

Tax Increment Financing
Lake Street Corridor
Redevelopment Plan and Program

Village of Bartlett, IL

DRAFT
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TABLE OF CONTENTS

INTRODUCTION	4
TAX INCREMENT FINANCING.....	5
REDEVELOPMENT PROJECT AREA DESCRIPTION	6
SUMMARY OF THE ELIGIBILITY OF THE PROPOSED PROJECT AREA.....	12
REDEVELOPMENT PLAN & PROGRAM.....	14
PURPOSE OF THE REDEVELOPMENT PLAN.....	14
REDEVELOPMENT PLAN GOALS AND OBJECTIVES	15
FUTURE LAND USE PLAN	17
REDEVELOPMENT OPPORTUNITIES.....	19
ELIGIBLE PROJECT COSTS	21
ACQUISITION AND CLEARANCE.....	22
LAND DISPOSITION	22
PUBLIC IMPROVEMENTS	23
PHASING OF PROJECT.....	23
ESTIMATED PROJECT COSTS	24
SOURCES OF FUNDS.....	25
NATURE AND TERM OF OBLIGATIONS TO BE ISSUED	26
INITIAL EQUALIZED ASSESSED VALUATION	27
ANTICIPATED EQUALIZED ASSESSED VALUATION.....	27
PROVISION FOR AMENDING THE REDEVELOPMENT PLAN AND PROJECT.....	28
IMPACT OF REDEVELOPMENT.....	28
FINDINGS OF NEED FOR TAX INCREMENT FINANCING	31
DATE OF COMPLETION	32
INTRODUCTION	34
TAX INCREMENT FINANCING OVERVIEW	34
PART I: DESCRIPTION OF PROJECT AREA.....	36
PART II: ELIGIBILITY FINDINGS OF IMPROVED LAND	37
PART III: ELIGIBILITY FINDINGS OF VACANT (UNIMPROVED) LAND.....	50
PART IV: CONCLUSION	54

LIST OF TABLES AND FIGURES

TABLE 1: EXISTING LAND USE.....	06
TABLE 2: HOUSING UNITS.....	06
TABLE 3: REDEVELOPMENT OPPORTUNITY SITES.....	20
TABLE 4: ESTIMATED REDEVELOPMENT PROJECT COSTS.....	24
TABLE 5: PROJECT AREA EQUALIZED ASSESSED VALUATION 2023.....	27
FIGURE A: AERIAL LOCATION MAP.....	05
FIGURE B: PROJECT AREA BOUNDARY.....	07
FIGURE C: VILLAGE OF BARTLETT 1995 FUTURE LAND USE PLAN.....	15
FIGURE D: VILLAGE OF BARTLETT 2002 FUTURE LAND USE PLAN UPDATE.....	16
FIGURE E: FUTURE LAND USE PLAN.....	19

APPENDICES

APPENDIX A: TAX INCREMENT FINANCING ELIGIBILITY REPORT.....	32
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INTRODUCTION

The Village of Bartlett was founded in the late 1800's by Luther Bartlett when he donated 40 acres of land to be developed along the Chicago and Pacific Railroad line. With a population of around 250 people, the Village was officially incorporated into Hanover Township in 1891. In addition to the railroad, Bell Telephone Co. was a major employer when the Village approved the telephone company to move to the area in 1901. The population did not begin to increase until the mid-late 1900's; as the population grew, so did its physical size. Today the Village has a total land area of around 16 square miles. The original development within that 40-acre area that surrounds the (now) Metra railroad station continues to be the center of community, while larger retailing, entertainment and employment activities are dispersed in several business, office and industrial clusters that developed in areas (particularly along primary roadway corridors) concurrent with the residential growth of the Village and the region. Businesses along Lake Street Corridor developed relatively early in the post WWII suburban growth of the metropolitan area, and reflect the size, orientation and in several instances the obsolescence that characterizes the development of that era.

This report documents the Tax Increment Redevelopment Plan and Program (the "Redevelopment Plan") for the **Lake Street Corridor Tax Increment Financing District** Redevelopment Project Area (the "Project Area"). This Redevelopment Plan has been prepared for use by the Village of Bartlett (the "Village") by Teska Associates, Inc. This proposed Redevelopment Plan seeks to respond to deficiencies, challenges and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the Village to improve and revitalize the Project Area. The Plan is intended to provide a framework for improvements and reinvestment within the Project Area over the next twenty-three (23) years.

The Project Area consists of commercial properties as well as institutional and vacant undeveloped land located along Lake Street in the Village of Bartlett. Development impediments, as outlined in Appendix A Eligibility Report, and the resulting extraordinary challenges necessary for redevelopment, have led the Village to explore Tax Increment Financing. The Village retained the planning consulting firm Teska Associates, Inc. to assist the Village in the creation of a new TIF district covering the site. Teska has conducted the necessary field surveys, site evaluations, and identified key redevelopment opportunities and necessary public improvements within the Project Area, and this Redevelopment Plan summarizes the analyses and findings of the consultant's work. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a "redevelopment project area" under the State of Illinois Tax Increment Allocation Redevelopment Act, **65 ILCS 5/11-74.4-1** as amended (the "Act").

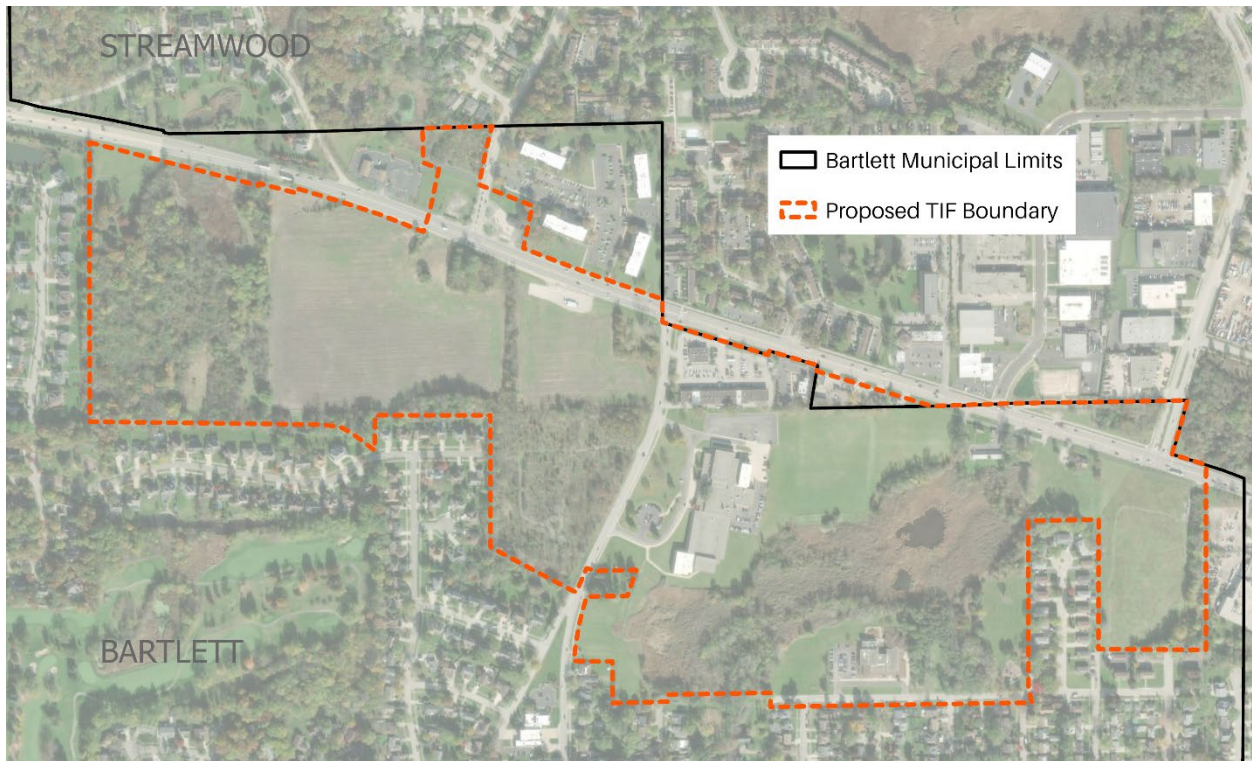
Teska has prepared this Redevelopment Plan and the related Eligibility Report with the understanding that the Village would rely on: (a) the findings and conclusions of the Redevelopment Plan and associated Eligibility Report in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that Teska has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the requirements of the Act.

Tax Increment Financing

Tax increment financing is permitted in Illinois under the “Tax Increment Allocation Redevelopment Act” (**Chapter 65 ILCS 5/11-74.4-1, et seq.**) of the Illinois Statutes, as amended (hereinafter the "Act"). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. In addition to describing the redevelopment objectives, this Redevelopment Area Plan and Project report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible “conservation” or “blighted” areas in accordance with an adopted Redevelopment Plan over a period not to exceed twenty-three (23) years. The municipal cost of certain public improvements and projects can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Project, principally increased equalized assessed valuation from new private development.

FIGURE A – Aerial Location Map



REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include only those parcels which would benefit by the proposed Redevelopment Plan and Project. The Project Area includes parcels located on Lake Street, roughly between Lela Lane and Hale Avenue, as shown on “Exhibit B – Project Area Boundary.” The Project Area contains **thirteen (13)** structures on **twenty-eight (28)** parcels, totaling approximately **one-hundred and fifty-four (154)** acres in area (or approximately 112 acres excluding rights-of-way). The property within the Project Area is primarily commercial but contains a mix of uses including institutional and vacant property intended for rights-of-way.

