

VILLAGE OF LEMONT, IL

Main Street/Archer Avenue Redevelopment Project Area

**Tax Increment Financing Eligibility Study, and
Redevelopment Plan and Project**

September 30, 2016

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1. Executive Summary

In June of 2016, *SB Friedman Development Advisors* (“*SB Friedman*”) was engaged by the Village of Lemont (the “Village”) to conduct a Tax Increment Financing (“TIF”) Eligibility Study and prepare a Redevelopment Plan and Project (the “Redevelopment Plan”). The establishment of a TIF district would serve as an economic development tool and support the Village’s desire to revitalize the anticipated gateway area around Main Street and Archer Avenue.

This report details the eligibility factors found within the proposed Main Street/Archer Avenue Redevelopment Project Area (“Main Street/Archer Avenue RPA” or the “RPA”) in support of its TIF designation as a “blighted area,” within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”).

The proposed Main Street/Archer Avenue RPA consists of approximately 13 PINs and 0 buildings. It comprises approximately 28.5 acres of land, of which approximately 0 acres are improved, 15.2 acres are vacant, and 13.3 acres are rights-of-way. The parcels included in the RPA are located within the roughly triangular district bounded by Main Street on the south and Archer Avenue on the east. The RPA is bounded by a private road owned by Meno Stone on the north and west. (See **Map 2** on page 7.) The RPA currently consists of vacant land uses, as shown in **Map 3** on page 9.

Determination of Eligibility

This report concludes that the proposed Main Street/Archer Avenue RPA is eligible for TIF designation as a “blighted area” for vacant parcels. The vacant land was analyzed under the Act’s two-factor test and was found to have the following factors present to a meaningful extent and reasonably distributed throughout the RPA:

Two-Factor Test

1. Lack of Growth in Equalized Assessed Value (“EAV”)
2. Environmental Contamination
3. Obsolete Platting

The eligibility factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b), and are more fully described herein.

Redevelopment Plan Goal, Objectives and Strategies

The overall goal of this TIF Eligibility Study and Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed Main Street/Archer Avenue RPA as a “blighted area,” and to provide the direction and mechanisms necessary to establish the RPA as a vibrant mixed-use district. Implementing the Redevelopment Plan may stimulate the redevelopment of vacant, obsolete, contaminated, ill-configured and underutilized parcels, and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA will revitalize the area around the RPA, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use Tax Increment Financing (TIF), as well as other funding sources, to reinforce and encourage new private investment.

OBJECTIVES. Four (4) objectives support the overall goal of area-wide revitalization of the proposed Main Street/Archer Avenue RPA. These objectives include:

1. Facilitate and encourage development of vacant properties within the RPA, including assembly, site preparation, including environmental clean-up where necessary, and marketing of available sites, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to stormwater facilities, demolition, environmental remediation and site preparation.
2. Foster the replacement, repair, construction and/or improvement of the public infrastructure where needed, including public utilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and storm water detention of adequate capacity to create an environment conducive to private investment.
3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA as a gateway for Lemont, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas.
4. Support the goals and objectives of other overlapping plans, including Lemont 2030, the Village of Lemont’s Comprehensive Strategic Plan published in 2014 (the “Lemont 2030 Comprehensive Plan”) and other TIF redevelopment plans, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

STRATEGIES. These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan. Site preparation may include such preparatory work such as environmental remediation, where appropriate. Furthermore, the Village may require written development agreements with developers before the developer acquires any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.
2. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
3. **Redevelop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the RPA is expected to stimulate private investment and increase the overall

taxable value of properties within the RPA. Development of vacant sites is anticipated to have a positive impact on other properties beyond the individual project sites.

4. **Implement Public Improvements.** A series of public improvements throughout the Main Street/Archer Avenue RPA may be designed and implemented to help define and create an identity for the area and prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development as they send a message that the public sector is willing to invest in the area, which can be vital in motivating building owners to improve their properties as well. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include streetscapes, improved street and sidewalk lighting, resurfacing of sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, storm water detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

5. **Other Statutory Strategies.** Implement and effectuate any other strategy authorized by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.1-1 et seq. (hereinafter “the Act”), which will promote the purposes and goals of this Redevelopment Plan and Project.

Required Findings and Tests

The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the proposed Main Street/Archer Avenue RPA.

FINDING 1:

The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a TIF district.

Limited private investment has occurred in the RPA over the last five years. The RPA comprises twelve (12) former industrial properties, which are now vacant. One key indicator of private investment is construction-related permit activity. According to the Village of Lemont, there have been zero (0) properties within the RPA that were issued renovation/remodel and/or alteration/addition permits during the last five years (between 2010 and 2015). Thus, the RPA has not been subject to growth and private investment.

FINDING 2:

The Village is required to find that, but for the designation of the TIF district and the use of Tax Increment Financing, it is unlikely that significant investment will occur in the proposed Main Street/Archer Avenue RPA.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the proposed Main Street/Archer Avenue RPA as a mixed-use district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs or promote unsupported private development. Public resources to assist with public improvements and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. TIF assistance may be used to fund rehabilitation, environmental remediation, property acquisition, infrastructure improvements, and expansion to public facilities. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area- and Village-wide redevelopment, are unlikely to occur.

FINDING 3:

No redevelopment project area can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

The proposed Main Street/Archer Avenue RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

FINDING 4:

The Redevelopment Plan must conform to the Village's comprehensive plan and other Village strategic plans, or include land uses that have been approved by the Village.

Based on a review of the Lemont 2030 Comprehensive Plan, the Redevelopment Plan for the proposed Main Street/Archer Avenue RPA conforms to and proposes predominant land uses that are consistent with the Village's existing plan.

2. Introduction

The Study Area

This document serves as the Eligibility Study and Redevelopment Plan and Project for the proposed Main Street/Archer Avenue RPA. The Main Street/Archer Avenue RPA is located within the Village of Lemont (the “Village”), in Cook County (the “County”). In June of 2016, *SB Friedman* was engaged by the Village to conduct a study of the properties in the RPA to determine whether said properties qualify for TIF designation under the Act.

The location of the proposed Main Street/Archer Avenue RPA is shown on **Map 1** on the following page. The Main Street/Archer Avenue RPA consists of approximately 13 PINs and 0 buildings. It comprises approximately 28.5 acres of land, of which approximately 0 acres are improved, 15.2 acres are vacant, and 13.3 acres are rights-of-way. The parcels included in the RPA are located within the roughly triangular district bounded by Main Street on the south and Archer Avenue on the east. The RPA is bounded by a private road owned by Meno Stone on the north and west.

