government services to the RPA as well as the remainder of the County. The area of the RPA, its potential population from any new residential uses, and demands of new non-residential uses are a minor fraction of the County (Approximately 300,000 total acres in Lake County and approximately 341 acres in the RPA; Approximately 0.1% of total Lake County Area). The Lake County Public Works Department (LCPWD) does own, operate, and maintain some water mains servicing some RPA properties north of IL Route 176, and the Village would look to coordinate the improvement of these water mains, as necessary, through the use of incremental tax revenues in conjunction with the LCWPD to meet the demands arising from

any new redevelopment. As such, the RPA will have limited to no impact on the services provided by the County. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on Lake County at the end of the RPA's lifetime.

- **Township of Libertyville:** Libertyville Township provides general sub-regional government services to the RPA as well as the remainder of the Township. The redevelopment of the RPA may result in some increases in residential population, but these increases are primarily expected to occur due to more commercial service oriented housing, such as assisted senior living facilities and hotels. Such housing types generally generate limited demand on Township services. These types of use also usually directly provide those Township services, such a dial ride, senior assistance, and food pantry, to their residents. The area of the RPA and any potential population increase would be a small portion of the Township and any new development is not anticipated to greatly increase the resident population. As such, the RPA will have limited to no impact on the services provided by the Township. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on Libertyville Township at the end of the RPA's lifetime.
- **Road and Bridge District – Libertyville Township:** The Road and Bridge District is a separate taxing unit of Libertyville Township that services Township owned roadways and bridges. The RPA does not contain any Township roads or bridges and any development in the RPA is anticipated to have little or no impact on the utilization and service capacity of Township roads and bridges. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the Road and Bridge District at the end of the RPA's lifetime.
- **Libertyville Fire Protection District:** The Libertyville Fire Protection District (Libertyville District) provides fire fighting and prevention and emergency medical response services for the Village of Green Oaks and unincorporated portions of Libertyville Township including the majority of the properties in the RPA. The Libertyville District contracts with the Village of Libertyville Fire Department to provide these services. The majority of the RPA is already developed with uses generating near the maximum demand for fire protection services. As outlined in this Plan the Eligibility Study, portions of the RPA have water main sizes below modern standards for providing fire protection services. It is intended that the implementation of the RPA will involve upgrading these water mains in order to accommodate demands of modern fire protection methods. Additionally, the implementation of the RPA will explore providing improved access to and amongst parcels through new road/drive improvements as well as intersection improvements. Combined these infrastructure and utility improvements should greatly facilitate the ability of the Libertyville District to respond to and address emergencies in the RPA. The redevelopment of the RPA is

also projected to improve its property tax base and will have a net positive impact on the Libertyville District at the end of the RPA's lifetime.

- **Rockland Fire Protection District:** Rockland Fire Protection District (Rockland District) presently provides fire protection services to just the two (2) parcels of the former Hill Top Center nursing home facility. While the facility is currently vacant, the Rockland District is still providing for fire protection services to the facility. In order to maintain the property as a viable part of the Rockland District's tax base, redevelopment of the site will most likely need to occur. Any such redevelopment will include an upgrade for on-site water utilities as well as improved access conditions to the site with potentially a second access drive onto Atkinson Road. These combined improvements should facilitate the ability of the Rockland District to serve this property. If the redevelopment of the property is not fostered as provided for under this Plan, the potential exists for the property to further degrade in terms of physical improvements as well as depreciate in terms of EAV tax base. For these reasons, the establishment of the RPA and its ability to assist with the redevelopment of the Hill Top Center property is anticipated to have a net positive impact for the Rockland District.
- **Rondout School District #72:** Rondout School District #72 (District #72) is the primary level public education service provider for the RPA for grades Kindergarten through eight (8). The RPA presently only contains five (5) single family homes and two (2) dwelling units associated with commercial uses potentially receiving education services. As discussed the majority of the area is primarily developed with commercial and industrial land uses. The redevelopment of the RPA is not anticipated to produce any new residential units that will generate school age children requiring educational services. Any new residential units will most likely come in the form of senior age restricted units that will not permit any school age children to reside in the development. Due to this condition, the education service demands generated within the RPA should remain flat compared to current levels which will mean the adoption of the RPA will have little to no impact on District #72's need to provide educational services. The Village affirms that it will provide the reimbursement of educational fees as may be required under the Act for increased demand on educational services for any new students generated in the RPA above the current level. Overall, the redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the District at the end the of RPA's lifetime.
- **Oak Grove School District #68:** Oak Grove School District #68 (District #68) has six (6) PIN Parcels in the RPA to which it is required to provide primary level public education services (Grades Kindergarten through 8). These six (6) parcels consist of two (2) vacant parcels, two (2) parcels used for industrial storage yards, and the two (2) parcels of the former Hill Top Center nursing home. In total, the six (6) parcels consist of approximately sixty-three (63) acres, which is around one percent (1%) of the entire land area of District #68 (approximately 5,573 total acres). The Village does not plan to see any of these parcels to be developed with