Table 1: Existing Land Use

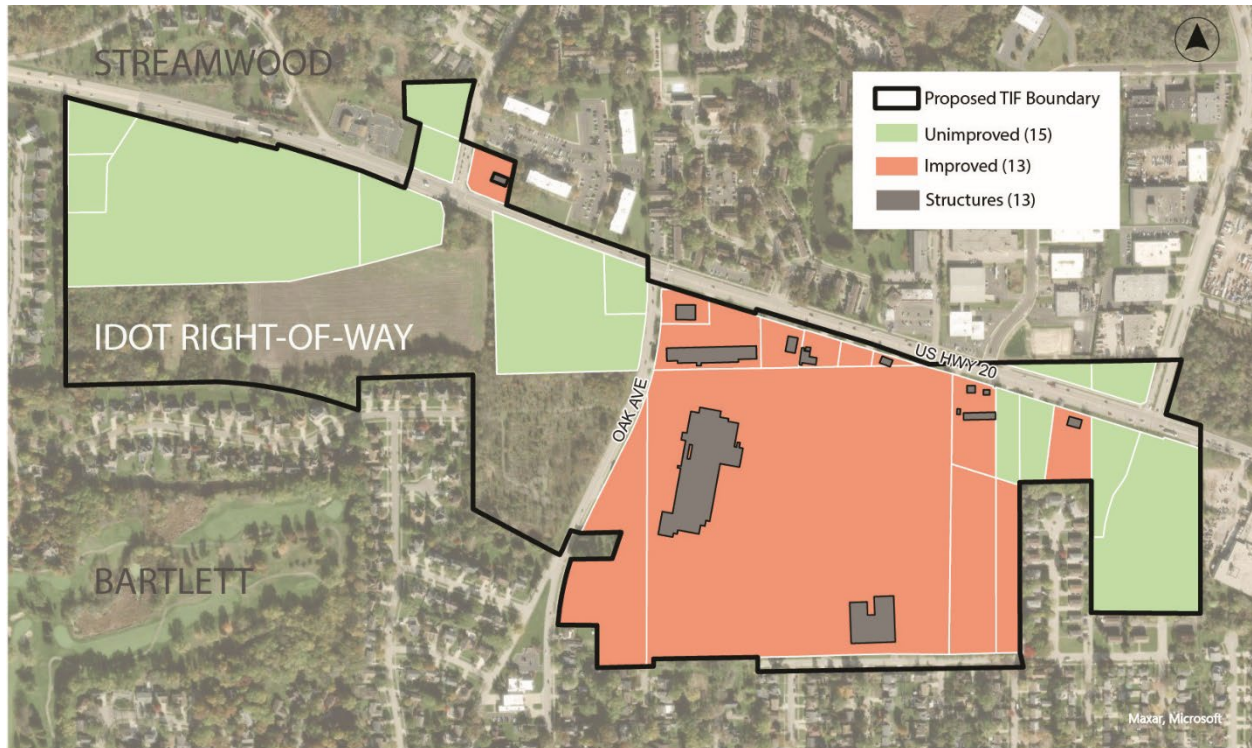
Existing Land Use	Land Area (Acres)
Commercial/Mixed-Use	10.8
Vacant Land	51.7
Municipal/Institutional	44.4
Parks/Open Space	5.8
Rights-of-Way (streets + IDOT)	41.3
TOTAL	154

Table 2: Existing Housing Units

Unit Type	Units *
Single-family	0
Multi-family	0
TOTAL	0

* The intended relocation of 10 or more residential units, or the presence of 75 or more residential units requires preparation of a Housing Impact Study. Therefore, a Housing Impact Study is NOT included in this redevelopment plan.

FIGURE B – Project Area Boundary



The designation of the Project Area for TIF comes as the culmination of years of Village efforts to encourage the rational use and development of properties along Lake Street as a vibrant commercial corridor. These efforts have been impeded by several factors that are recognized in the eligibility survey and are interrelated with the history of the “planned” Elgin-O’Hare Expressway”. The Illinois Department of Transportation acquired land west of Oak Avenue intended to support the Elgin-O’Hare project, including property for interchange, roadway, stormwater detention. While the Village of Bartlett witnessed considerable residential and commercial growth in the 1990’s through the present, the subject properties remained undeveloped, lost value, and buildings decayed while the prospect of the Elgin-O’Hare remained “on the books” but without financial or political support. Awaiting IDOT action, property owners declined to reinvest.

The Village has encouraged IDOT to either make the originally planned improvements or to relinquish the properties to allow for rational use and redevelopment. As a result, IDOT has committed to vacating those portions of its property that are currently designated as wetland or floodplain to a public entity to protect them from the impact of development of adjacent property and has indicated its willingness to sell the remaining developable portion of its property at fair market value once the Oak Avenue realignment is complete.

Both the assembly of property for redevelopment and the realignment of North Oak Avenue are eligible TIF project expenses if the property is within an adopted TIF redevelopment district.

LEGAL DESCRIPTION (Lake Street TIF – Bartlett):

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, THE SOUTHWEST QUARTER OF SECTION 26, THE NORTHEAST QUARTER OF SECTION 34 AND THE NORTHWEST QUARTER OF SECTION 35 IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 27 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT THAT IS 230.49 FEET NORTHWESTERLY OF THE CENTERLINE OF BARLETT ROAD;

THENCE NORTHEASTERLY ALONG A LINE THAT IS NORTHWESTERLY OF AND PARALLEL WITH THE CENTERLINE OF BARLETT ROAD TO A POINT ON A LINE THAT IS NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20), SAID POINT BEING 250.82 FEET NORTHEASTERLY OF SAID CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20), AS MEASURED ALONG SAID PARALLEL LINE WITH THE CENTERLINE OF BARTLETT ROAD:

THENCE NORTHWESTERLY ALONG SAID LINE THAT IS NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20) 77.11 FEET TO A POINT ON A LINE;

THENCE NORTHERLY ALONG SAID LINE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, SAID POINT BEING 357.83 FEET WESTERLY OF THE INTERSECTION WITH SAID NORTH LINE AND SAID CENTERLINE OF BARTLETT ROAD;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT ROAD;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT ROAD TO A POINT ON SAID LINE THAT IS NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID LINE THAT IS NORTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT THAT IS 230.49 FEET SOUTHEASTERLY OF SAID CENTERLINE OF BARTLETT ROAD, AS MEASURED ALONG SAID PARALLEL LINE WITH THE CENTERLINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHWESTERLY ALONG A LINE THAT IS SOUTHEASTERLY OF AND PARALLEL WITH THE CENTERLINE OF BARLETT ROAD TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27;

THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26;

THENCE EAST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 26 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PARK BOULEVARD;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF PARK BOULEVARD TO A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20);

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LAKE STREET (AKA U.S. ROUTE 20) TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF ARTHUR R. LEVINE'S ADDITION TO THE VILLAGE OF BARTLETT, AS RECORDED FEBRUARY 14, 1957 AS DOCUMENT NUMBER 16825886;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF ARTHUR R. LEVINE'S ADDITION TO THE VILLAGE OF BARTLETT TO A POINT 186 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID POINT ALSO BEING THE NORTHEAST CORNER OF ARTHUR R. LEVINE'S 2ND ADDITION TO THE VILLAGE OF BARTLETT, AS RECORDED JANUARY 10, 1961 AS DOCUMENT NUMBER 18058603;

THENCE WEST ALONG THE NORTH LINE OF SAID ARTHUR R. LEVINE'S 2ND ADDITION TO THE VILLAGE OF BARTLETT TO A POINT ON THE EAST LINE OF BLANCHETTE'S SUBDIVISION, AS RECORDED DECEMBER 30, 1963 AS DOCUMENT NUMBER 2128917;

THENCE NORTH ALONG SAID EAST LINE OF BLANCHETTE'S SUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID BLANCHETTE'S SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID BLANCHETTE'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TAYLOR AVENUE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF TAYLOR AVENUE TO THE WESTERLY TERMINATION OF SAID TAYLOR AVENUE, SAID WESTERLY TERMINATION OF TAYLOR AVENUE ALSO BEING THE NORTHWEST CORNER OF LOT 29 IN TAYLOR'S SECOND ADDITION TO BARTLETT, AS RECORDED APRIL 2, 1959 AS DOCUMENT NUMBER 1852682;

THENCE NORTH ALONG SAID WESTERLY TERMINATION OF TAYLOR AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID TAYLOR AVENUE;

THENCE WEST ALONG THE WESTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF TAYLOR AVENUE TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF EASTERN AVENUE;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION TO THE NORTHEAST CORNER OF A DEDICATED PARCEL OF LAND, AS RECORDED JULY 23, 1976 AS DOCUMENT NUMBER 23570435;

THENCE WEST ALONG THE NORTH LINE OF SAID DEDICATED PARCEL OF LAND TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34

THENCE WEST ALONG SAID SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34 TO A POINT ON A LINE THAT IS 186 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE;

THENCE NORTH ALONG SAID LINE THAT IS 186 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF OAK AVENUE TO A POINT ON A LINE THAT IS 1152.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34;

THENCE WEST ALONG SAID LINE THAT IS 1152.32 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF NORTHEAST QUARTER OF SECTION 34 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID OAK AVENUE;

THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE OF OAK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HICKORY AVENUE;

THENCE NORTHWESTERLY ALONG A LINE TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID HICKORY AVENUE, SAID POINT IS OPPOSITE AND ADJACENT TO SAID POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF HICKORY AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF HICKORY AVENUE TO THE NORTHEAST CORNER OF LOT 27 IN WILLIAMSBURG HILLS UNIT NUMBER 1 SUBDIVISION, AS RECORDED AUGUST 28, 1986 AS DOCUMENT NUMBER 86382846;

THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 27 AND THE NORTHEASTERLY LINES OF LOTS 26, 25, 24 AND 23 TO THE NORTHWESTERLY CORNER OF SAID LOT 23, SAID NORTHWESTERLY CORNER OF LOT 23 ALSO BEING A BEND POINT IN THE EASTERLY LINE OF LOT 18 IN SAID WILLIAMSBURG HILLS UNIT NUMBER 1 SUBDIVISION;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 18 AND THE EASTERLY LINE OF LOT 17 IN SAID WILLIAMSBURG HILLS UNIT NUMBER 1 SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 17, SAID NORTHEAST CORNER OF LOT 17 ALSO BEING THE SOUTHEAST CORNER OF WILLIAMSBURG HILLS UNIT NUMBER 2 SUBDIVISION, AS RECORDED OCTOBER 18, 1988 AS DOCUMENT NUMBER 88479257;

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID WILLIAMSBURG HILLS UNIT NUMBER 2 SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34;

THENCE WEST ALONG SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 34 TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER OF SECTION 34;

THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34 TO THE NORTHEAST CORNER OF WILLIAMSBURG HILLS UNIT NUMBER 3 SUBDIVISION, AS RECORDED MAY 26, 1989 AS DOCUMENT NUMBER 89241734;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID WILLIAMSBURG HILLS UNIT NUMBER 3 SUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID SECTION, 846.32 FEET SOUTH OF THE NORTHEAST CORNER THEREOF;

THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, TO A POINT 186 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF THE COUNTY HIGHWAY AS DEDICATED BY PLAT RECORDED AS DOCUMENT NUMBER 8090523 FOR A POINT OF BEGINNING;

THENCE CONTINUING ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, 186 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF THE COUNTY HIGHWAY;

THENCE NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF THE COUNTY HIGHWAY TO A POINT 726.32 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 34, AS MEASURED ON A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 34;

THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 34, 186 FEET;

THENCE SOUTHERLY ON A LINE PARALLEL WITH SAID EAST RIGHT-OF-WAY LINE OF THE COUNTY HIGHWAY TO THE POINT OF BEGINNING.