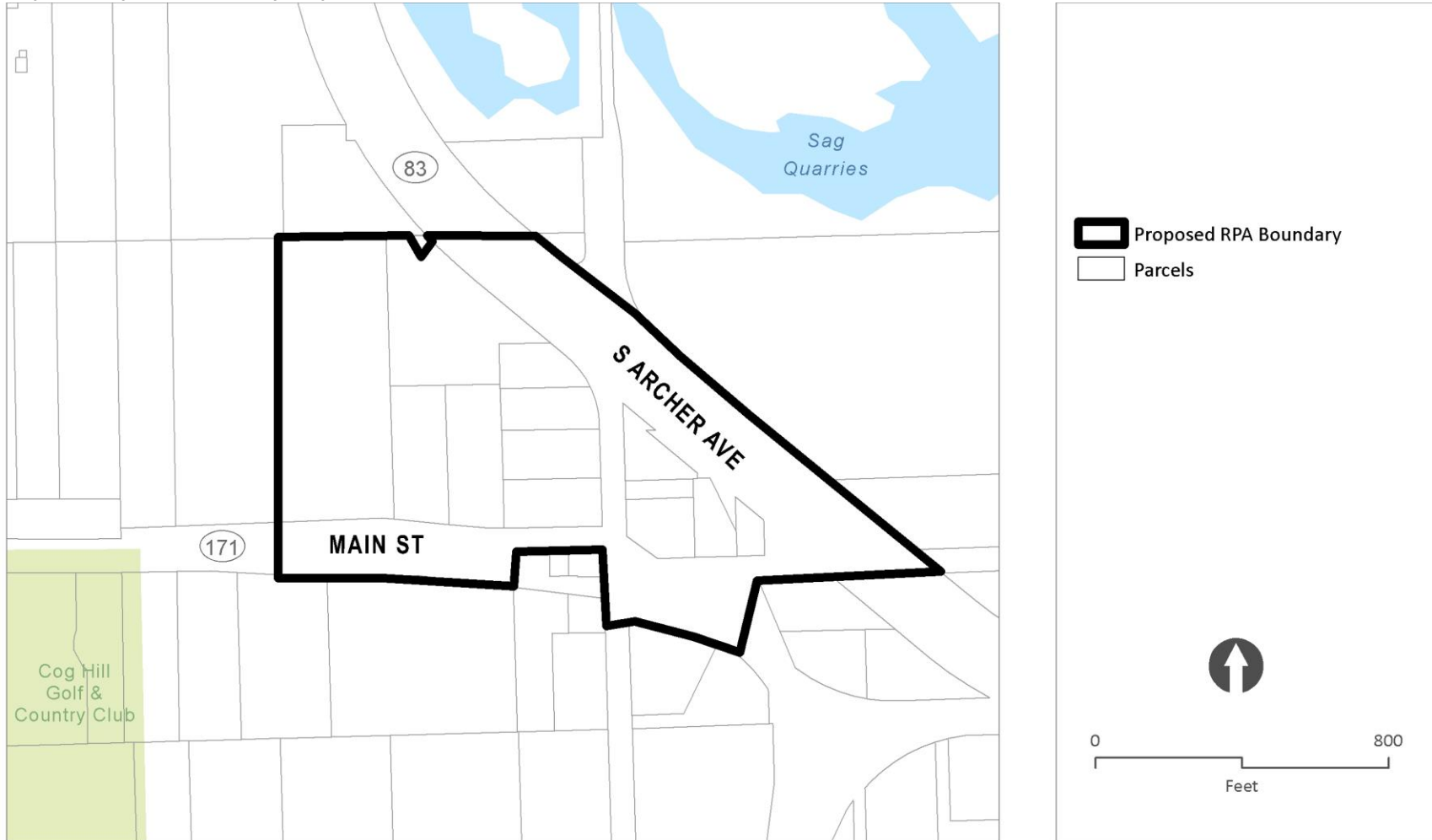
Map 2 on page 7 details the boundaries of the proposed Main Street/Archer Avenue RPA, which include only those contiguous parcels of real property that are expected to benefit substantially by the redevelopment improvements discussed herein.

SB Friedman found that the RPA suffers from declining equalized assessed value, environmental contamination and obsolete platting. These conditions hinder the potential to redevelop the area and capitalize on its unique attributes. In order to establish the Main Street/Archer Avenue RPA as a vibrant mixed-use district, it is critical that the appearance and functionality of the project area be improved. Without the redevelopment of vacant properties, the RPA can fall into further disrepair and potential development opportunities will not be realized. The Main Street/Archer Avenue RPA will benefit from a strategy that addresses the conditions of environmental contamination, obsolete platting and associated infrastructure.

The Eligibility Study covers events and conditions that were determined to support the designation of the proposed Main Street/Archer Avenue RPA as a “blighted area” under the Act at the completion of our field research in June of 2016 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Study and Redevelopment Plan document summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of *SB Friedman*. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the proposed Main Street/Archer Avenue RPA as a redevelopment project area under the Act. *SB Friedman* has prepared this Redevelopment Plan with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of Main Street/Archer Avenue RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that *SB Friedman* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Main Street/Archer Avenue RPA, so that this Redevelopment Plan will comply with the Act, and that the Main Street/Archer Avenue RPA can be designated as a redevelopment project area in compliance with the Act.