any new residential units that will generate school age children requiring educational services. These parcels consist of some of the Village's prime developable and redevelopable land for commercial and industrial development and any new residential units will most likely come in the form of senior age restricted units that will not permit any school age children to reside in the development. Due to this condition, the education service demands generated within the RPA should remain at current levels of no service provided which will mean the adoption of the RPA will have little to no impact on District #68's need to provide educational services for these areas. The Village affirms that it will provide the reimbursement of educational fees as may be required under the Act for increased demand on educational services for any new students generated in the RPA above the current level. Overall, the redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the District at the end the of RPA's lifetime.

- **Community High School District #128:** Community High School District #128 (District #128) is the public education service provider for the RPA for grades nine (9) through twelve (12). The RPA presently only contains five (5) single family homes and two (2) dwelling units associated with commercial uses potentially receiving education services. As discussed the majority of the area is primarily developed with commercial and industrial land uses. The redevelopment of the RPA is not anticipated to produce any new residential units that will generate school age children requiring educational services. Any new residential units will most likely come in the form of senior age restricted units that will not permit any school age children to reside in the development. Due to this condition, the education service demands generated within the RPA should remain flat compared to current levels which will mean the adoption of the RPA will have little to no impact on District #128's need to provide educational services. The Village affirms that it will provide the reimbursement of educational fees as may be required under the Act for increased demand on educational services for any new students generated in the RPA above the current level. Overall, the redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the District at the end the of RPA's lifetime.
- **College of Lake County #532:** The College of Lake County (College) provides junior college education services for all of Lake County. The RPA is only a small portion of the entire County and it is anticipated that any resident population of the RPA will be limited compared to the remainder of the County. Any development in the RPA is anticipated to have little to no impact on the College. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the College at the end of the RPA's lifetime.
- **Cook Memorial Library District:** The Cook Memorial Library District (Library District) provides book lending, internet/multimedia access, and similar services

to residents in its boundaries. Similarly to the listed school districts, the redevelopment focus for the RPA is primarily non-residential uses that will generate limited demand for the Library District's services. The potential does exist for some senior age-restricted residential developments to occur with the RPA. It is anticipated that these new senior age-restricted developments will be master planned and operated communities overseen by a primary management company. It is anticipated that as part of the services provided in these communities the management company will provide some educational and media access services that would supplement or replace those services directly provided by the Library District. As such, the RPA is projected to have limited to no impact on the Library District's facilities and services. The Village affirms that it will provide the reimbursement of library service costs as may be required under the Act for increased demand on library services for any new patrons generated in the RPA above the current level. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the Library District at the end of the RPA's lifetime.

- **North Shore Sanitary District:** The North Shore Sanitary District (NSSD) acts as the primary sanitary sewer provider for a population over a quarter of a million people located in all or portions of fourteen (14) municipalities along with various unincorporated areas. In this capacity, the NSSD acts as the primary sanitary sewer service provider for the majority of the RPA and owns and operates two large interceptor sewer lines within the RPA. The RPA makes up a small portion of the overall NSSD and most of the RPA is already producing fully developed levels of demand for sanitary sewer service. As discussed at length in this Plan, it is a primary goal of the Plan to upgrade utility infrastructure to modern standards in the RPA. These improvements should also contribute in some way to the NSSD's ability to provide more efficient service throughout the RPA. In addition, the redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the NSSD at the end of the RPA's lifetime.
- **Central Lake County Joint Action Water Agency:** The Central Lake County Joint Action Water Agency (CLCJAWA) acts as the primary public water provider for a population over a quarter of a million people located in all or portions of twelve (12) communities and unincorporated community areas. In this capacity, CLCJAWA acts as the primary public water service provider for the majority of the RPA and owns and operates one large water main within the RPA. The RPA makes up a small portion of CLCJAWA and most of the RPA is already producing fully developed levels of demand for water service. As discussed at length in this Plan, it is a primary goal of the Plan to upgrade utility infrastructure to modern standards in the RPA. These improvements should also contribute in some way to the CLCJAWA's ability to provide more efficient service throughout the RPA (e.g. increase water main size to accommodate modern fire fighting demands). In addition, the redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the CLCJAWA at the end of the RPA's lifetime.