Summary of the Eligibility of the Proposed Project Area

An Eligibility Study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Lake Street Corridor Project Area. These ‘Eligibility Findings’ indicate that the proposed Project Area meets the statutory requirements of a ‘conservation area’ and is therefore eligible for designation as a ‘Tax Increment Finance Redevelopment Project Area.’



As detailed in Appendix A – Tax Increment Financing Eligibility Report of this Redevelopment Plan, the Project Area is eligible for designation as the Project Area qualifies for eligibility as a “redevelopment project area”.

Improved land within the Project Area qualifies as a ‘blighted area’ in accordance with the criteria established in the Act, based on the predominance of buildings within the Project Area being older than 35 years in age, and the documented extent of parcels exhibiting characteristics of the following major contributing factors:

1. Dilapidation
2. Deterioration
3. Excessive Vacancies
4. Decline in Equalized Assessed Value
5. Lack of Community Planning

In addition, the documented extent of parcels exhibiting characteristics of the following factors contribute to the overall eligibility of the Project Area:

1. Environmental Remediation Costs

Unimproved land within the Project Area qualifies as a 'blighted area' in accordance with the criteria established in the Act, based on the documented extent of parcels exhibiting characteristics of the following major contributing factors:

1. Obsolete platting of vacant land;
2. Deterioration of structures or site improvements in neighboring areas; and
3. Decline in total EAV in 3 of the past 5 years.

Together, the documented characteristics of improved and unimproved land contribute to the eligibility of the Project Area as a 'blighted area'. All of these characteristics point towards the need for designation of the Project Area as a 'blighted area' to be followed by public intervention in order that redevelopment might occur.

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REDEVELOPMENT PLAN & PROGRAM

The revitalization of the Project Area presents challenges and opportunities for the Village of Bartlett. The success of this effort will depend upon cooperation between private investment and local government. Public and private development efforts have not yet been able to stimulate the comprehensive revitalization of the Project Area. The adoption of this Redevelopment Area Plan and Project will assist with the implementation of the development goals and objectives of the Village of Bartlett, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Project. Through public investment, the Project Area will become more attractive to private investment.

The Act describes the Redevelopment Plan as “the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area.”

The successful implementation of the Project Area Plan and Project requires that the Village take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area will not reasonably be improved and/or redeveloped without the use of such incremental revenues.

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (**Chapter 65 ILCS 5/11-74.4-1, et seq.**) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Project is to promote the health, safety, morals, and welfare of the general public by:

- Eradicating blighting conditions and instituting conservation measures;
- Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment within the Village of Bartlett; and
- Improving existing public utilities and infrastructure within the Project Area.

Redevelopment Plan Goals and Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong and attractive commercial/mixed-use corridor (Lake Street corridor), which will contribute to the health and vitality of the Village of Bartlett. The goals and objectives of the Redevelopment Plan include those articulated in the Illinois Tax Allocation Redevelopment Act and intend to align with the Village's Comprehensive Land Use Plan, as depicted below:

Comprehensive Plan 1995 Update

The 1995 Land Use Plan (Exhibit C) established a vision for the future of the Project Area. At the time, IDOT was still acquiring property to support the Elgin-O'Hare Expressway. Much of what would be purchased and preserved by IDOT for the expressway was depicted in the plan as open space, in addition to a plan to realign Oak Avenue to connect with N Bartlett Road at Lake Street. In general, land along Lake Street was intended for commercial development. In addition, on the eastern edge of the project area, an extension of Prospect Avenue to connect to S Park Avenue at Lake Street was also proposed.

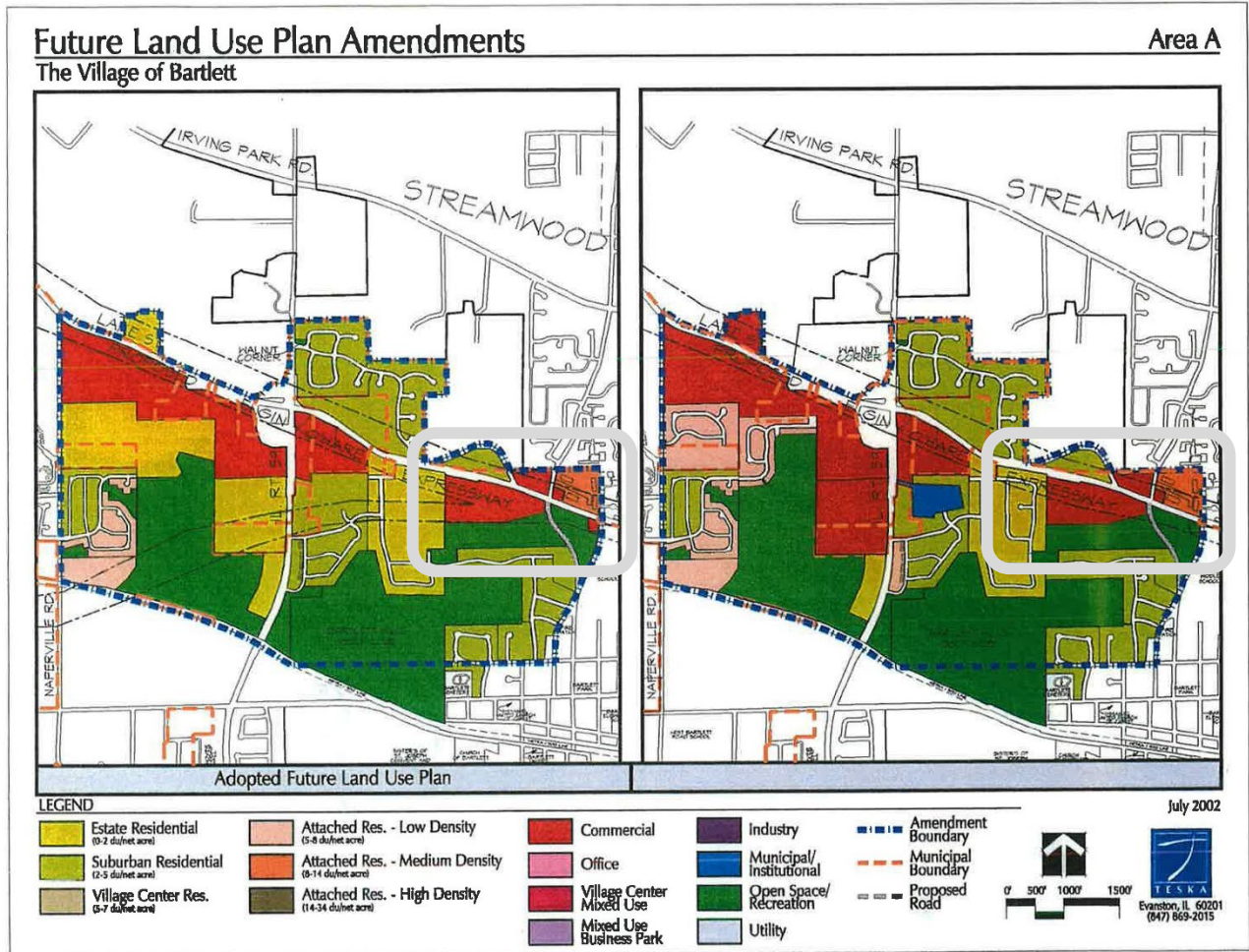
EXHIBIT C: Village of Bartlett 1995 Future Land Use Plan



Comprehensive Plan 2002 Update

The 2002 update to the 1995 Future Land Use Plan (Exhibit D) in the Project Area made one minor change. The southwest corner of Oak Avenue and Lake Street was changed from Commercial to Open Space, to account for the anticipated construction of the Elgin-O'Hare Expressway which would have rendered the land undevelopable.

Exhibit D – Village of Bartlett 2002 Future Land Use Plan Update



Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are consistent with the Village's Comprehensive Land Use Plan, zoning ordinance and other related planning documents.

The intent of the Future Land Use Plan is to provide a long-range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning decisions as redevelopment occurs within the Project Area. The designation of a future land use which differs from an existing use is not intended to suggest any immediate requirement for redevelopment. Rather, the Future Land Use Plan is intended to plan for future redevelopment in line with the Village's Comprehensive Plan, only if and when a property owner pursues a development project, or an existing business or resident vacates a property.



ABOVE: Example of Deterioration observed during field survey.
Source: Teska Associates, Inc.

The Future Land Use Plan (Exhibit E) shows anticipated land uses at completion of project activities. The Project Area is anticipated to be developed as a mixed-use commercial corridor. General land use descriptions include the following:

Commercial (shown in Exhibit E in red)

This land use category is intended for a mixture of commercial (retail, restaurant, service, etc.) uses along the Lake Street Corridor.

Mixed-Use Predominantly Commercial (shown in Exhibit E in purple)

This land use category is intended for a mixture of commercial (retail, restaurant, service, etc.) and residential (multi-family, townhome, etc.) uses along the Lake Street Corridor.

Single-Family Residential (shown in Exhibit E in yellow)

This land use category is intended for single-family residential uses. These areas lie adjacent existing single-family uses, providing for a transition between existing residential areas and the emerging mixed -use corridor.

Multi-Family / Townhome Residential (shown in Exhibit E in orange)

This land use category is intended for multi-family or townhome residential uses. These uses lie adjacent to other residential uses and would have direct access to Lake Street, providing conveniently located residential opportunities and moderate intensity uses adjacent lower intensity uses.

