

VILLAGE OF MOUNT PROSPECT, IL

South Mount Prospect Redevelopment Project Area

Tax Increment Financing District
Amendment No. 1

FINAL REPORT | October 3rd, 2024



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1. Introduction to Amendment No. 1

To induce redevelopment, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended from time to time (the "Act"), the Village Board of the Village of Mount Prospect (the "Village") adopted three ordinances on May 3, 2022, resulting in the approval of the South Mount Prospect Redevelopment Project Area Tax Increment Financing Redevelopment Plan & Project (the "Original Plan"), designation of the South Mount Prospect Redevelopment Project Area (the "Original Project Area" or "Original RPA") as a redevelopment project area under the Act, and adoption of tax increment allocation financing for the Original Project Area. The Village established the Original RPA to facilitate the physical improvement and rehabilitation of existing structures, support goals and objectives of overlapping planning efforts, and facilitate the replacement, repair and improvement of public infrastructure throughout the Original RPA.

In February 2024, the Village re-engaged SB Friedman Development Advisors, LLC ("SB Friedman" or "consultant") to evaluate whether three (3) subareas (collectively, the "Expansion Areas") would qualify as "blighted areas" or "conservation areas" under the Act, in order to be incorporated into the Original Project Area.

SB Friedman conducted a tax increment financing (TIF) eligibility study for the Expansion Areas, finding that each Expansion Area was eligible, thus supporting its designation as a redevelopment project area under the Act. The results of the eligibility study are presented in **Section 2. Modifications to the Original Plan**. The combined Original Project Area together and Expansion Areas are referred to in the remainder of this document as the "South Mount Prospect RPA" or the "RPA." Any references to the "South Mount Prospect RPA," "proposed RPA," "Project Area" or "RPA" in the Original Plan should be understood to refer to the RPA, as amended, unless noted otherwise. The Redevelopment Plan and Project, as amended, is referred to in the remainder of this document as the "Redevelopment Plan."

The Original Plan is being amended through this document ("Amendment No. 1") to:

1. Include three (3) Expansion Areas in the RPA;
2. Update the land use plan for the RPA;
3. Update the budget;
4. Revise the legal description for the RPA; and
5. Revise the PIN list for the RPA.

Amendment No. 1 summarizes the analyses and findings of the consultant's work, which, unless otherwise noted, is the responsibility of the consultant, SB Friedman. The Village is entitled to rely on the findings and conclusions of Amendment No. 1 in amending the Original Plan under the Act. The consultant has prepared Amendment No. 1 with the understanding that the Village would rely on: 1) the previous eligibility findings and conclusions of the Original Plan; and 2) the fact that the Original Plan contains the necessary information to be compliant with the Act.

2. Modifications to the Original Plan

The following amendments are made to the Original Plan. All other sections of the Original Plan not mentioned remain unchanged. This report uses a numbering system to track 51 total modifications. These numbers should not be included in the Amended South Mount Prospect Redevelopment Plan. The synthesis of the Original Redevelopment Plan and the 2024 Plan Revisions results in the Amended South Mount Prospect Redevelopment Plan.

1) Introduction

- 1) Under **Section 1**, in the last sentence of the first paragraph, replace the phrase “the Redevelopment Plan” with the following:

“the Original Redevelopment Plan”

- 2) Under **Section 1**, at the end of the first paragraph, insert the following text:

“In February 2024, the Village re-engaged SB Friedman to evaluate whether three (3) subareas (collectively, the “Expansion Areas”) would qualify as “blighted areas” or “conservation areas” under the Act, in order to be incorporated into the Original Project Area. SB Friedman conducted a tax increment financing (TIF) eligibility study for the Expansion Areas, finding that each Expansion Area was eligible, thus supporting its designation as a redevelopment project area under the Act.”

- 3) Under **Section 1**, in the first sentence of the second paragraph, replace the phrase “document” with the following:

“Redevelopment Plan and Project, as amended (the “Redevelopment Plan”)”

- 4) Under **Section 1**, in the first sentence of the second paragraph, replace the phrase “South Mount Prospect Redevelopment Project Area” with the following:

“South Mount Prospect Redevelopment Project Area, as amended”

- 5) Under **Section 1**, after the first sentence of the second paragraph, delete the remaining text from the paragraph and insert the text:

“The Report is structured as follows:

- **Section 1** of the Report introduces the Original RPA and Expansion Areas.
- **Section 2A** of the Report, the Original RPA Eligibility Report, details the eligibility factors found within the Original RPA in support of its designation as a “conservation area” for improved land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “Act”).
- **Section 2B** of the Report, the Expansion Area Eligibility Report, details the eligibility factors found within the proposed Expansion Areas in support of its designation as a “conservation

area” for improved land and “blighted area” for vacant land, within the definitions set forth in the Act.

- **Section 3** of this Report, the Redevelopment Plan, outlines the comprehensive program to revitalize the proposed RPA, as required by the Act.”

Redevelopment Project Area

- 6) Under **Section 1**, under the subsection “**Redevelopment Project Area**,” replace the title “**Map 1**” and associated map with the following title and associated amended map provided in the **Attachments** section of Amendment No. 1:

“**Map 1: Amended Context Map**”

- 7) Under **Section 1**, under the subsection “**Redevelopment Project Area**” after the first sentence of the first paragraph, add the following subheader:

“**THE ORIGINAL RPA**”

- 8) Under **Section 1**, under the new subheader “**THE ORIGINAL RPA**,” replace all references of “proposed South Mount Prospect RPA” or “proposed RPA” to:

“Original RPA”

- 9) Under **Section 1**, under the subsection “**Redevelopment Project Area**,” replace the title “**Map 2**” and associated map with the following title and associated amended map provided in the **Attachments** section of Amendment No. 1:

“**Map 2: Amended RPA Boundary**”

- 10) Under **Section 1**, under the subsection “**Redevelopment Project Area**,” replace the title “**Map 3**” and associated map with the following title and associated map provided in the **Attachments** section of Amendment No. 1:

“**Map 3A: Existing Land Use of the Original RPA**”

- 11) Under **Section 1**, under the **Redevelopment Project Area** subsection, after “**THE ORIGINAL RPA**” subsection, insert the following subheader and text:

“**EXPANSION AREAS**”

In February 2024, the Village re-engaged SB Friedman to evaluate whether three (3) Expansion Areas, as illustrated in **Map 2**, would qualify as “blighted areas” or “conservation areas” under the Act, described below:

- **Expansion Area 1.** Expansion Area 1 adds 72 acres of land and includes 34 parcels, all of which are improved. Expansion Area 1 has 17 primary structures and currently consists primarily of a mix of industrial, commercial, utility and park/open space. Expansion Area 1 is roughly

bounded by Elmhurst Road to the East, Knights Bridge Drive to the North, Briarwood Drive to the West, and I-90 to the South.