Map 2: Study Area Boundary Map



Source: Esri, Village of Lemont, SB Friedman

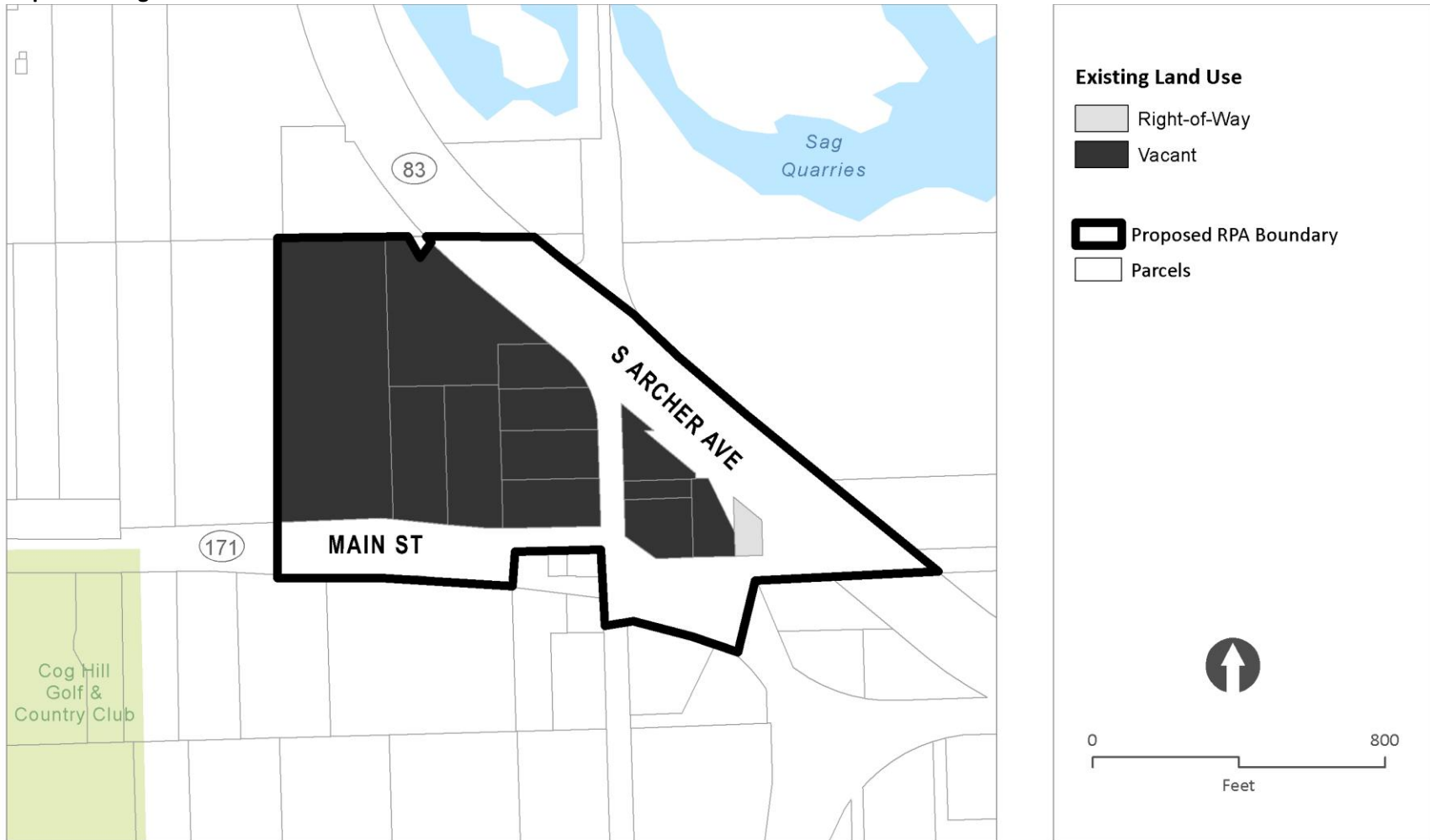
Existing Land Use

Based upon *SB Friedman's* research, two primary land uses have been identified within the proposed Main Street/Archer Avenue RPA:

- Vacant Land
- Right-of-Way

The overall pattern of land use in the Main Street/Archer Avenue RPA is shown in **Map 3** on the following page.

Map 3: Existing Land Use



Source: Esri, Village of Lemont, SB Friedman

3. Eligibility Analysis

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the proposed Main Street/Archer Avenue RPA at the completion of *SB Friedman's* research, it has been determined that the Main Street/Archer Avenue RPA meets the eligibility requirements of the Act as a "blighted area" for vacant land. The following outlines the provisions of the Act to establish eligibility.

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

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

The statutory provisions of the Act specify how a district can be designated as a "conservation area" and/or "blighted area," based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation.

According to the Act, "blighted areas" for improved land must have a combination of five (5) or more of these eligibility factors acting in concert, which threaten the health, safety, morals or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a "blighted area." A separate set of factors exists for the designation of vacant land as a "blighted area." There is no provision for designating vacant land as a "conservation area."

Factors for Vacant Land

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

ONE-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

TWO-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the redevelopment project area.

Obsolete Platting of Vacant Land. This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development has not previously occurred on the vacant parcels.

Environmental Contamination. The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by state or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

Lack of Growth in Equalized Assessed Value. The total equalized assessed value (“EAV”) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban

Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

Methodology Overview and Determination of Eligibility

SB Friedman conducted the following analysis to determine whether the RPA qualifies for TIF designation:

- Parcel-by-parcel fieldwork documenting external property conditions;
- Analysis of historic trends in equalized assessed value (“EAV”) for the last six years (five year-to-year periods) for which data are available and final (2010-2015) from the Cook County Assessor’s Office;
- Review of GIS parcel shape file data made available by Cook County;
- Review of municipal and county codes, building permit records, and code violation records;
- Review of utility data provided by the Village regarding present service locations, and ages and conditions of water, storm water and sanitary sewer infrastructure;
- Review of Phase I and Phase II environmental studies; and
- Review of current and prior comprehensive plans provided by the Village.

All properties were examined for qualification factors consistent with “blighted area” requirements of the Act. Based upon these criteria, *SB Friedman* concluded that the properties within the proposed Main Street/Archer Avenue RPA contain the necessary eligibility factors to qualify for TIF district designation as a “blighted area” for vacant parcels, as defined by the Act.

To arrive at this designation, *SB Friedman* calculated the number of eligibility factors present on a parcel-by-parcel basis, and analyzed the spatial distribution of the eligibility factors. When appropriate, we calculated the presence of eligibility factors on infrastructure and property files were created from field observations and record searches. The information was then graphically plotted on a parcel map of the Main Street/Archer Avenue RPA to establish the distribution of eligibility factors, and to determine which factors were present to a meaningful extent and reasonably distributed throughout the RPA.

Blighted Area Findings – Vacant Parcels

To qualify as a “blighted area” under the Act, either one of the one-factor vacant land eligibility factors or two of the two-factor eligibility factors must be found present to a meaningful extent on the vacant parcels within the Main Street/Archer Avenue RPA. We have found that the following factors under the two-factor eligibility test meet these criteria:

1. Lack of Growth in Equalized Assessed Value
2. Environmental Contamination
3. Obsolete Platting

Maps 4A, 4B and 4C (pages 15-17) illustrate the vacant eligibility factors found to be present to a meaningful extent within the RPA, as a whole, by indicating each parcel where the respective factors were found to be present to a meaningful degree.

1. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

The total equalized assessed value (“EAV”) is a measure of the property value in the proposed Main Street/Archer Avenue RPA. The EAV history of all the included vacant tax parcels in the RPA was tabulated for the last six years (five year-to-year periods) for which assessed values and EAV were available. The most recent year for which final information was available is 2015. A lack of growth in EAV has been identified for the RPA in that:

- 1) The total EAV of vacant parcels within the area has declined for four (4) of the last five (5) year-to-year periods;
- 2) The EAV growth rate of the RPA parcels has been less than the growth rate of the balance of the Village of Lemont for three (3) of the last five (5) year-to-year periods; and
- 3) The EAV growth rate has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

Table 1 below displays the trends in EAV growth for the RPA over the last six years (five year-to-year periods). This eligibility factor was considered to be present to a meaningful extent for all vacant parcels within the Main Street/Archer Avenue RPA.

Table 1: Percent Change in Annual EAV for RPA Parcels

	2010- 2011	2011-2012	2012-2013	2013-2014	2014-2015
RPA Parcels	-15.4%	13.7%	-83.5%	-28.9%	-16.4%
Decline	YES	NO	YES	YES	YES
Village EAV less RPA Parcels	-19.2%	-6.5%	-4.8%	-1.0%	0.5%
RPA Parcels Growth Less than Village	NO	NO	YES	YES	YES
Consumer Price Index (CPI)	2.7%	1.5%	1.1%	1.7%	-0.3%
RPA Parcels Growth Less than CPI	YES	NO	YES	YES	YES

Source: Bureau of Labor Statistics, Chicago-Gary-Kenosha, IL-IN-WI, All Consumer Items; Cook County Assessor’s Office; SB Friedman

2. ENVIRONMENTAL CONTAMINATION

Five (5) of the twelve (12) vacant parcels are subject to environmental contamination that may require additional remediation in order to be developed. The Village has conducted Phase I environmental assessments on all Village-owned properties. Phase II assessments were necessary for two parcels: 12775 Main Street, a 1.2-acre parcel where a Meineke was located; and 10985 Archer Avenue, a 0.5-acre parcel which formerly hosted a service station/auto repair facility. In addition, three parcels comprising 8.19 acres, located at 12897 and 12935 Main Street, have development restrictions based on that property’s 2010 No Further Remediation (“NFR”) letter. Key environmental considerations are summarized below:

- **10985 Archer Avenue (PIN: 22-13-302-009):** The parcel, which formerly hosted a service station/auto repair facility, has a No Further Remediation Letter issued by the Illinois EPA’s Site Remediation Program, dated August 23, 2005. Additional Phase II assessments have detected contaminants above the commercial/industrial remediation objectives. Additional environmental testing is being completed to determine the extent of the contamination and if additional mitigation is required. Depending on the results of the supplemental research, there may be additional costs associated with remediation efforts.