- **Lake Bluff Mosquito Abatement District:** The Lake Bluff Mosquito Abatement District provides seasonal mosquito abatement service to the area of the RPA. At present, the RPA is by and large developed and generating near its maximum demand for such services and it is not anticipated that any new redevelopment will generate a noticeable increase in demand on those services above current levels. As such the establishment of the RPA should have little to no impact on the Mosquito District and its service levels, and it is projected the RPA will improve the property tax base of the area, which will result in a net positive impact on the Mosquito District at the end of the RPA's lifetime.
- **Lake County Forest Preserve District:** The Lake County Forest Preserve District (Forest Preserve District) provides open space preservation and recreation areas for the entire County. Lake County provides general government services to the RPA as well as the remainder of the County. Presently, the RPA contains no Forest Preserve District properties. The area of the RPA, its potential population from any new residential uses, and demands of new non-residential uses are a minor fraction of the County. As such, the RPA will have limited to no impact on the facilities and services provided by the Forest Preserve District. The redevelopment of the RPA is projected to improve its property tax base and will have a net positive impact on the Forest Preserve District at the end of the RPA's lifetime.

As outlined for each taxing district, the RPA is projected to have little to no impact on facilities or services provided by the individual governmental taxing units while the RPA will have a positive impact on these taxing districts as development and redevelopment occur even before the end of the RPA's lifetime. The Village will also work during the development process to identify ways to address any anticipated extraordinary impacts on facilities and services created by the redevelopment of the RPA. When the Act requires, the Village will commit to providing incremental property tax revenues to offset any impacts on the costs of providing services by governmental jurisdictions.

## **VI. PHASING AND SCHEDULING**

The development/redevelopment of the RPA is expected by the Village to occur over the next twenty-three (23) years, as the provided lifetime in the Act. Actions will occur at appropriate times either at the discretion of the Village or as part of public/private cooperation agreements in the planning and scheduling of improvements. Due to the function of the RPA in the Village's overall planning and development as an assistance based program, the Village is intending mainly to limit the use of the powers and monies granted through the RPA to an as needed basis with any pay outs for incentives distributed on a 'Pay as you go' basis, whereby monies are not paid out until incremental tax revenue streams are guaranteed. Long term projects as described in the Redevelopment Activities and Objectives section will be planned and phased appropriately with respect to their need and extent of development. As to the investment of monies raised from and levied for the RPA, the process described in the Funding for Redevelopment Plan Costs section will be matched with an appropriate scheduling plan as determined by the Village. The Village also plans to review and develop special programs for the utilization of the raised funds that will further the goals and objectives outlined in this Plan.

The Plan will be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the Village Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Plan is adopted (assuming adoption in 2014, by December 31, 2037, provided the lifetime of the RPA is not extended pursuant to the provisions of the Act).

## **VII. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION**

Per the Act, the Village attests to its commitment to fair and equal employment and prevailing wage with respect to the implementation of the Redevelopment Plan in terms of, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, religion, sex, age, handicapped status, national origin, creed, or ancestry. The Village will require and encourage the above stated fair and equal employment practices for itself and with its vendors and contractors.

## **VIII. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN**

The Redevelopment Plan may be amended pursuant to the provisions of the Act and at the discretion of the Village.

## **IX. APPENDIX A: LEGAL DESCRIPTION**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18 AND THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 44 NORTH, RANGE 12 EAST, OF THE THIRD PRINCIPAL MERIDIAN;  
ALONG WITH THOSE PARTS OF THE SOUTH HALF OF SECTION 13, THE SOUTHEAST QUARTER OF SECTION 14, THE NORTH HALF OF SECTION 23 AND THE NORTH HALF AND SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 44 NORTH, RANGE 11 EAST, OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24;  
THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 24, 1,327.35 FEET TO THE WESTERLY LINE OF FOREST KNOLL ESTATES SUBDIVISION, RECORDED NOVEMBER 25, 1946, AS DOCUMENT 605982;  
THENCE NORTHERLY ALONG SAID WESTERLY LINE, 445.5 FEET TO THE SOUTHERLY LINE OF RETZINGER SUBDIVISION, RECORDED JUNE 14, 1999, AS DOCUMENT 4369860;  
THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 300 FEET TO THE WESTERLY LINE OF SAID SUBDIVISION;  
THENCE NORTHERLY ALONG SAID WESTERLY LINE, 215.37 FEET TO THE NORTHERLY LINE OF SAID SUBDIVISION;  
THENCE CONTINUING ALONG A NORTHERLY EXTENSION OF SAID WESTERLY LINE, 415.5 FEET, TO THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 3 OF SAID FOREST KNOLL ESTATES SUBDIVISION;  
THENCE EASTERLY ALONG SAID EXTENSION LINE, 300 FEET TO THE WESTERLY LINE OF SAID FOREST KNOLL ESTATES SUBDIVISION, THENCE NORTHERLY ALONG SAID WESTERLY LINE, 246.49 FEET TO THE NORTHERLY LINE OF SAID SUBDIVISION;  
THENCE EASTERLY ALONG SAID NORTHERLY LINE, 1,327.2 FEET TO THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;  
THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 43, WAUKEGAN ROAD;  
THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE TO THE NORTHERLY LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13;  
THENCE SOUTHWESTERLY TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF ILLINOIS STATE ROUTE 43, WAUKEGAN ROAD AND THE SOUTHERLY RIGHT OF WAY LINE OF ATKINSON ROAD;  
THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;  
THENCE CONTINUING ALONG SAID SOUTHERLY LINE, 200 FEET TO THE WESTERLY LINE OF THE EASTERLY 200 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;  
THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF THE SOUTHERLY 1,276.87 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