- **Expansion Area 2.** Expansion Area 2 adds 59 acres of land and includes 33 parcels (1 vacant and 32 improved). Expansion Area 2 has 34 primary structures and currently consists primarily of a mix of vacant, industrial, office, commercial and public institutional land. Expansion Area 2 is roughly bounded by Elmhurst Road to the East, Montgomery Street to the North, South Lexington Drive to the West, and W. Enterprise Drive to the South.
- **Expansion Area 3.** Expansion Area 3 adds 43 acres of land and includes 51 parcels, all of which are improved. Expansion Area 3 has 53 primary structures and currently consists primarily of a mix of industrial, commercial, residential, right-of-way and park/open space. Expansion Area 3 is roughly bounded by Oakton Street to the North and I-90 to the South and West.

The existing land use of the Expansion Areas is illustrated in **Map 3B: Existing Land Use of the Expansion Areas.**

- 12) Under **Section 1**, after the subsection **“Expansion Areas,”** insert **Map 3B: Existing Land Use of the Expansion Areas** with the associated map with the following title provided in the **Attachments** section of Amendment No. 1:

“Map 3B: Existing Land Use of the Expansion Areas”

Determination of Eligibility

- 13) Under **Section 1**, in the subsection **“Determination of Eligibility”** rename the title of the subsection to:

“Determination of Eligibility of the Original RPA”

- 14) Under **Section 1**, within the **“Determination of Eligibility of the Original RPA”** subsection, replace all references to the **“proposed RPA”** or **“proposed South Mount Prospect RPA”** to the following:

“the Original South Mount Prospect RPA” or “the Original RPA.”

- 15) Under **Section 1**, after the **“Determination of Eligibility of the Original RPA”** subsection, insert a new subsection, as follows:

“Determination of Eligibility for the Expansion Areas

This Report concludes that the following Expansions Areas of the Amended South Mount Prospect RPA are eligible per the Act, as follows:

- Expansion Area 1 is eligible for designation as a “conservation area” for improved land;
- Expansion Area 2 is eligible for designation as a “conservation area” for improved land and as a “blighted area” for vacant land; and
- Expansion Area 3 is eligible for designation as a “conservation area” for improved land.

Additional detail on SB Friedman’s eligibility findings is included in Section 2A of the Report.”

Redevelopment Plan Goal, Objectives and Strategy

- 16) Under **Section 1**, under the subsection titled **"Redevelopment Plan Goal, Objectives and Strategy,"** under the **"GOALS"** subheader, replace the first sentence with the following text:

"The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed RPA as a "conservation area" for improved land and "blighted area" for vacant land and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial mixed-use district."

- 17) Under **Section 1**, under the subsection titled **"Redevelopment Plan Goal, Objectives and Strategy,"** under the **"OBJECTIVES"** subheader, replace the phrase "five (5) objectives" with the following text:

"six (6) objectives"

- 18) Under **Section 1**, under the subsection titled **"Redevelopment Plan Goal, Objectives and Strategy,"** under the **"OBJECTIVES"** subheader, insert the following text after objective #3 and then renumber the remaining objectives, as follows:

"4. Facilitate the renovation or construction of stormwater management systems and flood control within the RPA;"

Financial Plan

- 19) Under **Section 1**, under the subsection titled **"Financial Plan,"** under the **"Estimated Redevelopment Project Costs"** subheader, in the first sentence, replace "\$145 million" with the following text:

"\$170 million"

- 20) Under **Section 1**, under the subsection titled **"Financial Plan,"** under the **"Equalized Assessed Value of Properties in the Proposed RPA"** subheader, in the first sentence, replace the phrase "proposed RPA" with the following text:

"Original RPA"

- 21) Under **Section 1**, under the subsection titled **"Financial Plan,"** under the **"Equalized Assessed Value of Properties in the Proposed RPA"** subheader, after the first sentence, add the following text:

"At the time of Amendment No. 1, 2023 was the most recent year in which assessed values and the equalization factor were available. Thus, Expansion Area 1 has a 2023 EAV of \$16,628,292, Expansion Area 2 has a 2023 EAV of \$31,257,280, and Expansion Area 3 has a 2023 EAV of \$25,097,061."

- 22) Under **Section 1**, under the subsection titled **"Financial Plan,"** under the **"Equalized Assessed Value of Properties in the Proposed RPA"** subheader, in the last sentence, replace "\$268 million" with the following text:

"\$370 million"

Required Tests and Findings

- 23) Under **Section 1**, under the subsection titled **"Required Texts and Findings,"** in the first finding of the numbered list, replace the phrase "505 acres" with the following text:

"679 acres"

2. Eligibility Report

- 24) In **Section 2**, replace the title of Section 2 from "2. Eligibility Report" to:

"2A. Eligibility Report for the Original RPA."

- 25) Under **Section 2**, replace all references to "the Proposed RPA," "proposed South Mount Prospect RPA" or "the RPA" to:

"the Original RPA"

- 26) Under **Section 2**, replace the map titles **"Map 4A through 5C"** with the following map titles, respectively:

"Map 4A: Improved Land Factor: Age of Structures of the Original RPA"

"Map 4B: Improved Land Factor: Deterioration of the Original RPA"

"Map 4C: Improved Land Factor: Presence of Structures below Minimum Code Standards of the Original RPA"

"Map 4D: Improved Land Factor: Inadequate Utilities of the Original RPA"

- 27) After **Section 2**, after **"Map 4D: Improved Land Factor: Inadequate Utilities of the Original RPA"** insert a page break and new section titled:

"2B. Eligibility Report for the Expansion Areas of the Amended RPA"

- 28) Under the new **Section 2B**, insert *Eligibility Report for the Expansion Area of the Amended RPA* provided in Attachment B.

3. Redevelopment Plan and Project

- 29) Under **Section 3**, replace all references to the "Redevelopment Project Area" or "RPA" to the following, unless otherwise noted:

"amended RPA"

- 30) Under **Section 3**, under the subsection titled **"Redevelopment Needs of the Proposed RPA,"** under the **"GOALS, OBJECTIVES AND STRATEGY"** subheader, replace the first sentence with the following text:

"The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed RPA as a "conservation area" for improved land and "blighted area" for vacant land and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial mixed-use district."

- 31) Under **Section 3**, under the subsection titled "**Redevelopment Needs of the Proposed RPA**," under the subheader titled "**OBJECTIVES**", replace the phrase "five (5) objectives" with the following text:

"six (6) objectives"

- 32) Under **Section 3**, under the subsection titled "**Redevelopment Needs of the Proposed RPA**," under the subheader titled "**OBJECTIVES**" insert the following text after objective #3 and then renumber the remaining objectives, as follows:

"4. Facilitate the renovation or construction of stormwater management systems and flood control within the RPA;"

Proposed Future Land Use

- 33) Under **Section 4**, under the subsection "**Proposed Future Land Use**," replace the title "**Map 5: Proposed Future Land Use**" and associated map with the following title and associated amended map provided in the **Attachments** section of Amendment No. 1:

"**Map 5: Proposed Future Land Use of the Amended RPA**"

- 34) Under **Section 4**, under the "**Proposed Land Use**" subsection, replace the last sentence of the first paragraph with the following text:

"The mixed-use designation allows for the following land uses within the RPA, as amended:"