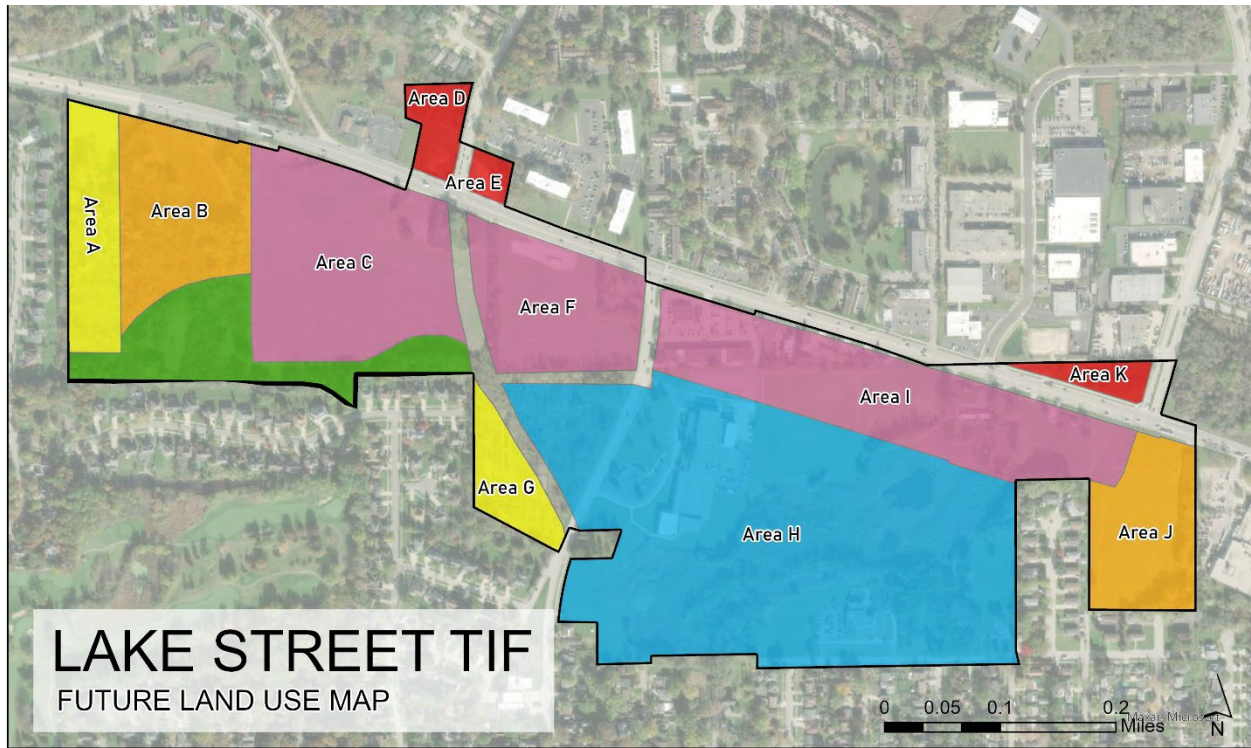
Institutional (shown in Exhibit E in blue)

This land use category is intended for institutional uses, including schools and public recreation spaces.

Open Space (shown in Exhibit E in green)

This land use category is intended to protect and preserve natural areas which are unsuitable for development and may include public recreation uses.

FIGURE E – Future Land Use Plan



- Proposed TIF Boundary
- Single-Family Residential
- Multi-Family Residential
- Commercial
- Mixed Use (Predominantly Commercial)
- Institutional
- Open Space

Redevelopment Opportunities

The Project Area contains vacant, undeveloped rights-of-way owned and managed by IDOT, commercial vacancies, and deteriorated or dilapidated commercial structures; all of which are opportunities for redevelopment and public improvements. Table 3 indicates the desired future uses throughout the Project Area.

The Redevelopment Plan shall serve as a guideline for the Project Area but is not intended to establish specific requirements. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the Village’s overall goals and objectives for the Project Area, and to the goals of the Village of Bartlett in general.

Table 3: Future Land Use Areas

Area	Approx. Area (Acres)	Existing Land Use	Future Land Use
A	6.3	Vacant	Single-Family Residential
B	10.3	Vacant	Multi-Family Residential
C	17.7	Vacant	Mixed-Use Predominantly Commercial
D	2.3	Vacant	Commercial
E	0.9	Vacant	Commercial
F	9.8	Vacant	Mixed-Use Predominantly Commercial
G	3.7	Vacant	Single-Family Residential
H	53.6	Institutional	Institutional
I	18.6	Mixed-Use Commercial	Mixed-Use Predominantly Commercial
J	8.1	Vacant	Multi-Family
K	1.7	Vacant	Commercial
n/a	9.3	Vacant	Green Space
Total	142.3		

As indicated by Exhibit E, the desired future land uses of Project Area parcels include Commercial, Residential, and Institutional uses. In addition to these identified opportunity sites, the Redevelopment Plan also anticipates activities to be undertaken by the public sector, including the realignment of Oak Avenue to the west to align with Bartlett Road and the extension of utility infrastructure to service new development.

Undertaking improvements and redevelopment within the Project Area will generate increased tax revenues, create associated commercial/mixed-use opportunities, upgrade public improvements such as roadways, sidewalks, streetlighting, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of the Project Area, and the Village of Bartlett in general, will be improved over time.

Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Project. As provided by the Act, other eligible project costs may include, without limitation, the following:

- Costs of studies, 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, financial, planning or other services;
- The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- 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 and 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;
- Costs of rehabilitation, reconstruction, 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;
- Costs of the construction of public works or improvements;
- Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Project Area, and costs of 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, as provided in the Act;
- 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 under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- 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 the Redevelopment Plan;
- To the extent the Village by written agreement accepts and approves the same, an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units as provided in the Act;

- 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;
- Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

Acquisition and Clearance

In order to facilitate coordinated redevelopment and meet redevelopment objectives, it may be necessary for the Village to assemble individual properties into unified sites which can be developed in their entirety. Any clearance of existing structures will be scheduled to minimize the adverse effects of rehabilitation or clearance activities.

Land Disposition

Property which may be acquired by the Village may be assembled into appropriate redevelopment sites. These properties may be sold or leased by the Village to other public bodies or to private developers, in whole or in part. The Village may in the future modify this disposition plan in accordance with the objectives of this Redevelopment Plan and Project, without amending the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village.

Public Improvements

The Village of Bartlett will provide public improvements in the Project Area to stimulate development and redevelopment in a manner consistent with this Redevelopment Plan. Some public improvements may be provided in partnership with the Illinois Department of Transportation, or other governmental agencies as applicable. Public improvements may include, but are not limited to, the following:

- Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, bridges, pedestrian ways, and pathways.
- Development of or improvements to public open space.
- Improvements to public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities. Such improvements may include relocation and/or burial of existing overhead lines.
- Demolition and rehabilitation of obsolete structures.
- Beautification and safety improvements, including streetscape, lighting, signage, and landscaping of public properties.

Public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations in the Village's comprehensive plan and conversations with Village staff.

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the Village of Bartlett, other governmental agencies, and individual developers and property owners, pursuant to an agreement between the parties. The Village may determine in the future to add new improvements which are consistent with the objectives of this Redevelopment Plan. Such additions shall not require plan amendment provided they are for eligible public improvements and will not require an increase in the total estimated project costs in Table 4.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects are anticipated to be completed within twenty-three (23) years. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Project.

Estimated Project Costs

Estimated public project costs are listed in Table 4. These costs are based on 2023 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%), after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

Table 4: Estimated Redevelopment Project Costs

Category	Cost
Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation	\$28,000,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$1,000,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$12,500,000
Construction or improvement of public improvements (1)	\$24,000,000
Job training/retraining and relocation costs	\$885,000
Developer Interest Costs, taxing districts eligible reimbursement and capital costs	\$1,000,000
Total Estimated Project Costs (2) (3)	\$67,385,000

- (1) *Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the Village or other public entities. As provided in the Act, Redevelopment Project Costs may include, 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 the Redevelopment Plan.*
- (2) *Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded by more than 5%, after adjustment for inflation, without amendment to this Redevelopment Plan.*
- (3) *This table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.*

Sources of Funds

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

- Real property tax increment revenues from the Project Area;
- Tax revenues resulting from the establishment of any Special Service Area (SSA) districts within the Project Area;
- Interest earned on temporary investments;
- Gifts, grants, and contributions;
- Sale or lease of land proceeds; and
- User fees.

Transfer from a contiguous redevelopment project areas created under the Act. The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of Village owned property, that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

The Village may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those 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 Project Area, 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 with the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the Village from undertaking initiatives designed to stimulate appropriate private investment within the Project Area.

Certain redevelopment projects may be of such a scale or on such a timetable as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed twenty (20) years. Consistent with the conservative nature of the financial plan for this Redevelopment Area, the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts within the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The Village may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- Net revenues of all or part of a Redevelopment Project,
- Taxes levied and collected on any or all property in the municipality.
- The full faith and credit of the municipality.
- A mortgage on part or all of a Redevelopment Project.
- Any other taxes or anticipated receipts that the municipality may lawfully pledge.

Initial Equalized Assessed Valuation

Table 5 lists the equalized assessed valuation of properties in the Project Area. The total 2023 equalized assessed valuation of the Project Area is **\$5,970,853**.

Table 5: Project Area Equalized Assessed Valuation (2023)

1	06-26-302-012	\$1,145,283
2	06-26-302-013	\$274,519
3	06-26-302-014	\$534,102
4	06-26-304-002	\$79,609
5	06-26-304-003	\$171,063
6	06-26-304-004	\$295,854
7	06-27-403-006	\$1,550
8	06-27-403-013	\$1,037,849
9	06-27-403-015	\$148,456
10	06-27-403-016	\$216,634
11	06-27-403-018	\$53,675
12	06-27-403-019	\$43,896
13	06-27-403-020	\$12,548
14	06-27-404-001	\$1,575
15	06-27-404-002	\$670,089
16	06-27-404-003	\$78,834
17	06-34-205-034	\$-
18	06-35-100-003	\$98,431
19	06-35-100-022	\$76,708
20	06-35-100-023	\$90,489
21	06-35-100-046	\$-
22	06-35-100-048	\$26,743
23	06-35-100-049	\$-
24	06-35-100-050	\$-
25	06-35-100-051	\$262,629
26	06-35-100-053	\$165,915
27	06-35-100-065	\$356,656
28	06-35-100-066	\$127,746
Total		\$5,970,853

Anticipated Equalized Assessed Valuation

Upon the completion of anticipated redevelopment projects, it is estimated that the equalized assessed valuation of real property within the Project Area will be approximately **\$67,385,154 million** (an increase of over 1,129%). This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report.