**REDEVELOPMENT PLAN**

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THENCE WESTERLY ALONG SAID NORTHERLY LINE, 300 FEET TO THE WESTERLY LINE OF THE EASTERLY 500 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;  
THENCE SOUTHERLY ALONG SAID WESTERLY LINE, 1,276.87 FEET TO THE NORTHERLY LINE OF SAID SECTION 24;  
THENCE WESTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;  
THENCE CONTINUING WESTERLY ALONG SAID NORTHERLY LINE, 64.15 FEET TO THE SOUTHERLY LINE OF THE METRA RAILROAD (FORMERLY CHICAGO MILWAUKEE ST. PAUL AND PACIFIC RAILROAD);  
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 2,202.62 FEET TO THE EASTERLY RIGHT OF WAY OF THE NORTHERN ILLINOIS TOLL HIGHWAY;  
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY, 1,004.14 FEET;  
THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, 240 FEET;  
THENCE SOUTHERLY ALONG SAID RIGHT OF WAY, 254.65 FEET;  
THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY, 321.89 FEET;  
THENCE SOUTHERLY TO THE NORTHERLY RIGHT OF WAY OF ILLINOIS STATE ROUTE 176, ROCKLAND ROAD;  
THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY TO A POINT, 221.07 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;  
THENCE NORTHERLY TO THE SOUTHEAST CORNER OF LOT 4 OF FOREST COVE RESUBDIVISION, RECORDED AUGUST 14, 1995, AS DOCUMENT 3708828;  
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION TO THE WESTERLY LINE OF OLD ROCKLAND ROAD;  
THENCE SOUTHERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF IL ROUTE 176 AND THE WESTERLY LINE OF OLD ROCKLAND ROAD;  
THENCE SOUTHERLY ALONG THE WESTERLY LINE OF OLD ROCKLAND ROAD TO THE NORTHERLY LINE OF ROCKLAND ROAD;  
THENCE SOUTHEASTERLY TO THE INTERSECTION OF THE SOUTHERLY LINE OF ROCKLAND ROAD AND THE WESTERLY LINE OF THE EASTERLY 550 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;  
THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 23;  
THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;  
THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE FORMER CHICAGO NORTH SHORE AND MILWAUKEE RAILROAD;  
THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY;  
THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF THE SOUTHERLY 567 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23, ALSO BEING THE SOUTHERLY LINE OF LAMBS LANE EXTENDED WESTERLY;  
THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF THE WESTERLY 892.49 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

**REDEVELOPMENT PLAN**

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THENCE NORTHERLY ALONG SAID WESTERLY LINE, 66 FEET TO THE NORTHERLY LINE OF LAMBS LANE, ALSO BEING THE NORTHERLY LINE OF THE SOUTHERLY 633 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE WESTERLY ALONG SAID NORTHERLY LINE, 108.29 FEET TO THE EASTERLY LINE OF THE WESTERLY 784.2 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTHERLY ALONG SAID EASTERLY LINE, 302.78 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 388 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 210.2 FEET TO THE EASTERLY LINE OF THE WESTERLY 574 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE NORTHERLY ALONG SAID EASTERLY LINE (EXTENDED) TO THE SOUTHERLY LINE OF PARCEL 2, RECORDED AS DOCUMENT 2963075 ON NOVEMBER 13, 1990;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SECTION 23;

THENCE SOUTHERLY ALONG SAID EASTERLY SECTION LINE TO THE SOUTHERLY LINE (EXTENDED) OF ROCKLAND ROAD;