- 35) Under **Section 4**, under the "**Proposed Land Use**" subsection, after the final bullet, add the following bullet:

"• Utility"

Financial Plan

- 36) Under **Section 4**, under the **Financial Plan** subsection, under the "**Estimated Redevelopment Project Costs**" subheader, replace Table 1: Estimated TIF-Eligible Redevelopment Project Costs with the following table:

Table 1: Estimated TIF-Eligible Redevelopment Project Costs, As Amended

| Eligible Expense [1] | Estimated Project Costs |
|---|-------------------------|
| Administration and Professional Service Costs | \$2,000,000 |
| Site Marketing Costs | \$2,000,000 |
| Property Assembly and Site Preparation Costs | \$12,500,000 |
| Costs of Building Rehabilitation | \$12,500,000 |
| Costs of Construction of Public Works or Improvements | \$135,000,000 |
| Costs of Job Training or Retraining (Businesses) | \$100,000 |
| Financing Costs | \$300,000 |
| Taxing District Capital Costs | \$300,000 |
| Relocation Costs | \$100,000 |
| Interest Costs (Developer or Property Owner) | \$100,000 |
| Affordable Housing Construction | \$5,000,000 |
| School District Increased Costs | \$50,000 |
| Transfers to Contiguous TIF Districts | \$50,000 |
| TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4] | \$170,000,000 |

37) Under **Section 4. Redevelopment Plan and Project**, under the **Financial Plan** subsection, under the **“MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE RPA, AS AMENDED”** subheader, replace the first paragraph with the following:

“The 2020 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the Original RPA is approximately \$152,173,065. At the time of Amendment No. 1, 2023 was the most recent year in which assessed values and the equalization factor were available. Thus, Expansion Area 1 has a 2023 EAV of \$16,628,292, Expansion Area 2 has a 2023 EAV of \$31,257,280, and Expansion Area 3 has a 2023 EAV of \$25,097,061.”

38) Under **Section 4. Redevelopment Plan and Project**, under the **Financial Plan** subsection, under the **“ANTICIPATED EQUALIZED ASSESSED VALUE”** subheader, in the first sentence, replace “\$268 million ” with the following text:

“\$370 million”

Required Tests and Findings

39) Under **Section 4. Redevelopment Plan and Project**, under the **Required Tests and Findings** subsection, replace all references to the “Redevelopment Project Area,” “RPA” or “proposed RPA” to the following, unless otherwise noted:

“amended RPA”

- 40) Under **Section 4. Redevelopment Plan and Project**, under the **Required Tests and Findings** subsection, replace all references to the “Redevelopment Plan” or “Redevelopment Plan and Project” to the following, unless otherwise noted:

“Redevelopment Plan, as amended”

- 41) Under **Section 4. Redevelopment Plan and Project**, under the **Required Tests and Findings** subsection, under **Finding 1: Lack of Growth and Development Through Private Investment**, replace the title of the first bullet to the following title:

“ORIGINAL RPA - LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY.”

- 42) Under **Section 4. Redevelopment Plan and Project**, under the **Required Tests and Findings** subsection, under **Finding 1: Lack of Growth and Development Through Private Investment**, insert the following bullets after the first bullet:

- **EXPANSION AREA 1.** Building permit data provided by the Village indicates that there has been limited new construction and building permit activity in Expansion Area 1 over the past six years. A review of Village permit data indicates that there has been a total of \$147,000 in building permit value since 2018 in Expansion Area 1, including interior and exterior remodels and commercial electrical work. These building permits do not include improvements to Utility parcels which may have been necessary improvements rather than voluntary private investment. There has been no new construction in Expansion Area 1 during the same period. Additionally, Expansion Area 1 has had limited EAV growth in the past three years (2020-2023) and has not kept up with the growth in the CPI. Thus, the Expansion Area 1 has not been subject to growth and development through investment by private enterprise.
- **EXPANSION AREA 2.** Building permit data provided by the Village indicates that there has been limited new construction and building permit activity in Expansion Area 2 over the past six years. A review of Village permit data indicates that there has been approximately \$1.3 million in permit activity on 5 parcels in Expansion Area 2 since 2016, with an annual average of \$210,000. This permit activity has included interior remodels and additions. Despite this permit activity, parcels in Expansion Area 2 have had limited EAV growth in the past three years (2020-2023) and property values have not kept up with growth in the CPI, indicating that Expansion Area 2 has not been subject to growth through private investment.
- **EXPANSION AREA 3.** Building permit data provided by the Village indicates that there has been a total of \$13,000 in rehabilitation projects over the past six years in Expansion Area 3. This investment has primarily been in the form of interior remodels and commercial electric work, and has only occurred in two parcels of the Expansion Area. Additionally, there has been no new construction within the expansion area between since 2018. Therefore, Expansion Area 3 has not been subject to growth and private investment.”

- 43) Under **Section 4. Redevelopment Plan and Project**, under the **Required Tests and Findings** subsection, under **Finding 5: Housing Impact and Related Matters** replace the paragraph leading with “Finding” with the following text:

“SB Friedman found that there are approximately five (5) housing units within the Original RPA and one (1) housing unit within Expansion Area 2. The Village hereby certifies that the Redevelopment Plan,

as amended, will not result in the displacement of residents from 10 or more inhabited residential units as a result of activities pursuant to this Redevelopment Plan, as amended. Therefore, a Housing Impact Study is not required under the Act.”

44) Under Section 4. Redevelopment Plan and Project, under the Required Tests and Findings subsection, under Finding 6: Estimated Dates of Completion, remove the following text from the last sentence in the final paragraph:

“if the ordinances establishing the proposed RPA are adopted during 2022.”

Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

45) Under Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities, replace the first sentence of the first paragraph with the following text:

“The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area, as amended (“RPA” or “TIF District”) as a “conservation area” or “blighted area” under the Act at the completion of our field research and not thereafter.”

Appendix 2: Glossary

46) Under Appendix 2: Glossary, under the Factors for Improved Land subsection, after the last paragraph, insert the following subsection title and text:

“Factors for Vacant Land – One Factor Test

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

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

47) Under Appendix 3: Boundary Legal Description, replace appendix title with the following text:

“Appendix: Boundary Legal Description, as Amended”

48) Under **Appendix 3: Boundary Legal Description**, replace the original boundary legal description with the amended boundary legal description, included in **Attachment C** of Amendment No. 1.