- **12775 Main Street (PIN: 22-13-302-005):** The Phase II assessment of the former Meineke included a Limited Subsurface Investigation, completed by G2 Consulting Group on January 26, 2016, to address Recognized Environmental Conditions (RECs) identified within a recently prepared Phase I Environmental Site Assessment, dated December 21, 2015. This report found the detected concentrations of contaminants to be within the acceptable range for residential, commercial or industrial use. However, if during future development, if soils cannot remain on-site, they may need to be disposed of off-site in an environmentally acceptable manner (i.e., permitted landfill).
- **12897 and 12935 Main Street (PINs 22-14-401-023, 22-14-401-024 and 22-14-401-028):** The entire site (three parcels) has an NFR letter from the Illinois Environmental Protection Agency dated January 27, 2010. At this time, site use is limited to commercial/industrial use. Redevelopment of the site will require proper site planning to maintain the existing engineered barrier, or other remediation actions if the barrier were disturbed. For example, if soils cannot remain on-site during future redevelopment, they may need to be disposed of off-site in an environmentally acceptable manner. Development of this property for residential use would require further environmental analysis and potential remediation.

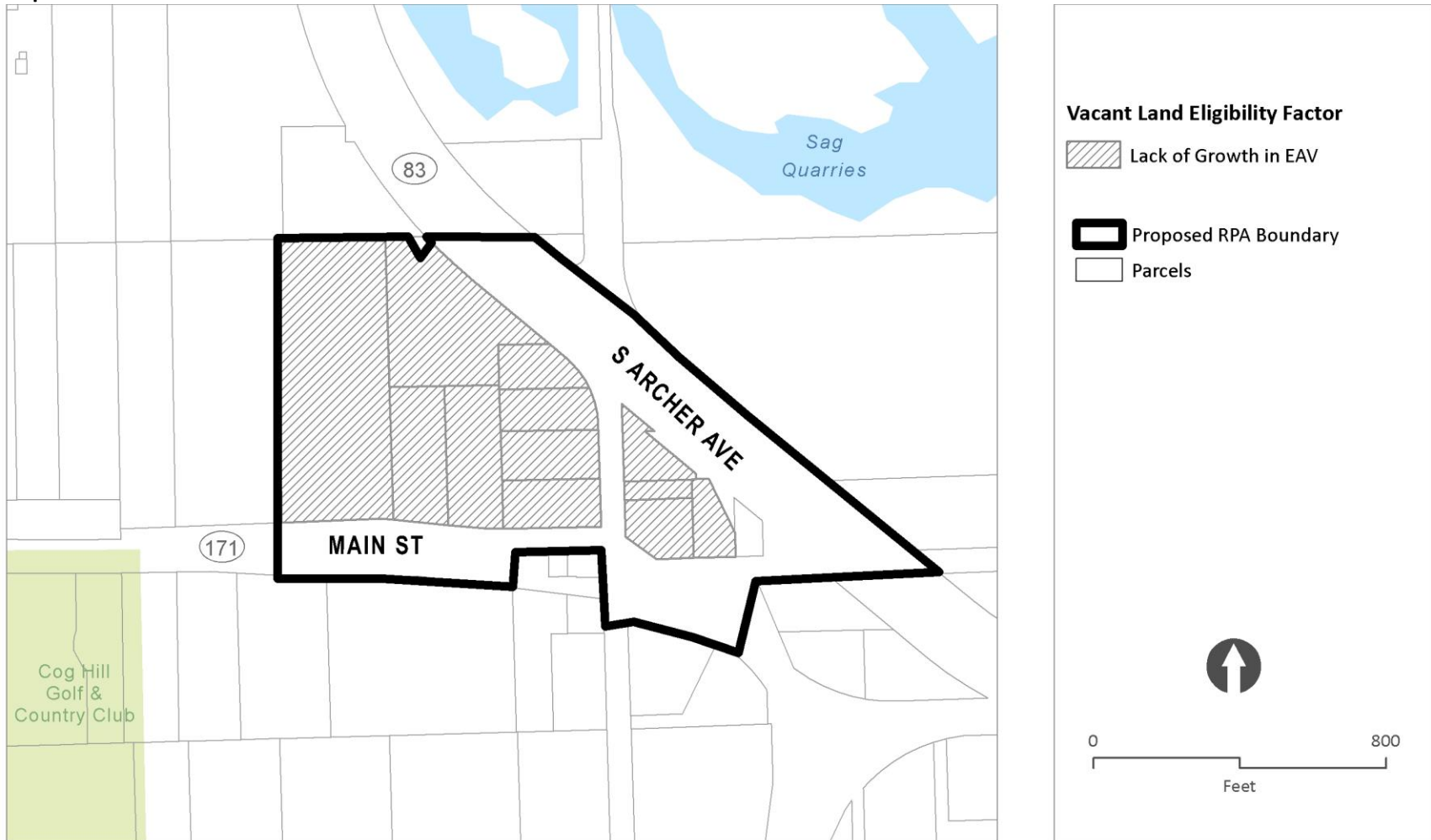
Due to the topography and existing grading of the site, it is highly likely that any comprehensive redevelopment effort will require substantial re-grading which would require the movement of soils. These environmental contamination issues will likely require special development processes and provisions to be taken as a result of these findings. As further environmental studies, clean-up and redevelopment occur on these properties in the RPA, substantial additional remediation costs may be incurred that would constitute a material impediment to development.

3. OBSOLETE PLATTING

The existing platting does not meet the needs of the market conditions and traffic patterns that have changed over time. Eight (8) of twelve (12) vacant parcels have obsolete platting. Several parcels are of configurations of irregular size or shape difficult to develop on a planned basis and are incompatible with contemporary standards. Access to many of the parcels within the RPA is difficult because current parcel configurations do not accommodate access to rights-of-way and do not front on dedicated rights-of-way. In addition, significant slopes inhibit access and adequate parking and loading facilities. Significant grading, road construction and other site improvements are necessary for new development, resulting in additional extraordinary costs.