THENCE WESTERLY 30 FEET ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF BRADLEY ROAD, BEING THE WEST LINE OF THE EAST 30 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHERLY 388 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE WESTERLY 3 FEET ALONG SAID SOUTHERLY LINE ALSO BEING THE WESTERLY LINE OF BRADLEY ROAD;

THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF BRADLEY ROAD TO THE NORTHERLY LINE EXTENDED OF THE SOUTHERLY 495 FEET OF THE NORTHERLY 1025.89 FEET, OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE EASTERLY ALONG SAID NORTHERLY LINE, 478.51 FEET TO THE EASTERLY LINE OF THE WESTERLY 445.5 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 24, ALSO BEING THE WESTERLY LINE OF GREEN OAKS BUSINESS CENTER RECORDED SEPTEMBER 4, 1996 AS DOCUMENT 3870094;

THENCE SOUTHERLY, WESTERLY AND SOUTHERLY ALONG SAID WESTERLY LINE TO THE NORTHERLY RIGHT OF WAY LINE OF THE CANADIAN NATIONAL RAILWAY (FORMERLY THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY);

THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, 984.85 FEET TO THE EASTERLY LINE OF SAID SUBDIVISION;

THENCE NORTHERLY ALONG SAID EASTELY LINE, 835.05 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO NORTHSORE AND MILWAUKEE RAILWAY;

THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE WESTERLY RIGHT OF WAY LINE OF THE METRA RAILROAD (FORMERLY THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD);

THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 176 (ROCKLAND ROAD);

**REDEVELOPMENT PLAN**

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THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY RIGHT OF WAY LINE OF SAID METRA RAILROAD;  
THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO NORTHSORE AND MILWAUKEE RAILWAY;  
THENCE EASTERLY ALONG SAID LINE TO THE EASTERLY RIGHT OF WAY LINE OF ARCADIA ROAD, BEING THE EASTERLY LINE OF THE WESTERLY 33 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24;  
THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF ILLINOIS ROUTE 176 (ROCKLAND ROAD);  
THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID CANADIAN NATIONAL RAILWAY LYING 43 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTER LINE OF SAID RAILWAY;  
THENCE SOUTHERLY TO THE NORTHWEST CORNER OF OUTLOT C OF GLENMORE WOODS SUBDIVISION RECORDED JULY 06, 1995 AS DOCUMENT 3692093, ALSO BEING A POINT ON THE SOUTHERLY LINE OF THE FORMER CHICAGO, NORTHSORE AND MILWAUKEE RAILWAY;  
THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24;  
THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 OF BAKER INDUSTRIAL PARK SUBDIVISION RECORDED MAY 4, 1983, AS DOCUMENT 2210750;  
THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 , 50 FEET TO THE WESTERLY LINE OF PARCEL 1 VACATED JUNE 27, 1984, AS DOCUMENT 2292657;  
THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID CANADIAN NATIONAL RAILWAY;  
THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 24;  
THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