49) Under **Appendix 4: List of PINs in Proposed South Mount Prospect RPA**, replace appendix title with the following text:

“Appendix: Summary of EAV (by PIN), as Amended”

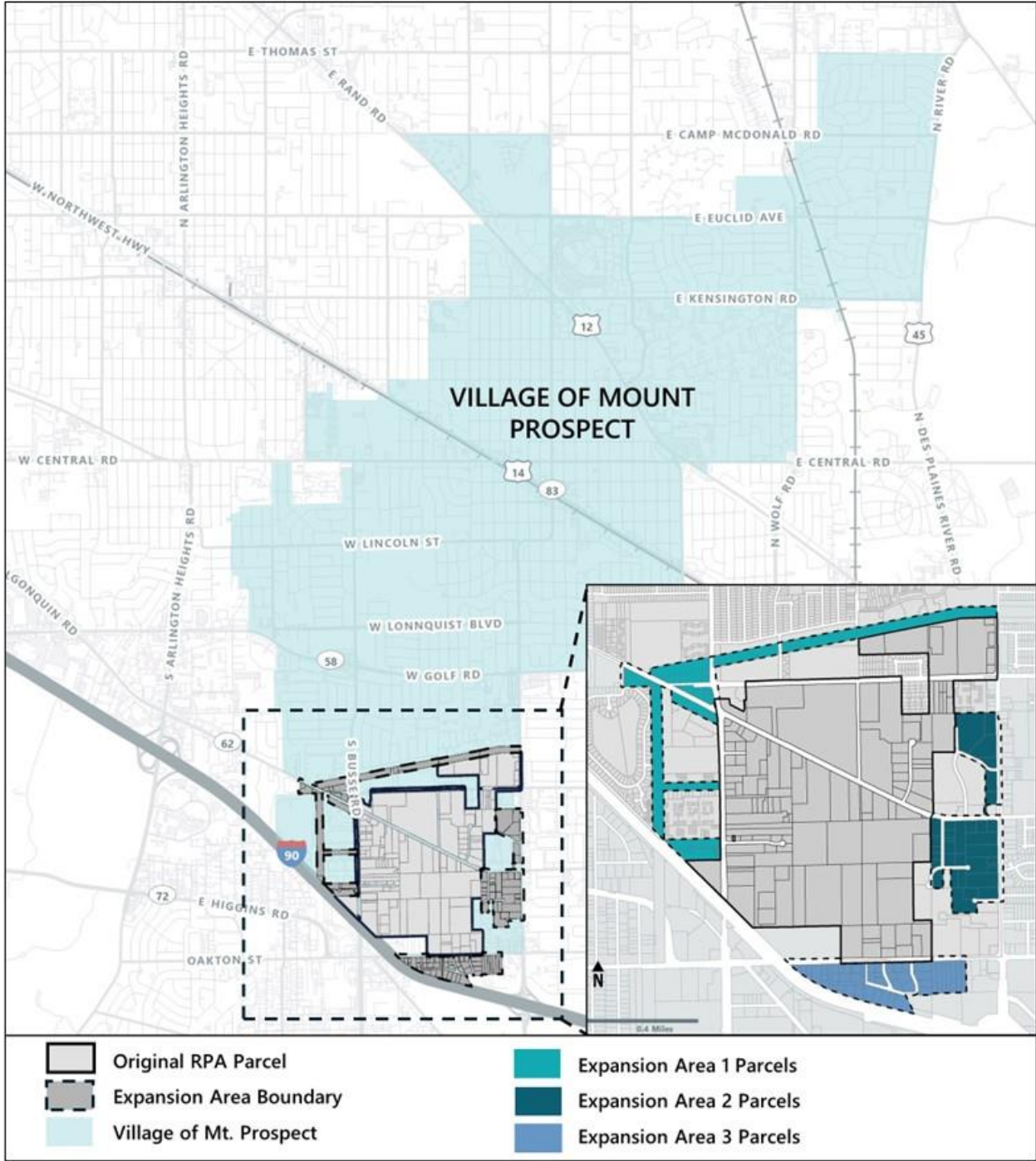
50) Under **Appendix 4: List of PINs in Proposed South Mount Prospect RPA**, remove the following PIN and associated 2020 EAV data from the table:

“0823300031”

51) Under **Appendix 4: List of PINs in Proposed South Mount Prospect RPA**, after the original PIN list and EAV data table, add Expansion Area PIN list and EAV data, included in **Attachment D** of Amendment No. 1.