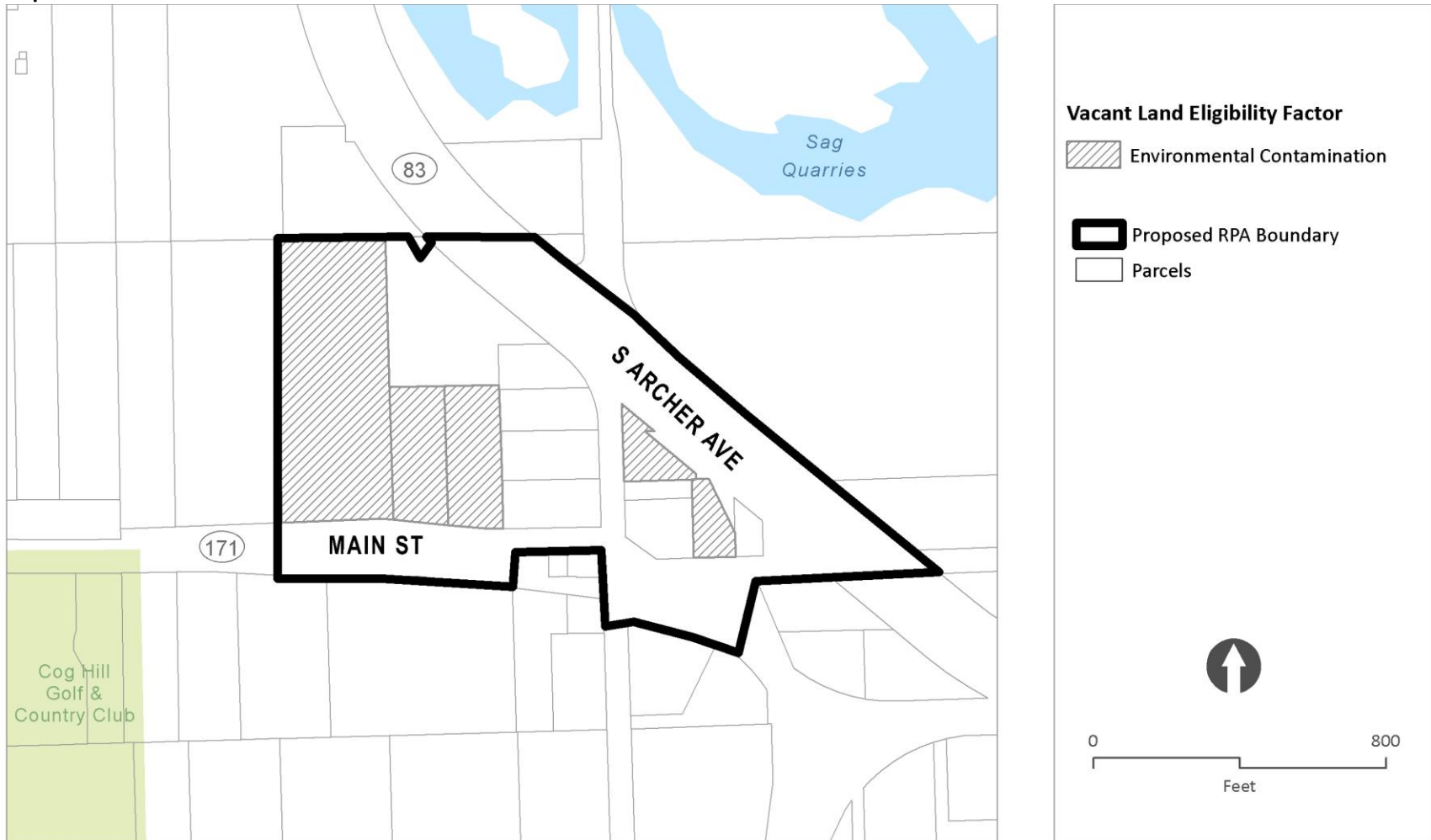
This factor was found to be present on 8 out of 12 vacant land parcels, or 67% of the vacant land area within the RPA.

Map 4A: Vacant Factor – Lack of Growth in EAV



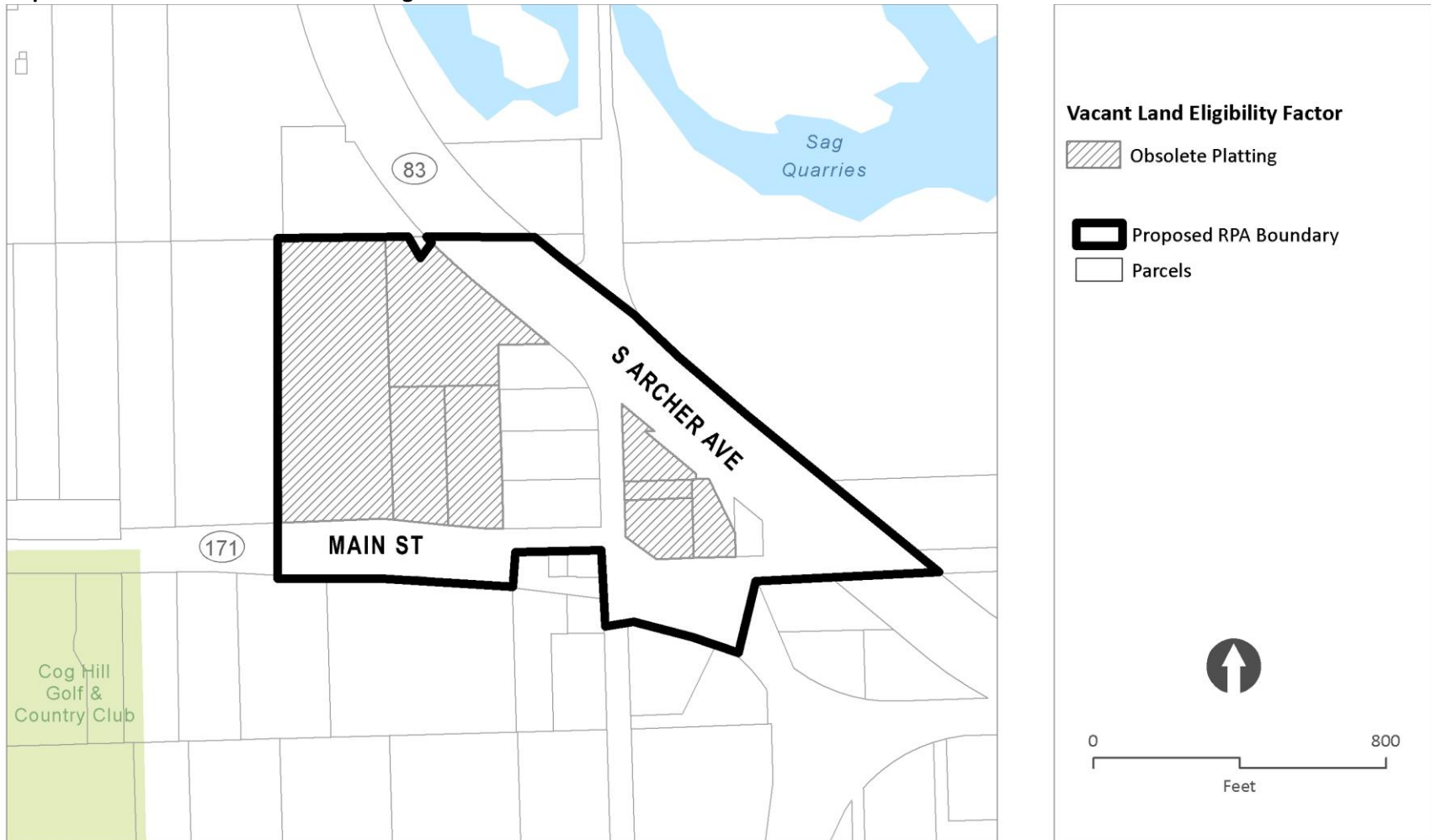
Source: Esri, Village of Lemont, SB Friedman

Map 4B: Vacant Factor – Environmental Contamination



Source: Esri, Village of Lemont, SB Friedman

Map 4C: Vacant Factor – Obsolete Platting



Source: Esri, Village of Lemont, SB Friedman

4. Redevelopment Plan & Project

Redevelopment Needs of the Main Street/Archer Avenue RPA

The land use and existing conditions for the RPA suggest five (5) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation, environmental remediation and storm water management;
3. Redevelopment of vacant and underutilized parcels;
4. Streetscape and infrastructure improvements, including utilities and burying overhead power lines; and
5. Resources for commercial and light industrial development.