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# VILLAGE OF GREEN OAKS TIF DISTRICT EXHIBIT C



### PARCELS WITHIN TIF DISTRICT

11-23-000-016	11-23-000-018	11-24-100-004	11-24-100-077	11-24-101-008	11-24-200-008
11-13-000-017	(Except that part	11-24-100-008	11-24-100-078	11-24-101-001	11-24-200-009
11-13-000-002	lying westerly of the	11-24-100-009	11-24-101-001	11-24-101-002	11-24-200-010
11-13-000-012	westerly 80% of	11-24-100-010	11-24-101-002	11-24-101-003	11-24-200-011
11-13-000-014	feet of the SE 1/4, NE	11-24-100-011	11-24-101-003	11-24-101-004	(Except that part
11-13-001-014	1/2 of section 22-44-11)	11-24-100-013	11-24-101-004	11-24-101-005	lying westerly of
11-13-001-015	11-23-200-021	11-24-100-014	11-24-101-005	11-24-101-006	the westerly 1/2 of
11-13-001-018	11-23-200-023	11-24-100-016	11-24-101-006	11-24-101-007	subject E of
11-13-000-001	(Except that part	11-24-100-018	11-24-101-007	11-24-101-008	(Greenwood
11-14-000-010	lying easterly of a	11-24-100-017	11-24-101-008	11-24-101-009	11-24-200-039
11-23-100-013	line 745.11 feet	11-24-100-018	11-24-101-009	11-24-101-010	(Except that part
(Except that part	westerly of the	11-24-100-019	11-24-101-010	11-24-101-011	lying southerly of B
lying westerly of	east line of the SE	11-24-100-020	11-24-101-011	11-24-101-012	RT 176)
Old Rockland Road)	1/2 of the NE 1/4 of	11-24-100-021	11-24-101-012	11-24-101-013	11-24-200-041
11-23-100-025	section 22-44-11)	11-24-100-022	11-24-101-013	11-24-101-014	11-24-200-042
11-23-100-021	11-24-200-027	11-24-100-023	11-24-101-014	11-24-101-015	11-24-200-043
(Except that part	(Except that part	11-24-100-024	11-24-101-015	11-24-101-016	11-24-200-044
lying westerly of	lying westerly of	11-24-100-025	11-24-101-016	11-24-101-017	11-24-200-045
Old Rockland Road)	the east 1/2 of	11-24-100-026	11-24-101-017	11-24-101-018	11-24-200-046
11-23-100-022	the SE 1/4 of the NE	11-24-100-027	11-24-101-018	11-24-101-019	11-24-200-047
(Except that part	1/2 of section 22-44	11-24-100-028	11-24-101-019	11-24-101-020	11-24-200-048
lying westerly of	-11)	11-24-100-029	11-24-101-020	11-24-101-021	11-24-200-049
Old Rockland Road)	11-23-200-031	11-24-100-030	11-24-101-021	11-24-101-022	11-24-200-050
11-23-200-002	221.27 feet of the	11-24-100-031	11-24-101-022	11-24-101-023	11-24-200-051
(Except that part	SW 1/4 of the NE 1/4	11-24-100-032	11-24-101-023	11-24-101-024	11-24-200-052
lying westerly of	of section 22-44-	11-24-100-033	11-24-101-024	11-24-101-025	11-24-200-053
the westerly	11 and except	11-24-100-034	11-24-101-025	11-24-101-026	11-24-200-054
221.27 feet of the	these parts lying	11-24-100-035	11-24-101-026	11-24-101-027	11-24-200-055
SW 1/4 of the NE 1/4	beyond the	11-24-100-036	11-24-101-027	11-24-101-028	11-24-200-056
of section 22-44-	westerly 300 feet	11-24-100-037	11-24-101-028	11-24-101-029	11-24-200-057
11 and except	of the westerly	11-24-100-038	11-24-101-029	11-24-101-030	11-24-200-058
these parts lying	northerly 1025.08	11-24-100-039	11-24-101-030	11-24-101-031	11-24-200-059
beyond the	feet of the	11-24-100-040	11-24-101-031	11-24-101-032	11-24-200-060
westerly 300 feet	11-24-100-041	11-24-100-042	11-24-101-032	11-24-101-033	11-24-200-061
of the westerly	11-24-100-043	11-24-100-044	11-24-101-033	11-24-101-034	11-24-200-062
1000 feet in the NE	11-24-100-045	11-24-100-046	11-24-101-034	11-24-101-035	11-24-200-063
1/2 of the NE 1/4 of	11-24-100-047	11-24-100-048	11-24-101-035	11-24-101-036	11-24-200-064
section 22-44-11)	11-24-100-049	11-24-100-049	11-24-101-036	11-24-101-037	11-24-200-065
11-23-200-003	11-24-100-050	11-24-100-050	11-24-101-037	11-24-101-038	11-24-200-066
	11-24-100-051	11-24-100-051	11-24-101-038	11-24-101-039	11-24-200-067
	11-24-100-052	11-24-100-052	11-24-101-039	11-24-101-040	
	11-24-100-053	11-24-100-053	11-24-101-040	11-24-101-041	
	11-24-100-054	11-24-100-054	11-24-101-041	11-24-101-042	
	11-24-100-055	11-24-100-055	11-24-101-042	11-24-101-043	
	11-24-100-056	11-24-100-056	11-24-101-043	11-24-101-044	
	11-24-100-057	11-24-100-057	11-24-101-044	11-24-101-045	
	11-24-100-058	11-24-100-058	11-24-101-045	11-24-101-046	
	11-24-100-059	11-24-100-059	11-24-101-046	11-24-101-047	
	11-24-100-060	11-24-100-060	11-24-101-047	11-24-101-048	
	11-24-100-061	11-24-100-061	11-24-101-048	11-24-101-049	
	11-24-100-062	11-24-100-062	11-24-101-049	11-24-101-050	
	11-24-100-063	11-24-100-063	11-24-101-050	11-24-101-051	
	11-24-100-064	11-24-100-064	11-24-101-051	11-24-101-052	
	11-24-100-065	11-24-100-065	11-24-101-052	11-24-101-053	
	11-24-100-066	11-24-100-066	11-24-101-053	11-24-101-054	
	11-24-100-067	11-24-100-067	11-24-101-054	11-24-101-055	
	11-24-100-068	11-24-100-068	11-24-101-055	11-24-101-056	
	11-24-100-069	11-24-100-069	11-24-101-056	11-24-101-057	
	11-24-100-070	11-24-100-070	11-24-101-057	11-24-101-058	
	11-24-100-071	11-24-100-071	11-24-101-058	11-24-101-059	
	11-24-100-072	11-24-100-072	11-24-101-059	11-24-101-060	
	11-24-100-073	11-24-100-073	11-24-101-060	11-24-101-061	
	11-24-100-074	11-24-100-074	11-24-101-061	11-24-101-062	
	11-24-100-075	11-24-100-075	11-24-101-062	11-24-101-063	