Payment in Lieu of Taxes

The plan does not propose to take tax producing property off the tax rolls, and therefore no payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Project.

Provision for Amending the Redevelopment Plan and Project

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

IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Project, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprises. In the absence of Village-sponsored redevelopment, blighting factors will continue to exist, and the Project Area on the whole, as well as adjacent properties, will become less attractive for future development.

Implementation of the Redevelopment Plan and Project is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the Village's effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Project.

The following taxing districts cover the proposed Project Area:

1. Village of Bartlett
2. Bartlett Public Library
3. Bartlett Fire District
4. Bartlett Park District
5. School District U-46 – Elgin
6. Elgin Community College District 509
7. Cook County / Public Safety / Health Facilities
8. Cook County Forest Preserve
9. Metropolitan Water Reclamation District
10. Hanover Township
11. Hanover Township Road & Bridge

This Redevelopment Plan contemplates redevelopment of specific opportunity sites with new commercial/mixed-use development. Given the small size of the Project Area (154 acres), and the primarily commercial nature of anticipated future redevelopment within the Project Area, impact on individual taxing districts, and taxing districts in general, will be minimal (although dependent upon the exact nature of the future mixed-use redevelopment). The Village estimates that as many as 100 temporary jobs and 150 permanent jobs may be created by development and redevelopment activities as a result of the establishment of a TIF District.

Impact on Village of Bartlett

The Village of Bartlett provides a variety of services, including police and fire protection, snow removal, road maintenance, water service, and building and zoning services. The replacement of undeveloped property with new residential and commercial and mixed-use development will have a minimal impact on demand for the services and programs provided by the Village. As provided

in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Village which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan highlights some of these anticipated capital costs.

Impact on Bartlett Public Library District

The Bartlett public library is located at 800 S Bartlett Road. The replacement of undeveloped property with new residential and commercial and mixed-use development may generate additional demand for the services provided by the library. If new residential development is incentivized through the TIF, the Act defines a clear formula for payment of fees to the library district for documented increased demand for services directly generated by TIF supported projects.

Impact on Bartlett Fire District

The Bartlett Fire Department serves the Village of Bartlett, providing emergency fire suppression, emergency medical services (EMS), hazardous materials response, and emergency rescue. The replacement of undeveloped property with new residential and commercial and mixed-use development may generate some additional demand for the services provided by the fire district. However, the entire project area is within a few hundred feet of the recently enhanced Fire Department facility on Oak Avenue, and the relocation and realignment of Oak Avenue and Bartlett Road may reduce response times for department vehicles using Lake Street.

Impact on Bartlett Park District

The Bartlett Park District operates multiple facilities within the Village, including an indoor pool, golf course, aquatic center, nature center, and numerous parks throughout Bartlett. The Park District also manages Schoppe Park, which is located within the Project Area. The replacement of undeveloped property with new residential and commercial and mixed-use development may generate additional demand for the services provided by the park district. However, the total number of residents that may be generated by new residential development is marginal when compared to the total area and total households served by the district.

Impact on School District U-46 - Elgin

The U-46 school district provides K-12 education for more than 35,000 children across 11 communities over 90 square miles, including Bartlett, Elgin, Hanover Park, South Elgin, Streamwood, and Wayne and portions of Carol Stream, Hoffman Estates, St. Charles, Schaumburg, and West Chicago. The replacement of undeveloped property with new residential and commercial and mixed-use development will have minimal impact on demand for the services and programs provided by the school district. If new residential development is incentivized through the TIF, the Act defines a clear formula for repayment of fees to the school district for any documented increased demand for services directly generated by TIF supported projects. Ultimately, the reinvestment in properties and the development of new uses will increase the tax base of each of the taxing districts upon the close of the TIF district.

Impact on Elgin Community College District 509

Elgin Community College is located in Elgin and serves residents of western suburbs in Cook and DuPage Counties. The replacement of undeveloped property with new residential and commercial and mixed-use development will have minimal impact on demand for the services and programs provided by the college. Any potential impact is anticipated to be minimal.

Impact on Cook County / Cook County Forest Preserve

Cook County provides a variety of services, including the County Court system, public safety and health services, and maintenance of open spaces and recreational activities. The replacement of undeveloped property with new residential and commercial and mixed-use development will have no direct impact on demand for the services and programs provided by the County. Due to the small size of the Project Area (154 acres) in relation to the County at large, services provided to residents and employees should not be affected, and any impact is anticipated to be minimal.

Impact on Hanover Township / Hanover Township Road & Bridge

Hanover Township provides a variety of services, including road and bridge maintenance and property assessments. However, no roads within the Project Area are maintained by the Township. The replacement of undeveloped property with new residential and commercial and mixed-use development will have minimal impact on the demand for services and programs provided by the Township.

Impact on Metropolitan Water Reclamation District

The Metropolitan Water Reclamation District (MWRD) operates the water and wastewater services to the City of Chicago and surrounding suburban communities. The replacement of undeveloped property with new residential and commercial and mixed-use development will have minimal impact on the demand for the services provided by MWRD. Due to the small size of the Project Area (154 acres) in relation to the MWRD service area, services provided to residents and employees should not be affected, and any impact is anticipated to be minimal.

Findings of Need for Tax Increment Financing

Based on the findings of this Redevelopment Plan and Project, the Village President and the Village Board of Bartlett, Illinois, adopt the following findings pursuant to **Section 11-74.4-3(n)** of the Act.

Project Area Not Subject to Growth

The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. Substantial evidence supports this conclusion.

First, the Village finds that the Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise, based on the following evidence as outlined in the Eligibility Findings Report in [Appendix A](#).

A majority of structures in excess of thirty-five (35) years in age, and substantial and widespread presence of a minimum of three (3) eligibility criteria. The following eligibility criteria apply:

1. Dilapidation;
2. Deterioration;
3. Excessive Vacancies;
4. Relative Decline in Total Equalized Assessed Value (EAV) in 3 of the past 5 calendar years as compared to the balance of the Village; and
5. Lack of Community Planning.

Regarding unimproved land, the survey established eligibility on the based on the extent of parcels exhibiting characteristics of the following major contributing factors:

1. Obsolete platting of vacant land;
2. Deterioration of structures or site improvements in neighboring areas; and
3. Relative Decline in Total Equalized Assessed Value in 3 of the past 5 calendar years as compared to the balance of the Village.

The Village finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan, as a result of the following:

1. Proposed redevelopment sites indicate a financial gap without public resources, grants or other incentives to promote redevelopment;
2. The need for public – private partnerships to support future redevelopment; and
3. The need for future infrastructure improvements to support future redevelopment.

Therefore, the Village of Bartlett finds that the Project Area is not subject to appropriate growth and development and is not anticipated to be developed without adoption of this Redevelopment Plan.

Conformance with Comprehensive Plan

This Redevelopment Plan conforms with, and is based upon, the recommendations of the 1995 Bartlett Comprehensive Plan, and 2002 update, including the goals and objectives therein, as well as future land uses and redevelopment activities.

Date of Completion

The Redevelopment Project 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 municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year following the year in which the ordinance approving this Project Area is passed.

DRAFT

APPENDIX A

Tax Increment Financing
Eligibility Report

Lake Street TIF
Village of Bartlett, IL

Eligibility Report
February 9, 2024
Revised July 31, 2024

Prepared by:
Teska Associates, Inc.

INTRODUCTION

The Village is located in three counties: Cook, DuPage, and Kane. It is bordered by W. Lake St on its northern edge and Army Trail Rd on its southernmost edge. The Project Area includes properties at the northeastern corner of the Village along Lake Street, roughly between Lela Lane and Hale Avenue, excluding residential uses. Along Lake Street, improved (developed) properties are primarily commercial uses, with residential uses located behind. The Project Area also includes Eastview Middle School (U-46) and several vacant (unimproved or undeveloped) properties. The proposed Tax Increment Financing District will promote economic development and infrastructure improvements in an area that serves as a gateway for the Village.

TAX INCREMENT FINANCING OVERVIEW

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 – 74.4 – 1 et seq., as amended (the “Act”), stipulates specific procedures which must be adhered to in determining the eligibility of a Redevelopment Project area. A “Redevelopment Project Area” is defined as:

“...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

(65 ILCS 5/11-74.4-3(p))

Section 5/11-74.4-3(a) defines a “conservation area” as:

“...any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value.”

Section 5/11-74.4-2 defines vacant land standards for a “blighted area” as:

If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- a) **Obsolete platting of vacant land** that results in 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.

- b) **Diversity of ownership of parcels of vacant land** sufficient in number to retard or impede the ability to assemble the land for development.
- c) **Tax and special assessment delinquencies exist**, or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.
- d) **Deterioration of structures or site improvements in neighboring areas** adjacent to the vacant land.
- e) **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.
- f) **The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 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 3 of the last 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 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

Determination of eligibility of the proposed Redevelopment Project Area is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information obtained from the Village of Bartlett and Cook County against the eligibility criteria set forth in the Act.