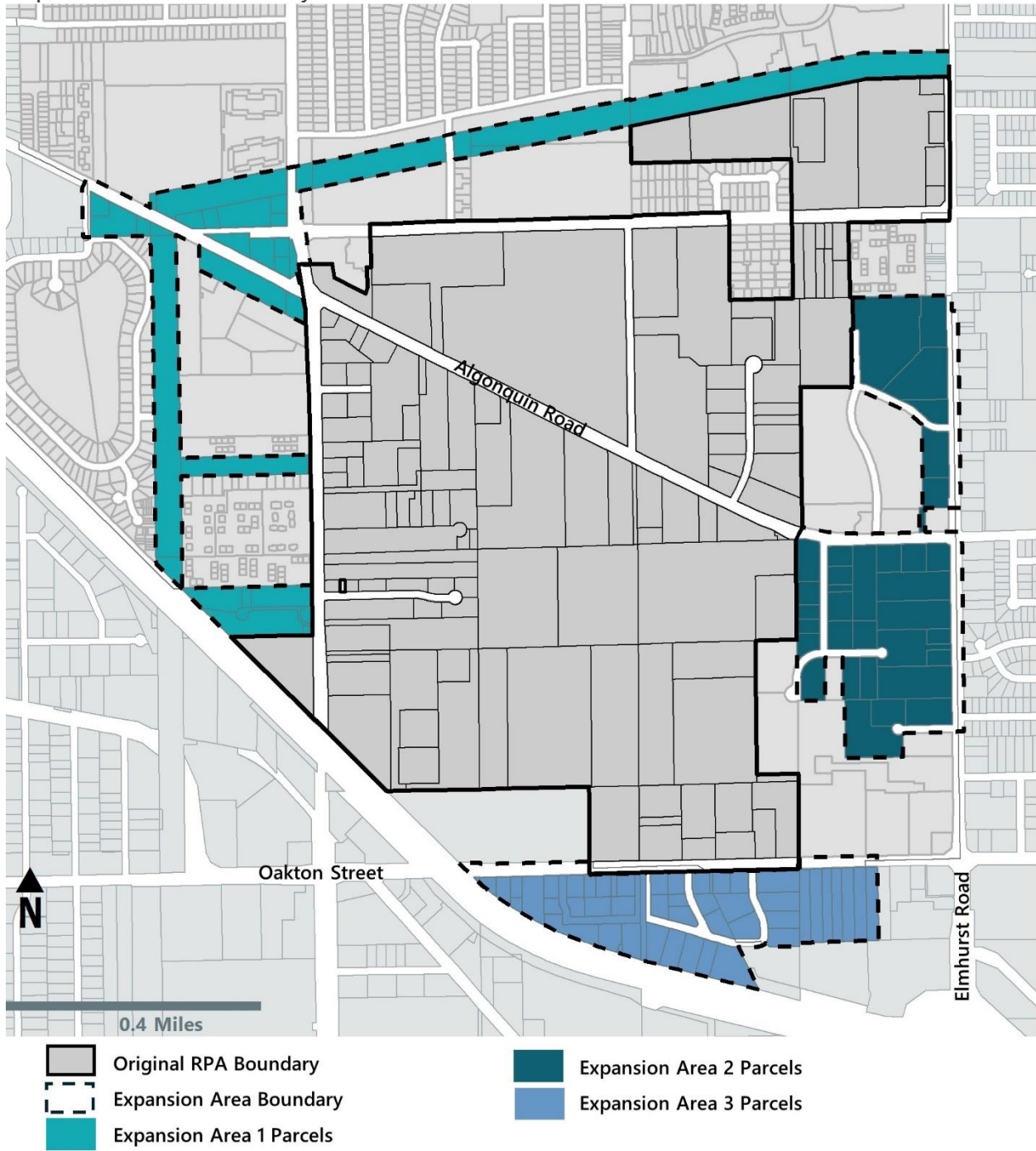
Attachment A: Amended Maps

Map 1: Amended Community Context



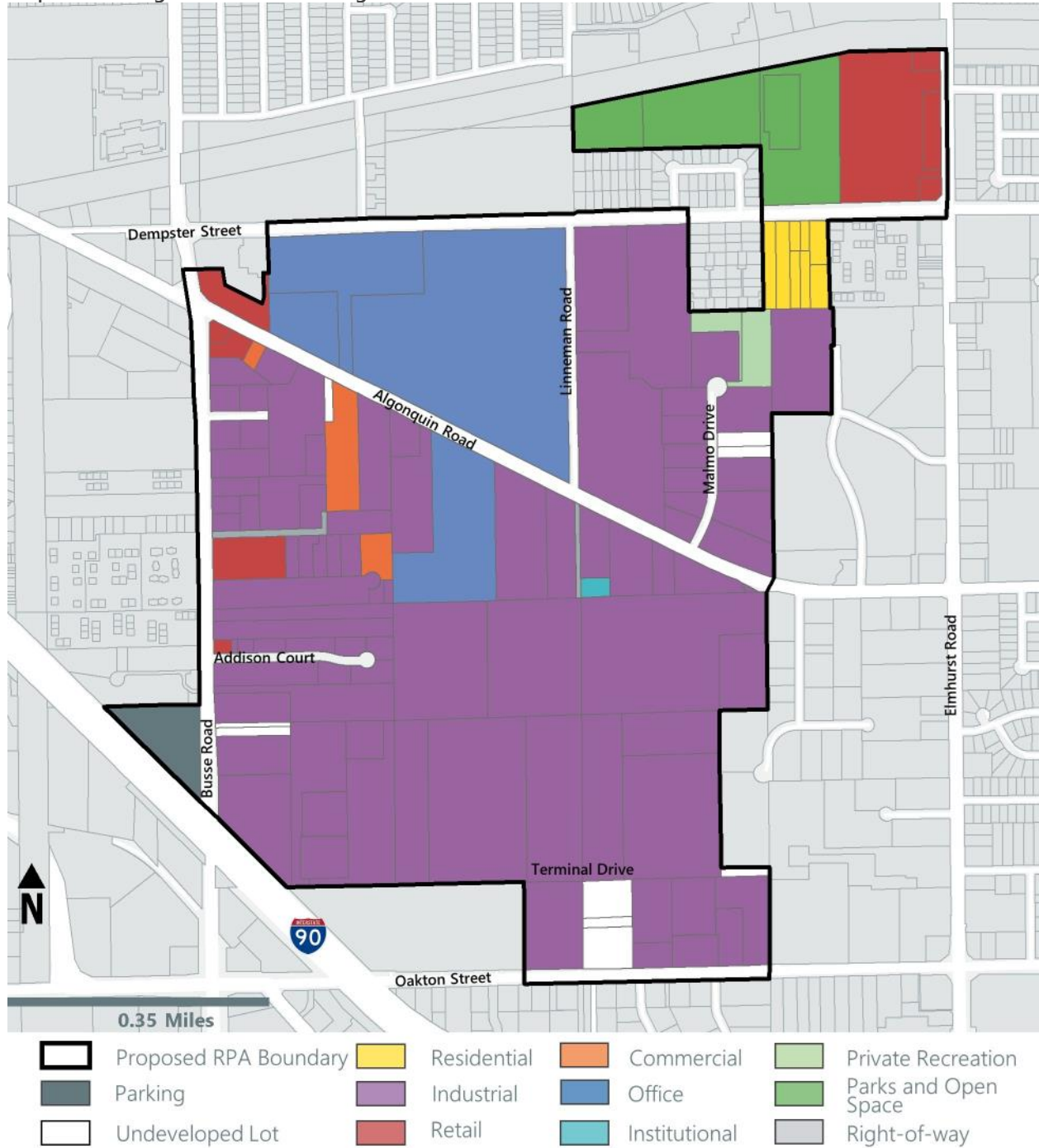
Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 2: Amended RPA Boundary



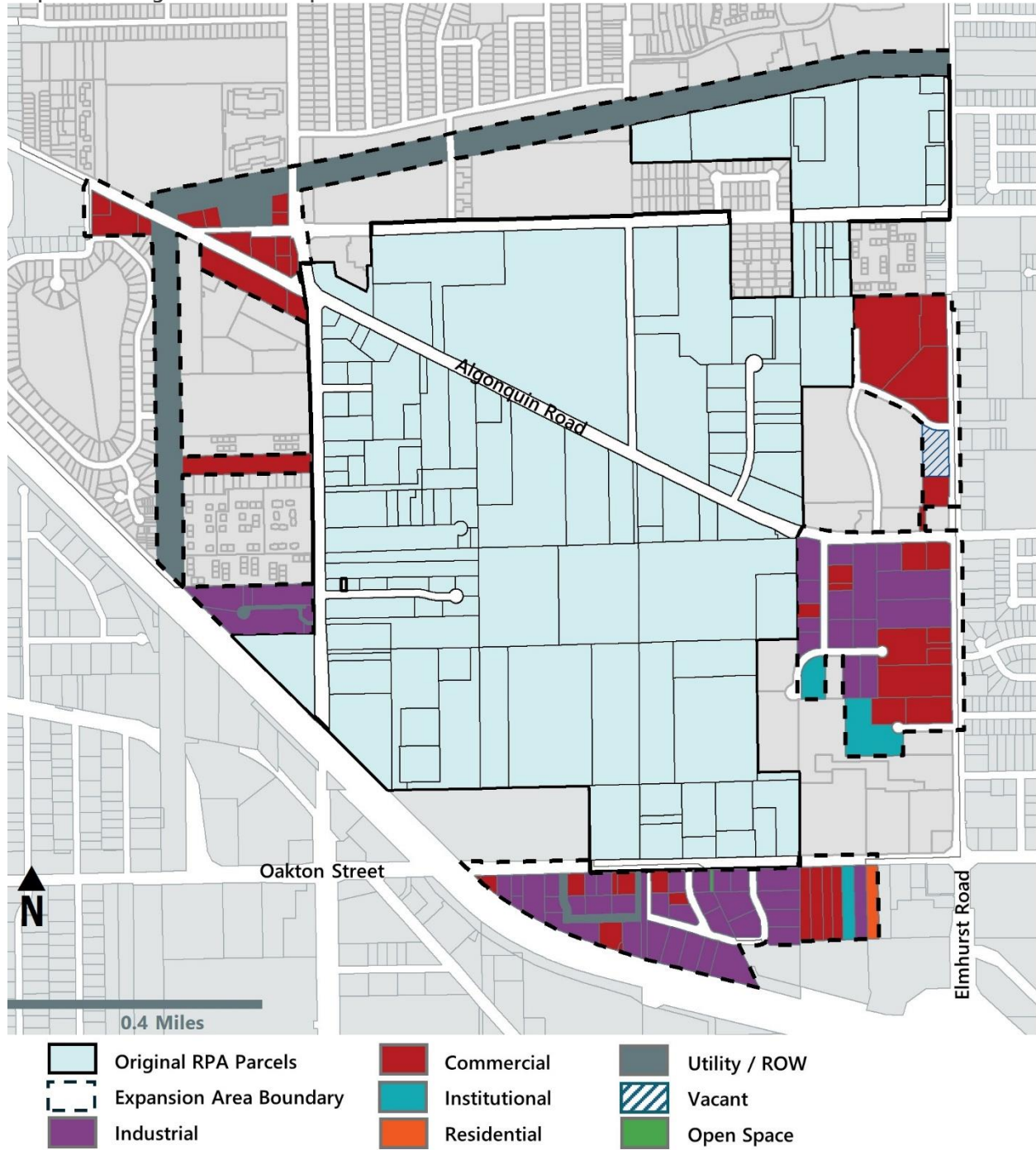
Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 3A: Existing Land Use of the Original RPA