Currently, the RPA is characterized by vacant land with obsolete platting, environmental contamination, and lack of growth in property values. These conditions reduce the value of the commercial properties in the area and make the RPA less competitive, overall, with commercial property in other communities, thus limiting local area employment opportunities, and contributing to the lack of new investment in the RPA.

The public improvements outlined in this Redevelopment Plan will create an environment conducive to private investment and redevelopment within the proposed Main Street/Archer Avenue RPA. The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Main Street/Archer Avenue RPA.

Goals, Objectives and Strategies

Goals, objectives and strategies designed to address the needs of the community form the overall framework of this Redevelopment Plan, and consider the use of anticipated tax increment funds generated within the proposed Main Street/Archer Avenue RPA.

GOAL. The overall goal of this TIF Eligibility Study and Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the Main Street/Archer Avenue RPA as a “blighted area,” and to provide the direction and mechanisms necessary to re-establish the RPA as a vibrant mixed-use district. Implementing the Redevelopment Plan may stimulate the redevelopment of obsolete, ill-configured and underutilized parcels, provide resources for environmental clean-up, and provide new or improved public infrastructure, facilities and utilities. Redevelopment of the RPA will revitalize the area around Main Street and Archer Avenue, strengthen the economic base, and enhance the quality of life of the Village as a whole.

Rehabilitation and redevelopment of the RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use Tax Increment Financing, as well as other funding sources, to reinforce and encourage further private investment.

OBJECTIVES. Four (4) objectives support the overall goal of area-wide revitalization of the Main Street/Archer Avenue RPA. These objectives include:

1. Facilitate and encourage development of vacant properties within the RPA, including assembly, site preparation, including environmental clean-up where necessary, and marketing of available sites for new commercial and light industrial uses, as allowed by the Act. The Village may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to stormwater facilities, demolition, environmental remediation and site preparation.
2. Foster the replacement, repair, construction and/or improvement of the public infrastructure where needed, including public utilities, sidewalks, streets, curbs, gutters, underground water and sanitary systems, and storm water detention of adequate capacity to create an environment conducive to private investment.
3. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA as a gateway for Lemont, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas.
4. Support the goals and objectives of other overlapping plans, including the Village of Lemont’s Comprehensive Strategic Plan published in 2014 (the “Lemont 2030 Comprehensive Plan”) and other TIF redevelopment plans, and coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

STRATEGIES. These objectives will be implemented through five (5) specific and integrated strategies. These include:

1. **Facilitate Property Assembly, Demolition and Site Preparation.** Financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan. Site preparation may include such preparatory work such as environmental remediation, where appropriate. Furthermore, the Village may require written development agreements with developers before the developer acquires any properties. As appropriate, the Village may devote acquired property to temporary uses until such property is scheduled for disposition and development.
2. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the Village may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects and other improvements that are consistent with the goals of this Redevelopment Plan and Project.
3. **Redevelop Vacant and Underutilized Sites.** The redevelopment of vacant and underutilized properties within the RPA is expected to stimulate private investment and increase the overall taxable value of properties within the RPA. Development of vacant sites is anticipated to have a positive impact on other properties beyond the individual project sites.

4. **Implement Public Improvements.** A series of public improvements throughout the Main Street/Archer Avenue RPA may be designed and implemented to help define and create an identity for the area and prepare sites for anticipated private investment. Public improvement projects create a more conducive environment for new development as they send a message that the public sector is willing to invest in the area, which can be vital in motivating building owners to improve their properties as well. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA.

These improvements may include streetscapes, improved street and sidewalk lighting, resurfacing of sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, storm water detention of adequate capacity, the creation and/or rehabilitation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

5. **Other Statutory Strategies.** Implement and effectuate any other strategy authorized by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.1-1 et seq. (“the Act”), which will promote the purposes and goals of the Redevelopment Plan and Project.

Proposed Future Land Use

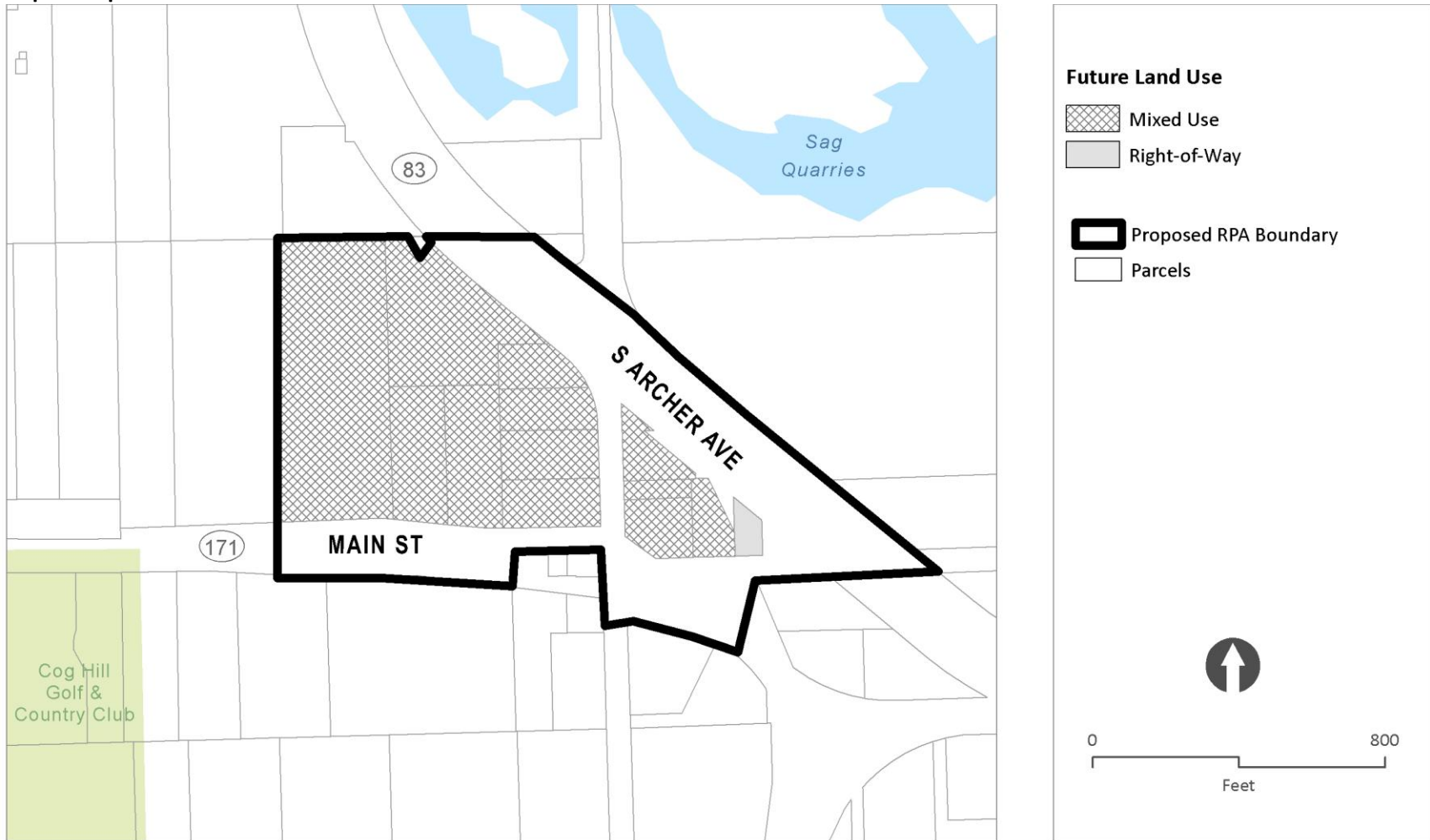
The future land use of the Main Street/Archer Avenue RPA reflects the objectives of this Redevelopment Plan, which are to support the improvement of the RPA as an active mixed-use district and to support other improvements that serve the redevelopment interests of the local community, current business owners and the Village. The proposed objectives are compatible with historic land use patterns and support current development trends in the area.