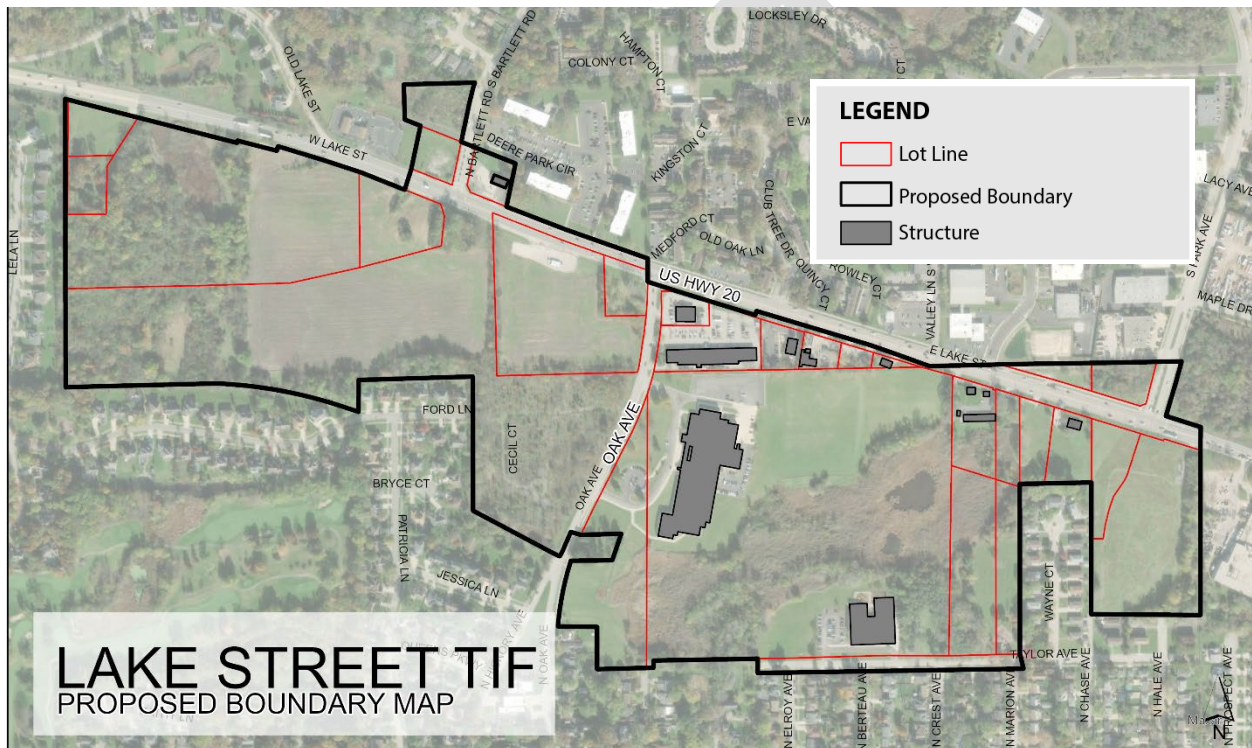
This report summarizes the analysis and findings of Teska's work. Teska has prepared this report with the understanding that the Village would rely on: (1) the findings and conclusions of this report in proceeding with the designation of the study areas as a "Redevelopment Project Area" under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the study area can be designated as a "Redevelopment Project Area" in compliance with the Act.

PART I: DESCRIPTION OF PROJECT AREA

The Project Area includes properties along the northern and southern sides of Lake Street, including an IDOT right-of way located along the southwest edge of Lake Street.

The Project Area includes a total of **28 parcels** and a total of **13 structures**, most of which are for retail uses. The full Project Area (improved and unimproved parcels) covers **approximately 154 +/- acres**. A few properties are private residential, and two parcels are owned by the U-46 School District. Many properties are vacant greenspace, and some contain wetlands. All properties that have buildings have parking lots on site.

Exhibit A: Proposed TIF Boundary



The TIF Act allows for the establishment of hybrid districts in which one or more sub-areas within a Project Area is eligible under the criteria focused on improved/developed property, and where one or more Sub-Areas within the Project Area meet the eligibility criteria that focuses on vacant undeveloped land. The Lake Street Corridor Project Area is eligible as a whole and as a hybrid district where the properties east of North Oak Avenue and east of Bartlett Road are found to be eligible as improved property and the area west of Oak Avenue and west of Bartlett Road are eligible as vacant undeveloped land.

PART II: ELIGIBILITY FINDINGS OF IMPROVED LAND

The Project Area includes **13 improved parcels** and a total of **13 structures**, most of which are for retail uses. A few properties are private residential, and two parcels are owned by the U-46 School District. Many properties are vacant greenspace, and some contain wetlands. All properties that have buildings have parking lots on site.

Teska Associates, Inc. conducted a field survey of every property within the Redevelopment Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. This survey occurred on **Thursday, July 13, 2023**. Field observations were supplemented with information provided by Village and Hanover Township officials and online resources.

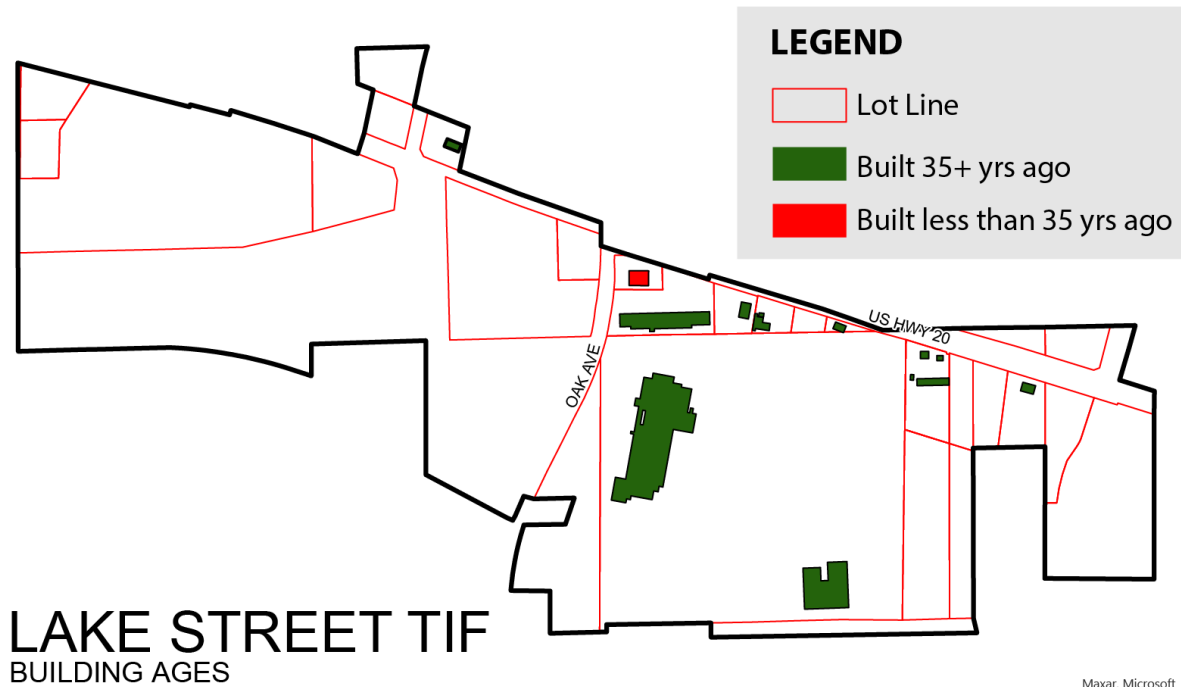
In order to be designated as a ‘conservation area’, at least 50% of the structures must be 35 years or more in age, and a combination of at least three (3) of the other blighting factors must be present to a meaningful extent and reasonably distributed throughout the Project Area.

Age of Buildings

There are **13 structures** located within the Project Area, including principal buildings and accessory buildings, such as garages, sheds, etc. Building construction dates were provided by the Village, confirmed during field observations of construction methods and materials and corroborated by Cook County Assessor data. This data indicates (*shown in Exhibit B on the following page*) that a substantial majority of structures (92.3%) within the Project Area were developed prior to 1988 (35 years).

Due to this finding, the definition of ‘conservation area’ is evaluated in this Eligibility Report, requiring ‘age of buildings’ plus three (3) additional eligibility criteria for TIF designation.

Exhibit B: Building Ages



Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings include those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting and plumbing), and secondary structural components in such combination and extent that (i) major repair is required or, (ii) the defects are so serious and so extensive that the buildings must be removed.

Field observation of exterior building conditions within the Project Area indicate isolated structures displaying severe structural defects. Some lots with structures contain buildings that have been abandoned for many years and are in a serious state of disrepair. One property contains a strip mall where some units are maintained and others are in a state of dilapidation, particularly within the interior retail spaces.

Based on this analysis, dilapidation is a significant contributing factor towards designation of the Project Area as a 'conservation area'.



ABOVE: Examples of Dilapidation observed during field survey.
Source: Teska Associates, Inc.

Obsolescence

Structures are typically built for specific uses or purposes with the design, location, height, and space intended for a specific type of occupancy at the time of construction. Buildings become obsolete when they contain characteristics or deficiencies, which limit their reuse and marketability. The characteristics of obsolescence may lead to loss in value to a property resulting from an inherent deficiency existing from poor or outdated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Field observations within the Project Area showed structures that are functionally obsolete. Some properties, such as the site of a former gas station and another site that contained a hot dog stand, contain buildings that could no longer support their former uses. Within the strip mall, interior renovation is needed in order to support certain uses of vacant units.

While instances of both functional and economic obsolescence are present, they are not dominant throughout the entire Project Area. Obsolescence is present to some degree within the Project Area, but it is not present to such a degree, or distributed throughout the Project Area, as to demonstrate a qualifying factor towards designation of the Project Area as a 'conservation area'.

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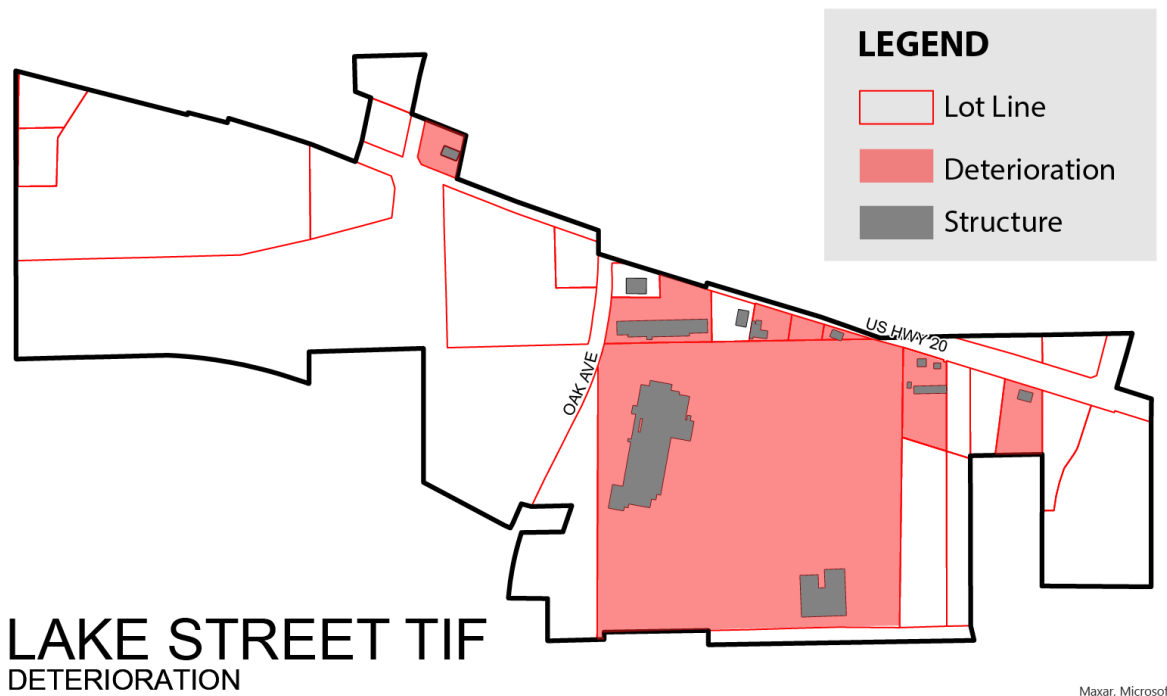
Deterioration

Buildings in a state of deterioration exhibit defects, which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g. doors, windows, porches, gutters and downspouts, fascia materials, etc.) and major defects in primary building components (e.g. foundations, walls, frames, roofs, etc.) respectively.