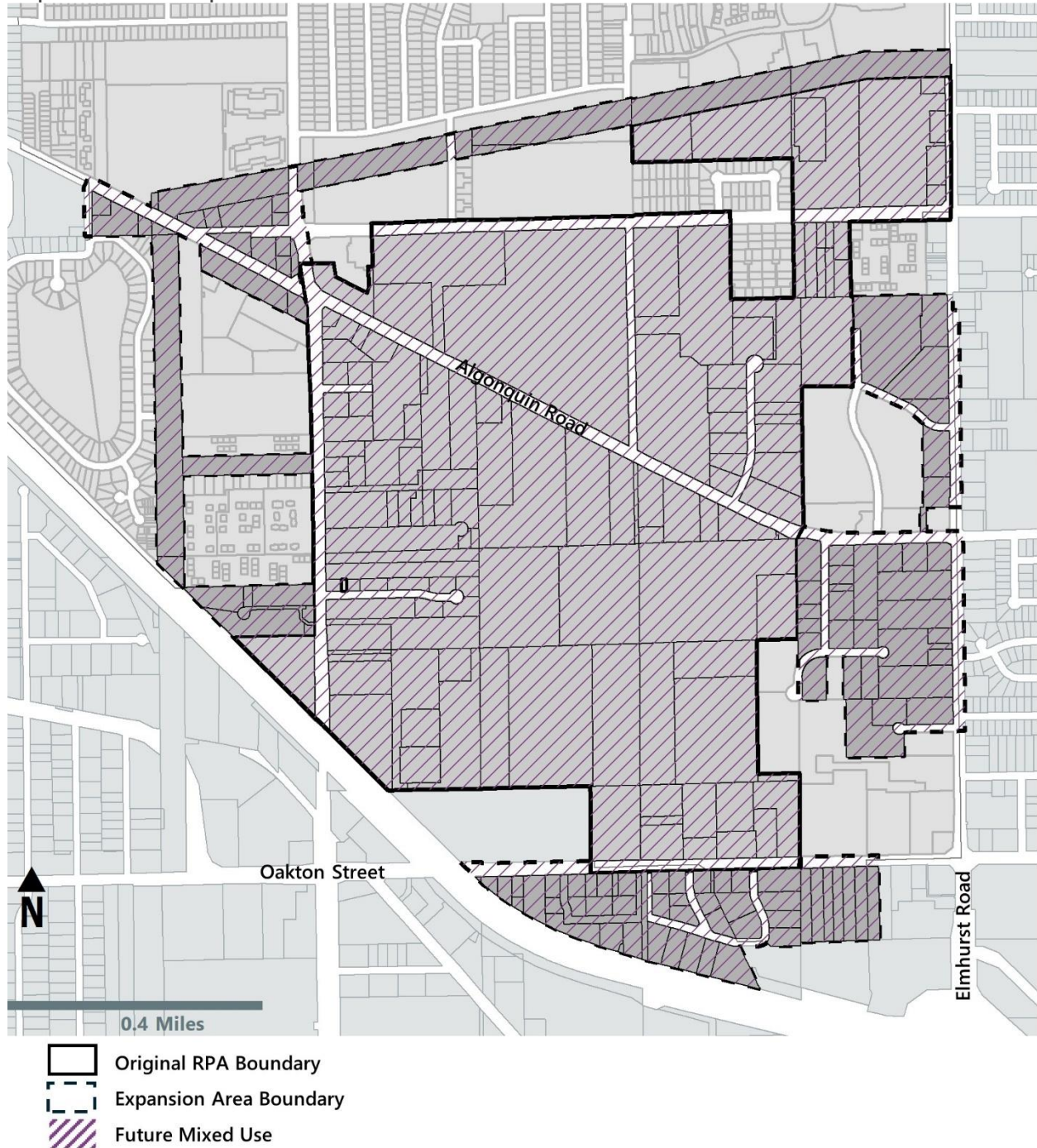
Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 3B: Existing Land Use of Expansion Areas



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 5: Amended Proposed Future Land Use



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Attachment B: Eligibility Report for the Expansion Area of the Amended RPA

This report concludes that the following Expansions Areas of the South Mount Prospect RPA are eligible per the Act, as follows:

- Expansion Area 1 is eligible for designation as a “conservation area” for improved land;
- Expansion Area 2 is eligible for designation as a “conservation area” for improved land and as a “blighted area” for vacant land; and
- Expansion Area 3 is eligible for designation as a “conservation area” for improved land.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a “blighted area” and/or as a “conservation area.” “Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas that are deteriorating and declining and soon may become blighted. A description of the statutory provisions of the Act is provided below.

Factors for Improved Areas

According to the Act, “blighted areas” for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. “Conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a “blighted area.” The following are eligibility factors for improved areas:

- 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
- Environmental Clean-Up
- Lack of Community Planning
- Lack of Growth in EAV

Factors for Vacant Land

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

TWO-FACTOR TEST

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

- Obsolete Platting of Vacant Land
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land
- Environmental Contamination
- Lack of Growth in EAV

ONE-FACTOR TEST

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

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

A definition of each factor is provided in **Appendix 2**.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed South Mount Prospect RPA Expansion Areas are eligible for designation as a “conservation area” for improved land, per the Act:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Review of building age data from the Cook County Assessor’s Office and historic aerials;
- Review of parcel-level GIS shapefile data provided by the County;
- Review of municipal and county codes, building permit records (2019-2024), and code violation records as of July 2024;

- Review of a memorandum prepared by Gewalt Hamilton Associates, Inc, dated September 11, 2024, related to flooding conditions and water runoff for vacant parcels; and
- Review of a utility memorandum, dated July 30th, 2024, provided by the Village regarding locations, ages and conditions of water, stormwater and sanitary sewer infrastructure.