The proposed land uses are detailed in **Map 5**, which shows a mixed-use designation throughout the RPA. The mixed-use designation allows for the following land uses:

- Commercial (Retail/Office/Service)
- Light Industrial
- Residential, to the extent that it conforms to the Comprehensive Plan
- Community Facilities
- Parks/Open Space
- Road Right-of-Way

It is anticipated that the majority of new development will be retail/commercial in nature but there is some flexibility for other uses. The uses listed above are to be predominant uses for the area indicated, and are not exclusive of any other uses. The future land use designation is consistent with the Lemont 2030 Comprehensive Plan and is intended to support Board-approved planning documents guiding land use. The future land use designation does not supersede the area’s underlying zoning.

Map 5: Proposed Future Land Use



Source: Esri, Village of Lemont, SB Friedman

Housing Impact and Related Matters

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

The Main Street/Archer Avenue RPA contains zero (0) residential units and no displacement is anticipated to result from this Redevelopment Plan and Project. Therefore, a Housing Impact Study is not required under the Act.

5. Financial Plan

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, Tax Increment Financing, and by undertaking certain activities and incurring certain costs. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, and such proposals that feature a community-based training program, which ensures maximum reasonable opportunities for residents of the Village, with particular attention to the needs of those residents who have previously experienced inadequate employment opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and that may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto.
8. To the extent the Village 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 this Redevelopment Plan.
9. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
10. Payment in lieu of taxes, as defined in the Act.
11. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district(s), which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), 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 thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid pursuant to the Act may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the

- redevelopment project, and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
- e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 12b and 12d above; and
 - f. Instead of the interest costs described above in paragraphs 12b and 12d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for this benefit under the Act.
13. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
14. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

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

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in **Table 2** on the following page. The total eligible redevelopment costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities, which are of benefit to the general community.

Table 2: Estimated TIF-Eligible Redevelopment Project Costs

Project/Improvement	Estimated Project Costs
Administration and Professional Service Costs	\$400,000
Costs of Studies, Surveys, Plans, etc. as Authorized in the Act	\$400,000
Site Marketing Costs	\$450,000
Property Assembly Costs (including acquisition, environmental remediation, and site preparation)	\$17,400,000
Costs of Building Rehabilitation	\$500,000
Costs of Construction of Public Works or Improvements	\$15,000,000
Costs of Job Training or Retraining (Businesses)	\$75,000
Financing Costs	\$500,000
Taxing District Capital Costs [1]	\$50,000
Relocation Costs	\$25,000
Payments in Lieu of Taxes	\$100,000
Costs of Job Training (Community College)	\$50,000
Interest Costs (Developer or Property Owner)	\$50,000
TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]	\$35,000,000

[1] This category may include paying for or reimbursing capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the Village by written agreement accepts and approves the same, the Village may pay, or reimburse all, or a portion of a taxing district’s capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

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

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the RPA may be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the RPA, but may not be reduced by the amount of redevelopment project costs incurred in the RPA that are paid from incremental property taxes generated in contiguous RPAs or those separated from the RPA only by a public right-of-way.

[4] All costs are in 2016 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers in U.S. Cities, published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in **Table 2** are expected and may be made by the Village without amendment to this Redevelopment Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs because of changed redevelopment costs and needs.

Phasing and Scheduling of the Redevelopment

Each private project within the Main Street/Archer Avenue RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village. This Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the Village Finance Director 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 this redevelopment project area is adopted (by December 31, 2041, if the ordinances establishing the RPA are adopted during 2017).

Sources of Funds to Pay Costs

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

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

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The proposed Main Street/Archer Avenue RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the Main Street/Archer Avenue RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Main Street/Archer Avenue RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added

to all amounts used to pay eligible redevelopment project costs within the Main Street/Archer Avenue RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 2** of this Redevelopment Plan.

The proposed Main Street/Archer Avenue RPA may be or become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law (65 ILCS 5/11-74.61-1 et. seq.). If the Village finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Main Street/Archer Avenue RPA, the Village may determine that it is the best interests of the Village and in furtherance of the purposes of this Redevelopment Plan that net revenues from the Main Street/Archer Avenue RPA be made available to support any such redevelopment project areas, and vice versa. The Village, therefore, proposes to utilize net incremental revenues received from the Main Street/Archer Avenue RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Main Street/Archer Avenue RPA and such areas. The amount of revenue from the Main Street/Archer Avenue RPA so made available, when added to all amounts used to pay eligible redevelopment project costs within the RPA or other areas as described in the preceding paragraph, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 2** of this Redevelopment Plan.

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

Issuance of Obligations

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

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

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

Most Recent Equalized Assessed Value of Properties in the RPA

The purpose of identifying the most recent EAV of the Main Street/Archer Avenue RPA is to provide an estimate of the initial EAV, which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Main Street/Archer Avenue RPA. The 2015 EAV (the most recent year in which assessed values and the equalizer were available) of all taxable parcels in the Main Street/Archer Avenue RPA is \$326,843. This total EAV amount by PIN is summarized in **Appendix 2**. The EAV is subject to verification by the Cook County Assessor. After verification, the final figure shall be certified by the Cook County Clerk, and shall become the “Certified Initial EAV” from which all incremental property taxes in the Redevelopment Project Area will be calculated by Cook County.

Anticipated Equalized Assessed Value

By tax year 2040 (collection year 2041), the total taxable EAV for the Main Street/Archer Avenue RPA could potentially be approximately \$14.6 million. This estimate is based on several key assumptions, including: (1) an inflation factor of 1.5% per year on the EAV of all properties within the Main Street/Archer Avenue RPA; (2) an equalization factor of 2.6685; and (3) substantial commercial development in the near term.

6. Required Findings & Tests

Lack of Growth and Private Investment

The Village is required to evaluate whether or not the RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a Tax Increment Financing district.