Field observations within the Project Area showed that most sites showed signs of site deterioration. Common issues relating to site improvements include displacement of masonry walls, unpaved or deteriorating alleyways and employee parking areas, deteriorating curbs, deteriorating sidewalks and damaged fencing which exceed the level of deterioration that would be corrected through normal maintenance. This is a characteristic that could be remedied from the infrastructure investment associated with the establishment of a TIF district. Additionally, field observations showed that several structures within the Project Area contain major defects such as masonry displacement, water damage, cracks in foundation, and sagging roof structures.

The extent and widespread distribution of deterioration, both of buildings and site improvements, has a negative effect upon neighboring properties. When buildings or improvements on adjacent properties are in a declining state, a property owner has less incentive to maintain or improve his or her own property. Deterioration contributes to vacancy, decreased EAV, and has the potential to spread which would lead the entire Project Area to a blighted condition.

Exhibit C: Deterioration



Deterioration of buildings and site improvements is a significant contributing factor towards designation of the Project Area and as ‘conservation area’.



ABOVE: Examples of Deterioration observed during field survey.
Source: Teska Associates, Inc.

Illegal Use of Structures

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

- Illegal home occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming uses;
- Uses in violation of national, state or local environmental and occupational safety and health regulations.
- Uses involving manufacture, sale, storage or use of dangerous explosives and firearms.

Field observations did not reveal significant obvious instances of illegal uses, and no documented cases of illegal uses were discovered. Although isolated instances of illegal use may be present within the Project Area, they are not widespread or distributed widely throughout the Project Area. Therefore, illegal use of individual structures is not considered as a qualifying factor towards designation of the Project Area as a 'conservation area'.

Presence of Structures Below Minimum Code Standards

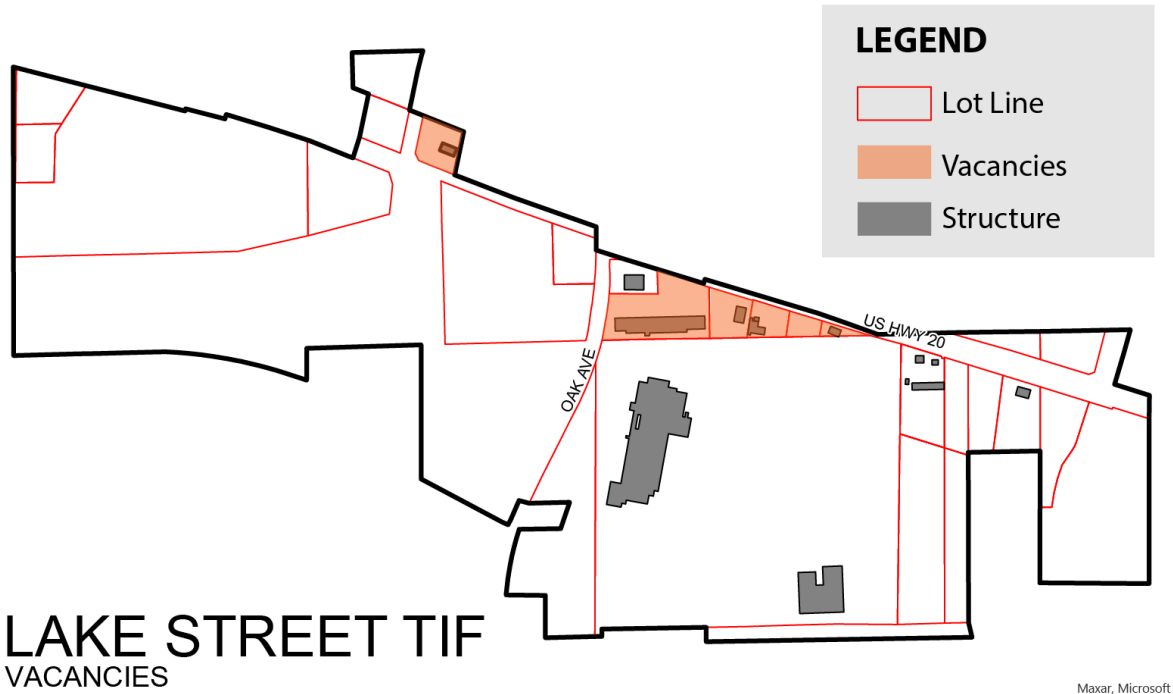
Structures below minimum code standards include all structures which do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code is characterized by defects or deficiencies, which are presumed to threaten health and safety.

Given that the majority of individual structures in the Project Area were constructed over 35 years ago, the presence of nonconformities to current code standards are possible. Field observations did not reveal obvious instances of structures below minimum code standards indicative of widespread existence. Therefore, the presence of structures below minimum code standards is not considered as a qualifying factor towards designation of the Project Area as a 'conservation area'.

Excessive Vacancies

Establishing the presence of this factor requires the identification and documentation of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

Exhibit D: Vacancies



Instances of vacant and/or partially vacant commercial structures are present within the Project Area. There is evidence that some individual structures have remained vacant for several years while others have had partial vacancies or intermittent occupancy. Many of the vacant properties also fall into categories of Dilapidation, Obsolescence, Deterioration, etc. Additionally, many parcels remain vacant and lack the necessary components for development.

Due to this, excessive vacancies are a significant contributing factor towards designation of the Project Area as a 'conservation area'.



ABOVE: Evidence of Vacancies observed during field survey.

Source: Teska Associates, Inc.

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Lack of Ventilation, Light or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criteria used for determining the presence of this factor can be found in local codes and ordinance, or in locally adopted national codes such as the International Building Codes (IBC) by the International Code Council (ICC), and the Model Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health and building occupants, e.g., residents, employees, or visitors.

Field observation revealed that at least one of the vacant structures within the Project Area exhibited a lack of ventilation, light, or sanitary facilities that would be considered unsafe or unhealthy. However, a lack of ventilation, light, or sanitary facilities is not widely distributed and does not contribute to the designation of the Project Area as a 'conservation area'.

Inadequate Utilities

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service, which may be shown to be inadequate. Inadequate utilities would include those which are (i) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, (ii) deteriorated, antiquated, obsolete, or in disrepair or are lacking.

A lack of existing utilities, or perhaps inadequate utilities for contemplated developments, of several undeveloped properties within the Project Area may act as financial impediment to the feasibility of development, this condition is not so widespread as to contribute to the designation of the Project Area as a 'conservation area'.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing all instances where building coverage is excessive. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public-right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions are presumed to have an adverse or blighting effect on nearby development. This characteristic is viewed relative to its urban context, common practice, and contemporary development standards.

According to field survey and other planning documents, most improved parcels within the Project Area include a single structure. Therefore, there are minimal instances of excessive land coverage and overcrowding of structures within the Project Area, so this does not contribute to the designation of the Project Area as a 'conservation area'.

Deleterious Land Use or Layout

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Improved parcels within the Project Area do not pose deleterious impacts on adjacent uses. While some developed parcels are irregularly shaped, and their size and depth do not meet modern standards for development, and do not pose significant concerns such as to lead them to qualify under this standard. Structures and uses present in the Project Area do not exhibit widespread deleterious land uses or layouts, and as such do not contribute to the designation of the Project Area as a 'conservation area'.

Lack of Community Planning

Lack of community planning may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed, or it was considered inadequate, and/or was vitally ignored during the time of the area's development. Lack of planning may be documented by establishing the date of adoption of the Village's Comprehensive Plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the eligibility findings, such as adverse or incompatible land use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size and shape to meet contemporary development standards.

Community Plans

The Village of Bartlett adopted its first Comprehensive Plan in 1978 and with subsequent updates to the future land use plan in 1995 and 2002. However, much of the Project Area developed under Cook County's jurisdiction, prior to annexation into the Village, and before the creation of the Village's Comprehensive Plans. The development pattern along Lake Street reflects its early use in post-WWII auto-oriented activities along State and US routes like Lake Street. Those development patterns inhibit contemporary development as a result of shallow lots, inadequate utilities, multiple uncontrolled highway access points, and vacant and decaying buildings that are no longer useable for their original or contemporary purposes.

Therefore, Lack of Community Planning is found to be widespread within the Project Area, and a significant contributing factor towards designation of the Project Area as a 'conservation area'.

Environmental Remediation Costs Impeding Development

This factor may be documented by determining if any requirements by the Illinois Environmental Protection Agency (IEPA), the United States Environmental Protection Agency (EPA), or any study conducted by a recognized independent expert consultant has resulted in the need to incur remediation costs for a site that have resulted in impeding further site redevelopment.

The need for environmental clean-up of sites within the project area is both an eligibility condition and an eligible cost of a TIF district. Where the proposed redevelopment project 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.

Within the project area there are a few sites within the Project Area that were former gas stations and automobile repair shops that will most likely will need remediation. Additionally, there are natural wetlands in the area that are documented but not protected.

Although there are other existing and past uses of properties within the study area that are associated with potential environmental contamination, including automobile repair and abandoned gas stations, no additional documented evidence is available from local, state or US EPA were found.