PROJECT: VILLAGE OF GREEN OAKS TIF DISTRICT EXHIBIT C

REVISIONS	DATE	BY	DESCRIPTION
1	11/17/21	JL	REVISED
2	11/17/21	JL	REVISED

**RHM ENGINEERS, INC.**  
 1000 N. WASHINGTON ST., SUITE 200  
 CHICAGO, ILLINOIS 60610  
 TEL: 312.281.1000  
 FAX: 312.281.1001  
 WWW.RHME.COM  
 RHMENGINEERS.COM

CREATED BY: OPS  
 CHECKED BY: PLS  
 SCALE: PLS  
 DATE: 11/17/21  
 PROJECT NO.: 2021-0009  
 SHEET: 1

Village of Green Oaks - Redevelopment Project Area I: Rondout Area  
**REDEVELOPMENT PLAN**

## X. APPENDIX B: CURRENT PIN & EAV LIST

Note: The following are the current EAVs (Tax Year 2013) at the time of adoption of this Plan. The total baseline EAV for the RPA will be as certified by the Lake County Assessor after approval the RPA.

Number	PIN	2013 EAV	Number	PIN	2013 EAV	Number	PIN	2013 EAV
1	11-13-300-016	\$78,387.00	52	11-24-101-024	\$78,877.00	103	11-24-102-006	\$151,489.00
2	11-13-300-017	\$85,541.00	53	11-24-101-025	\$78,877.00	104	11-24-102-007	\$256,969.00
3	11-14-400-010	\$247,951.00	54	11-24-101-026	\$78,877.00	105	11-24-102-008	\$93,613.00
4	11-23-100-013	\$161,391.00	55	11-24-101-027	\$78,877.00	106	11-24-102-009	\$177,314.00
5	11-23-100-025	\$946,127.00	56	11-24-101-028	\$313,116.00	107	11-24-102-010	\$184,425.00
6	11-23-100-031	\$738.00	57	11-24-101-030	\$0.00	108	11-24-102-011	\$78,225.00
7	11-23-200-003	\$1,497,270.00	58	11-24-101-032	\$47,368.00	109	11-24-103-001	\$237,233.00
8	11-23-200-021	\$162,131.00	59	11-24-101-033	\$96,796.00	110	11-24-103-002	\$314,444.00
9	11-23-200-023	\$738.00	60	11-24-101-034	\$49,427.00	111	11-24-103-003	\$78,985.00
10	11-23-200-031*	\$227,561.00	61	11-24-101-035	\$49,427.00	112	11-24-103-004	\$133,320.00
11	11-24-100-004	\$129.00	62	11-24-101-036	\$49,427.00	113	11-24-103-005	\$477,921.00
12	11-24-100-008	\$74,504.00	63	11-24-101-037	\$49,427.00	114	11-24-104-001	\$1,065,158.00
13	11-24-100-009	\$107,397.00	64	11-24-101-038	\$49,427.00	115	11-24-104-002	\$3,061,468.00
14	11-24-100-010	\$2,606.00	65	11-24-101-039	\$49,427.00	116	11-24-104-003	\$3,539,064.00
15	11-24-100-011	\$111,854.00	66	11-24-101-040	\$49,427.00	117	11-24-200-002	\$247,680.00
16	11-24-100-013	\$66,744.00	67	11-24-101-041	\$49,427.00	118	11-24-200-003	\$133,088.00
17	11-24-100-014	\$13,028.00	68	11-24-101-042	\$49,427.00	119	11-24-200-004	\$10,242.00
18	11-24-100-015	\$120,314.00	69	11-24-101-043	\$49,427.00	120	11-24-200-005	\$46,383.00
19	11-24-100-016	\$55,478.00	70	11-24-101-044	\$49,427.00	121	11-24-200-006	\$29,575.00
20	11-24-100-017	\$41,954.00	71	11-24-101-045	\$102,974.00	122	11-24-200-007	\$57,481.00
21	11-24-100-018	\$43,423.00	72	11-24-101-047	\$49,427.00	123	11-24-200-008	\$13,928.00
22	11-24-100-019	\$238,923.00	73	11-24-101-048	\$49,427.00	124	11-24-200-009	\$9,536.00
23	11-24-100-020	\$63,179.00	74	11-24-101-049	\$49,427.00	125	11-24-200-010	\$636,064.00