Limited private investment has occurred in the RPA over the last five years. One key indicator of private investment is construction-related permit activity. The RPA comprises twelve (12) former industrial properties that are now vacant. According to the Village of Lemont, there have been zero (0) properties within the RPA that were issued renovation/remodel and/or alteration/addition permits during the last five years (between 2010 and 2015). Thus, the RPA has not been subject to growth and private investment. In addition, the RPA has not experienced substantial new investment, as the records show that new construction permits were not issued. Overall, the vacant properties are in need of redevelopment.

As outlined in the preceding sections and shown in **Table 3** below, the RPA as a whole has lagged behind the growth and development experienced elsewhere in the Village. This conclusion is demonstrated by the following:

- 1) The total EAV of parcels within the area has declined for four (4) of the last five (5) year-to-year periods;
- 2) The EAV growth rate of the RPA parcels has been less than the growth rate of the balance of the Village of Lemont for three (3) of the last five (5) year-to-year periods; and
- 3) The EAV growth rate has been less than the growth rate of the Consumer Price Index for four (4) of the last five (5) year-to-year periods.

Table 3 below displays the trends in EAV growth for the RPA over the last six years (five year-to-year periods). This eligibility factor was considered to be present to a meaningful extent for all vacant parcels within the Main Street/Archer Avenue RPA.

Table 3: Percent Change in Annual EAV for Vacant Parcels

	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
RPA Parcels	-15.4%	13.7%	-83.5%	-28.9%	-16.4%
Decline	YES	NO	YES	YES	YES
Village EAV less RPA Parcels	-19.2%	-6.5%	-4.8%	-1.0%	0.5%
RPA Parcels Growth Less than Village	NO	NO	YES	YES	YES
Consumer Price Index (CPI)	2.7%	1.5%	1.1%	1.7%	-0.3%
RPA Parcels Growth Less than CPI	YES	NO	YES	YES	YES

Source: Bureau of Labor Statistics, Chicago-Gary-Kenosha, IL-IN-WI, All Consumer Items; Cook County Assessor's Office; SB Friedman

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

But for...

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

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the Main Street/Archer Avenue RPA as a vibrant mixed-use district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs.

The lack of growth in EAV, inadequate public utilities infrastructure, obsolete platting and environmental remediation needs negatively impact the redevelopment potential of the RPA. Public resources to assist with these issues are needed to leverage private investment and facilitate development. The Village has limited financial capacity to make these improvements, however TIF funds can be used to fund infrastructure and streetscape improvements, environmental remediation, site assembly and preparation, and other related costs. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

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

Conformance to the Plans of the Village

The Main Street/Archer Avenue RPA and Redevelopment Plan must conform to the comprehensive plan for the Village, conform to the strategic plans, or include land uses that have been approved by the Village Board.

The Economic Prosperity chapter of the Lemont 2030 Comprehensive Plan includes the RPA as one of the key economic activity centers. The Route 83 area is identified as a growth area for retail, professional, scientific and technical services. The future land use map of the Lemont 2030 Comprehensive Plan designates the RPA as Community Retail. Thus, the Redevelopment Plan conforms to this vision.

Estimated Dates of Completion

The estimated dates of completion of the project and retirement of obligations are described in “Phasing and Scheduling of the Redevelopment” in Section 5 above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2041, if the ordinances establishing the RPA are adopted during 2017.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and Tax Increment Financing, the Main Street/Archer Avenue RPA is not expected to be redeveloped by private enterprise. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the Main Street/Archer Avenue RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Main Street/Archer Avenue RPA.

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

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

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

The Village intends to monitor development in the area and, with the cooperation of the affected taxing districts, work to address any increased needs in connection with any particular development.

Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. The following major taxing districts presently levy taxes on properties within the Main Street/Archer Avenue RPA:

- Cook County
- Forest Preserve District of Cook County
- Lemont Township
- Village of Lemont
- Lemont-Bromberek Combined School District No. 113a
- Lemont Township High School 210
- Joliet Community College District 525
- Lemont Park District
- Lemont Public Library District
- Lemont Fire Protection District
- Metro Water Reclamation District of Greater Chicago
- South Cook County Mosquito Abatement District
- Village of Lemont Special Service Area #1

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. Should demand increase, the Village will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

7. Provisions for Amending Action Plan

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

8. Commitment to Fair Employment Practices & Affirmative Action Plan

The Village of Lemont hereby affirms its commitment to fair employment practices and an affirmative action plan. All agreements with outside contractors and/or developers and partners will be required to follow all applicable laws concerning these issues.

Appendix: Boundary Legal Description

Of Property Described As:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, AND THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, ALL IN TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF TRI-STATE ROAD, ALSO KNOWN AS ILLINOIS ROUTE 83 WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE WEST ON SAID NORTH LINE, TO THE WEST LINE OF PARCEL 2 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 1211635054, (ALSO BEING THE EAST LINE OF PERMANENT INDEX NUMBER 22-14-401-027); THENCE SOUTH ON SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTH LINE OF CHICAGO-JOLIET ROAD (MAIN STREET), AS WIDENED; THENCE EAST ON SAID SOUTH LINE, TO A LINE 101.94 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 5 IN CHRISTIAN BOE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 52612; THENCE NORTH ON THE LAST DESCRIBED LINE, TO THE NORTH LINE OF SAID LOT 5; THENCE EAST ON SAID NORTH LINE, AND ON THE NORTH LINE OF LOTS 3, 2, AND 1 IN SAID CHRISTIAN BOE'S SUBDIVISION, TO THE WEST LINE OF BELL ROAD/OLD ARCHER AVENUE; THENCE SOUTH ON SAID WEST LINE, TO THE SOUTHEAST CORNER OF PARCEL 1 AS DESCRIBED IN TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 0515933038 (SAID SOUTHEAST CORNER BEING THE SOUTHEAST CORNER OF PERMANENT INDEX NUMBER 22-14-402-015); THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN DOCUMENT NO. 94143597 (SAID NORTHWEST CORNER BEING THE NORTHWEST CORNER OF PERMANENT INDEX NUMBER 22-13-303-009); THENCE SOUTHEASTERLY ON THE NORTH LINE OF SAID DOCUMENT NO. 94143597 TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF THE PARCEL IDENTIFIED BY PERMANENT INDEX NUMBER 22-13-303-004, SAID NORTHWEST CORNER BEING ON THE SOUTH LINE OF THE FORMER CHICAGO-JOLIET ROAD; THENCE EAST ON THE SOUTH LINE OF SAID CHICAGO-JOLIET ROAD AND THE EASTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF TRI-STATE ROAD, ALSO KNOWN AS ILLINOIS ROUTE 83; THENCE NORTHWESTERLY ON SAID EASTERLY LINE, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE PARCEL OF LAND IDENTIFIED BY PERMANENT INDEX NUMBER 22-14-401-033, ALL IN COOK COUNTY, ILLINOIS.

Appendix 2: Summary of EAV (by PIN)

Record #	PIN	2015 EAV
1	22-14-401-017-0000	0
2	22-14-401-023-0000	0
3	22-14-401-024-0000	0
4	22-14-401-028-0000	0
5	22-14-401-010-0000	0
6	22-14-401-009-0000	0
7	22-14-401-029-0000	0
8	22-13-302-009-0000	\$25,009
9	22-13-302-003-0000	0
10	22-13-302-004-0000	0
11	22-14-401-032-0000	0
12	22-13-302-005-0000	\$301,834
13	22-13-302-006-0000	0
TOTAL		\$326,843