The documented existence of sub-surface contamination, with documented significant clean-up costs, and the existence of probable additional contamination constitute a material impediment to the development or redevelopment of the redevelopment project area. Although conditions of environmental remediation needs are known to be present within the Project Area and contribute to the designation of the Project Area as a ‘conservation area’, they are documented to be a minor contributor to eligibility.



Source: National Wetlands Inventory, US Geological Survey, accessed 11/20/2023

Decline in Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the Project Area has declined for 3 of the last 5 calendar years in which information is available, **or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 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 3 of the last 5 Calendar years for which information is available.

Table 1: Equalized Assessed Values for Project Area

	Project Area EAV	% Change	Total EAV of Village (excluding project area)	Percent Change of EAV	Consumer Price Index (CPI)	Percent Change of CPI
2018	\$4,221,486	-1.0%	\$1,094,174,425	1.74%	251.107	2.44%
2019	\$5,751,069	26.6%	\$1,160,886,115	6.10%	255.657	1.81%
2020	\$5,949,684	3.3%	\$1,186,442,964	2.20%	258.811	1.23%
2021	\$5,720,930	-4%	\$1,176,079,854	-0.87%	270.97	4.70%
2022	\$5,354,287	-6.8%	\$1,328,319,233	12.94%	292.655	8%
2023	\$5,970,853	10.3%	\$1,503,218,079	13.17%	304.7	4%
Contributing to Eligibility?				Yes		

As shown in Table 1 above, the aggregate equalized assessed value (EAV) of the Project Area increased at an annual rate that is less than the balance of the municipality in 3 of the past 5 years.

Based on this assessment, decline in equalized assessed value is a qualifying factor towards designation of the Project Area as a ‘conservation area’.

PART III: ELIGIBILITY FINDINGS OF VACANT (UNIMPROVED) LAND

Vacant (unimproved) land is subject to specific eligibility criteria which are different than the criteria for developed (improved) land. Section 5/11-74.4-2 defines the criteria for vacant land. The following criteria have been found to be present, widespread to a meaningful extent, and reasonably distributed throughout the vacant part of the redevelopment area.

The Project Area includes **15 unimproved parcels**. The Project Area includes several large vacant (unimproved) parcels, extensive, unimproved rights-of-way. Some properties contain wetlands. These properties qualify under the vacant land standards (65 ILCS 5/11-74.4-2) established in the Act under the following factors:

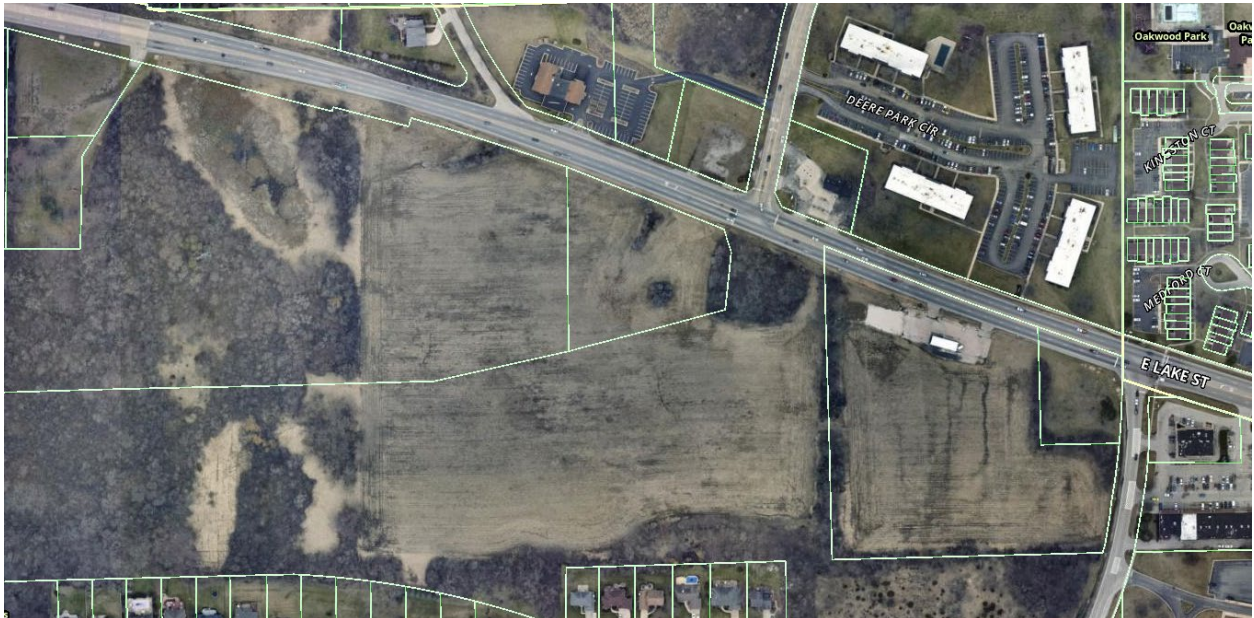
1. ***Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create 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.***

South of Lake Street, at the westernmost corner of the Project Area (pictured below), three parcels under common ownership exhibit obsolete platting. One (06-27-403-006) is a long, extremely narrow parcel adjacent to an existing residential neighborhood to the west and is by itself undevelopable. Another parcel (06-27-403-019) has no roadway access. The third parcel (06-27-403-018), at just over one acre, has had little incentive to develop on its own. The larger adjacent properties to the east within the Project Area are under different ownership. With significant uncertainty over the years of roadway development and obsolete platting, private development has not occurred and is unlikely to occur without intervention.



Source: Cook County Viewer, showing 2024 parcel lines in lime green.

The largest acreage of unimproved land is located west of Oak Avenue, south of Lake Street (pictured below). This land is comprised of four parcels under multiple ownership and a large, irregularly shaped portion of the land is designated as ROW, owned by IDOT.



Source: Cook County Viewer, showing 2024 parcel lines in lime green.

Lake Street functions as an arterial, carrying an estimated 35,700 – 35,900 vehicles per day. Within the project area, several roadways function as collectors, sending traffic to Lake Street. North / south vehicular traffic through the area using Bartlett Road and North Oak Avenue, inter-connecting via Lake Street. The realignment of Oak Avenue to connect it more directly to Bartlett Road is a key recommendation of the Village's Comprehensive Plan and an important element of the plans for Lake Street (and Elgin-O'Hare Expressway) improvements, but there have been no State efforts to complete the Elgin-O'Hare Expressway nor has the Village funded any such realignment pending IDOT's go/no go decision on the Expressway.

Between 2003 and 2004, the previously platted but yet undeveloped properties planned along an extension of Ford Lane (which would have connected to N. Oak Avenue) were consolidated as part of Illinois Department of Transportation (IDOT) right of way in preparation for future Elgin-O'Hare Expressway connections. Ultimately, IDOT developed the Eastern portion of the planned IL-390 Elgin-O'Hare Expressway, which connects to Lake Street further east in Hanover Park, therefore making the land acquired by IDOT within the Project Area no longer required for such roadway or highway-supporting stormwater management. While the IDOT held the land, no new development and little property reinvestment has occurred on adjacent properties not owned by IDOT but influenced on the potential existence of the Highway. The uncertainty of the highway improvement put these properties in limbo and has contributed to the disinvestment and deterioration and value of properties within the study area.

The Village has encouraged IDOT to either make the originally planned improvements or to relinquish the properties to allow for rational use and redevelopment. As a result, IDOT has committed to vacating those portions of its property that are currently designated as wetland or floodplain to a public entity to protect them from the impact of development of adjacent

property and has indicated its willingness to sell the remaining developable portion of its property at fair market value once the Oak Avenue realignment is complete.



Source: Cook County Viewer, showing 2003 parcel lines

Two parcels (06-35-100-003 and 06-35-100-053) also exhibit obsolete platting as they are irregularly shaped, both smaller than 1 acre, and provide extremely limited depth for modern development standards. The larger of the two does not have any existing curb cuts and therefore no direct road access.



- 2. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.***

As evidenced in the above eligibility analysis for improved properties within the Project Area, site and structure deterioration is a contributing criterion observed on properties adjacent vacant, unimproved land.

3. ***When compared to the Equalized Assessed Value (EAV) of the Village as a whole (excluding the project area) the project area is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available.***

Table 2: Equalized Assessed Values for Project Area

	Project Area EAV	% Change	Total EAV of Village (excluding project area)	Percent Change of EAV	Consumer Price Index (CPI)	Percent Change of CPI
2018	\$4,221,486	-1.0%	\$1,094,174,425	1.74%	251.107	2.44%
2019	\$5,751,069	26.6%	\$1,160,886,115	6.10%	255.657	1.81%
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2023	\$5,970,853	10.3%	\$1,503,218,079	13.17%	304.7	4%
Contributing to Eligibility?				Yes		

As shown in Table 2 above, the aggregate equalized assessed value (EAV) of the Project Area increased at an annual rate less than the balance of the community for 3 of the past 5 years.

Based on this assessment, decline in equalized assessed value is a qualifying factor towards designation of the Project Area as a 'blighted area'.

PART IV: CONCLUSION

Based on the findings contained herein, the Project Area qualifies for eligibility as a “redevelopment project area”.

Based on the findings contained herein, **improved land** within the Project Area qualifies as ‘blighted area’ in accordance with the criteria established in the Act, based on the predominance of buildings within the Project Area being older than 35 years in age, and the documented extent of parcels exhibiting characteristics of the following major contributing factors:

1. Dilapidation;
2. Deterioration;
3. Excessive Vacancies;
4. Relative Decline in Total Equalized Assessed Value in 3 of the past 5 calendar years; and
5. Lack of Community Planning.

In addition, the documented extent of parcels exhibiting characteristics of the following factors contribute to the overall eligibility of the Project Area:

1. Environmental Remediation Costs

Based on the findings contained herein, **unimproved land** within the Project Area qualifies as a ‘blighted area’ in accordance with the criteria established in the Act, based documented extent of parcels exhibiting characteristics of the following major contributing factors:

4. Obsolete platting of vacant land;
5. Deterioration of structures or site improvements in neighboring areas; and
6. Relative Decline in Total Equalized Assessed Value in 3 of the past 5 calendar years.

Together, the documented characteristics of improved and unimproved land contribute to the eligibility of the Project Area as a ‘blighted area’. All of these characteristics point towards the need for designation of the Project Area as a ‘blighted area’ to be followed by public intervention in order that redevelopment might occur.