24	11-24-100-021	\$1,629.00	75	11-24-101-050	\$49,427.00	126	11-24-200-012	\$1,629.00
25	11-24-100-022	\$1,629.00	76	11-24-101-051	\$49,427.00	127	11-24-200-039-8900	\$0.00
26	11-24-100-035	\$49,625.00	77	11-24-101-052	\$49,427.00	128	11-24-200-041	\$443,920.00
27	11-24-100-042	\$554,319.00	78	11-24-101-053	\$49,427.00	129	11-24-200-042	\$667,222.00
28	11-24-100-044	\$163,833.00	79	11-24-101-054	\$49,427.00	130	11-24-200-043	\$912,972.00
29	11-24-100-045	\$47,676.00	80	11-24-101-055	\$49,427.00	131	11-24-200-047	\$1,832,757.00
30	11-24-100-046-8900	\$0.00	81	11-24-101-056	\$49,427.00	132	11-24-201-002	\$1.00
31	11-24-100-047-8900	\$0.00	82	11-24-101-057	\$49,427.00	133	11-24-201-005	\$272,313.00
32	11-24-100-052	\$108,879.00	83	11-24-101-058	\$49,427.00	134	11-24-201-006	\$249,667.00
33	11-24-100-053	\$108,879.00	84	11-24-101-059	\$51,486.00	135	11-24-201-007	\$379,899.00
34	11-24-100-054	\$217,758.00	85	11-24-101-060	\$51,486.00	136	11-24-201-008	\$1.00
35	11-24-100-057	\$108,879.00	86	11-24-101-061	\$51,486.00	137	11-24-201-014	\$471,530.00
36	11-24-100-058	\$108,879.00	87	11-24-101-062	\$102,974.00	138	11-24-201-015	\$229,203.00
37	11-24-100-060	\$108,879.00	88	11-24-101-063	\$47,368.00	139	11-24-201-016	\$366,121.00
38	11-24-100-061	\$108,879.00	89	11-24-101-064	\$49,427.00	140	11-24-201-017	\$542,560.00
39	11-24-100-062	\$108,879.00	90	11-24-101-065	\$49,427.00	141	11-24-201-019	\$24,273.00
40	11-24-100-063	\$108,879.00	91	11-24-101-066	\$108,119.00	142	11-24-201-020	\$432,781.00
41	11-24-100-064	\$248,800.00	92	11-24-101-067	\$108,119.00	143	11-24-201-021	\$664,234.00
42	11-24-100-065	\$1,510,927.00	93	11-24-101-068	\$108,119.00	144	11-13-400-002	\$176,523.00
43	11-24-100-066	\$108,879.00	94	11-24-101-069	\$108,119.00	145	11-13-400-012	\$1,520,474.00
44	11-24-100-067	\$108,879.00	95	11-24-101-070	\$110,781.00	146	11-13-400-014	\$95,419.00
45	11-24-100-074	\$0.00	96	11-24-101-072	\$48,397.00	147	11-23-200-027	\$0.00
46	11-24-100-075	\$1,582,778.00	97	11-24-101-073	\$48,397.00	148	11-23-200-030	\$0.00
47	11-24-100-077	\$0.00	98	11-24-101-074	\$48,397.00	149	11-24-100-071	\$0.00
48	11-24-100-078	\$352,450.00	99	11-24-101-075	\$48,397.00	150	11-24-100-072	\$0.00
49	11-24-101-001	\$374,301.00	100	11-24-102-001	\$100,213.00	151	11-23-200-018	\$0.00
50	11-24-101-022	\$78,877.00	101	11-24-102-004	\$207,946.00	152	11-13-401-014	\$0.00
51	11-24-101-023	\$78,877.00	102	11-24-102-005	\$161,126.00	153	11-13-401-015	\$0.00
						154	11-13-401-016	\$0.00
						155	11-13-409-001	\$0.00
						156	11-24-200-048	\$0.00
						<b>RPA Total EAV:</b>		<b>\$34,639,108.00</b>

\*Formerly part of 11-23-200-028

Source: Libertyville Township Assessor, July 2014.

## **XI. APPENDIX C: ELIGIBILITY STUDY**

Hereby appended as a separate document.