SB Friedman examined all parcels within each Expansion Area for qualification factors consistent with the requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-parcel and/or aggregate basis as applicable. Building and parcel data were then plotted on maps of the proposed Expansion Areas, as applicable, to determine which factors were present to a meaningful extent and reasonably distributed throughout each of the proposed Expansion Areas.

Based upon the conditions found within the Expansion Areas at the completion of SB Friedman’s research, it has been determined that the proposed Expansion Areas meet the eligibility requirements of the Act. SB Friedman’s research indicates that the following factors are present to a meaningful extent and reasonably distributed throughout the proposed RPA:

Table 1. Eligibility Findings

| Eligibility Factor | Factor Type | Expansion Area #1 | Expansion Area #2 | Expansion Area #3 |
|-----------------------|-------------|---|--|---|
| Age | Improved | Yes | Yes | Yes |
| Lack of Growth in EAV | Improved | Yes | Yes | No |
| Deterioration | Improved | Yes | Yes | Yes |
| Inadequate Utility | Improved | No | Yes | Yes |
| Structures Below Code | Improved | Yes | Yes | Yes |
| Flooding | Vacant | N/A | Yes | N/A |
| Finding | | “Conservation area” for improved parcels | “Conservation area” for improved parcels and “blighted area” for vacant parcels | “Conservation area” for improved parcels |

Maps A through C illustrate the distribution of those eligibility factors found to be reasonably distributed on a building-by-building and/or parcel-by-parcel basis within each of the proposed Expansion Areas by highlighting each parcel or building where the respective factors were found to be present to a meaningful degree.

Conservation Area Findings: Improved Parcels

Per SB Friedman’s analysis, the improved portions of the Expansion Areas are eligible to be designated as a “conservation area” per the Act.

1. BUILDING AGE

SB Friedman’s review of building age data from the Cook County Assessor’s Office indicated that over 50% of primary structures in each Expansion Area are 35 years of age or older, as they were constructed before 1989. SB Friedman’s research indicates that the age factor is present to a meaningful extent and reasonable distributed throughout each Expansion Area as follows:

- **Expansion Area 1.** Of the 17 primary structures in Expansion Area 1, 15 structures (88%) are 35 years of age or older.
- **Expansion Area 2.** Of the 34 primary structures in Expansion Area 2, 24 structures (71%) are 35 years of age or older.
- **Expansion Area 3.** Of the 53 primary structures in Expansion Area 3, 49 structures (92%) are 35 years of age or older.

Map A shows the location of primary structures that are 35 years or older.

2. LACK OF GROWTH IN EQUALIZED ASSESSED VALUE

The Act defines lack of growth in EAV as having the total EAV of the improved portion of the proposed RPA under evaluation either decline for at least three (3) of the last five (5) year-to-year periods; or increase at an annual rate that was less than the balance of the Village for at least three (3) of the past five (5) year-to-year periods; or increase at an annual rate that was less than the Consumer Price Index for at least three (3) of the past (5) year-to-year periods. A full definition is provided in Appendix 2.

SB Friedman tabulated the EAV history of all proposed improved Expansion Area tax parcels by Expansion Area for the previous five year-to-year periods using EAV data provided by the Cook County Assessor. The most recent year for which final information was available was 2023. SB Friedman’s analysis identified a lack of EAV growth within the proposed Expansion Areas as follows:

- **Expansion Area 1.** The EAV growth rate for parcels in Expansion Area 1 has been less than the growth rate of the Consumer Price Index for three (3) of the last five (5) year-to-year periods.
- **Expansion Area 2.** The EAV growth rate for improved parcels in Expansion Area 2 has been less than the growth rate of the Consumer Price Index for three (3) of the last five (5) year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout Expansion Area 1 and area-wide throughout the improved portion of Expansion Area 2. A summary of SB Friedman’s findings is presented in **Table 2**.

Table 2: Expansion Area’s 1 and 2 Percentage Change in Annual EAV, 2018-2023

| Expansion Area | | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|----------------|---|----------|-----------|-----------|------------|------------|------------|
| 1 | Expansion Area 1 Parcels EAV | \$12.9 M | \$16.0 M | \$17.4 M | \$16.1 M | \$16.3 M | \$16.6 M |
| 1 | Percent Change | --- | 24.2% | 8.3% | -7.4% | 1.3% | 2.0% |
| 1 | Change in CPI [1] | --- | 1.5% | 1.1% | 4.2% | 7.6% | 3.3% |
| 1 | Expansion Area 1 Parcels - Growth Less Than CPI | --- | NO | NO | YES | YES | YES |
| 2 | Improved Expansion Area 2 Parcels EAV | \$25.3 M | \$29.7 M | \$32.0 M | \$30.3 M | \$30.1 M | \$31.1 M |
| 2 | Percent Change | --- | 17.4% | 7.7% | -5.5% | -0.4% | 3.1% |
| 2 | Change in CPI [1] | --- | 1.5% | 1.1% | 4.2% | 7.6% | 3.3% |
| 2 | Improved Proposed RPA Parcels - Growth Less Than CPI | --- | NO | NO | YES | YES | YES |

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.

Source: Cook County Assessor; SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

3. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

- **Expansion Area 1.** Physical deterioration was observed on 22 of 34 improved parcels (65% of improved parcels). The most common form of deterioration was on surface improvements, including streets, parking lots and sidewalks. Catalogued surface improvement deterioration included cracks in infrastructure, protruding weeds on paved surfaces, and potholes. Building deterioration included stairstepping in brick and cinderblock, missing or splitting fascia, and cracked building foundations.
- **Expansion Area 2.** Physical deterioration was observed on 28 of 32 improved parcels (88% of improved parcels). The most common form of deterioration was on surface improvements, including streets and parking lots. Catalogued surface improvement deterioration included cracks in infrastructure, and potholes. Building deterioration included stairstepping in brick and cinderblock, cracked foundations and water damage.
- **Expansion Area 3.** Physical deterioration was observed on 43 of 51 improved parcels (84% of improved parcels). The most common form of deterioration was on surface improvements, including streets, and parking lots. Catalogued surface improvement deterioration included cracks in infrastructure and significant potholes. Building deterioration included stairstepping in brick and cinderblock, peeling fascia, cracked foundations as well as rust and water damage.

Deterioration of buildings and surface improvements can make it appear as though the proposed Expansion Areas lack investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the proposed Expansion Area 1, improved parcels in Expansion Area 2, and Expansion Area 3, as shown on **Map B**.

4. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the RPA;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

SB Friedman reviewed a memorandum provided by the Village's Public Works Department dated July 30, 2024, which indicated the following:

- **Expansion Area 2.** The current stormwater distribution system in Expansion Area 2 is of insufficient capacity and requires improvements to the drainage ditch that drains portions of Malmo Drive and Linneman Road within Expansion Area 2. Channel capacity and design defects have resulted in surcharge events and surface flooding that impacts adjacent properties within Expansion Area 2.
- **Expansion Area 3.** Water distribution in Expansion Area 3 is currently provided by privately-owned, shallow groundwater wells which are primarily owned, operated and maintained by individual property owners. While Village Code allows for groundwater wells if installed prior to May 21, 1985, it also requires connection to the Village water main in the event an existing well becomes unusable or inoperable. Thus, the water distribution system is lacking in Expansion Area 3 and redevelopment would require extension of the Village-owned water distribution system to service the Expansion Area, which would provide access to treated Lake Michigan water and avail property owners to improved fire protection.

Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout Expansion Area 2 and Expansion Area 3.

5. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

SB Friedman reviewed building age data and building permit data for structures within the proposed Expansion Areas to determine which structures were constructed prior to the adoption of the Village's current Building Codes in 2022.

- **Expansion Area 1.** Based on Cook County Parcel Data, 100% of the buildings in Expansion Area 1 were built prior to the adoption of the Village's current Building Code in 2022 and thus do not meet at least one current code standard. Village permit data indicates that there has not been any building permit activity since 2022 that would have triggered the need to bring building improvements up to all current codes. Based on this analysis, a minimum of 17 of 17 primary structures in Expansion Area 1 have not been updated to current code, or 100% of all primary structures.
- **Expansion Area 2.** Based on Cook County Parcel Data, 100% of buildings in Expansion Area 2 were built prior to the adoption of the Village's current Building Code in 2022 and thus do not meet at least one current code standard. While Village permit data indicates that 9 buildings have had building

permit activity since 2022, investment appears to be fairly limited and may not have required buildings and properties to remodel to meet all current code standards. However, SB Friedman conservatively estimates that a minimum of 23 buildings out of 34 total buildings in Expansion Area 2, or 74% of buildings have not been updated to current code.

- **Expansion Area 3.** Based on Cook County Parcel Data, 100% of buildings in Expansion Area 3 were built prior to the adoption of the Village’s current Building Code in 2022 and thus do not meet at least one current code standard. Village permit data indicates that no buildings have had building permit activity since 2022. Therefore, 100% of primary structures in Expansion Area 3 are below minimum code standards.

Although the development of these properties predates current codes and standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been “grandfathered in” or received a sufficient level of upgrades and improvements since being constructed. However, those structures that do not meet current development standards may present a health or safety hazard. The presence of structures below minimum code standards, and the cost to upgrade “grandfathered” structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. Based on information provided by the Village, this factor was found to be present to a meaningful extent and reasonably distributed throughout the proposed Expansion Areas.

The presence of structured below minimum code standards can be found in **Map C: Presence of Structures below Minimum Code Standards of Expansion Areas.**

Blighted Area Findings: Vacant Parcels

Per SB Friedman’s analysis, the vacant portion of Expansion Area 2 is eligible to be designated as a “blighted area” per the one-factor test.

ONE-FACTOR BLIGHTED FINDING

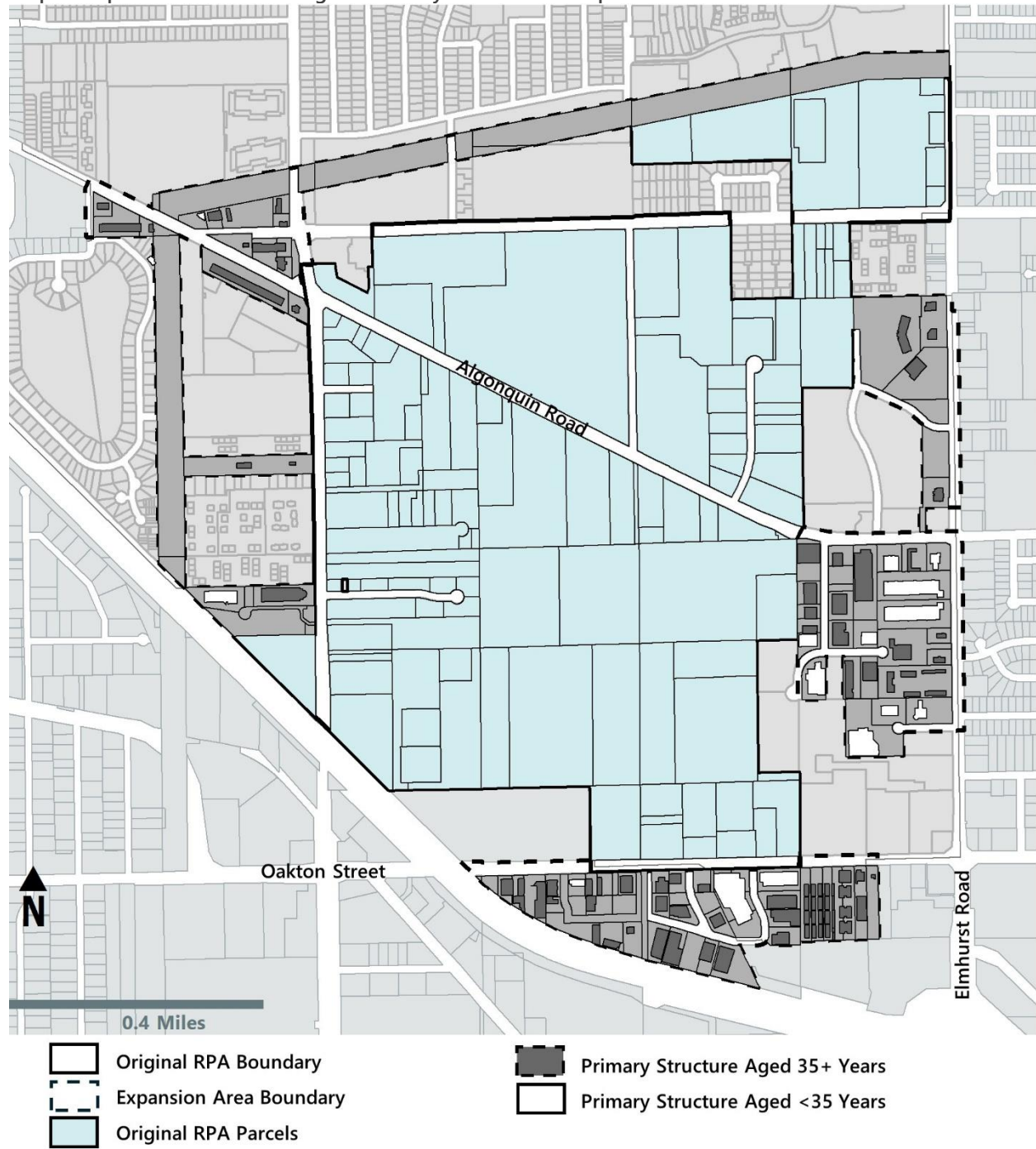
SB Friedman reviewed a memorandum prepared by Gewalt Hamilton Associates, Inc., a third-party engineer engaged by the Village, that indicated that runoff from 100% of the vacant portion of the proposed Expansion Area 2 contributes to flooding within Zone AE areas of the Des Plaines River watershed. This factor is found to be present to a meaningful extent and reasonably distributed throughout the vacation portion of Expansion Area 2.

Summary of Findings by Expansion

SB Friedman has found that all three proposed Expansion Areas qualify, per the Act, as follows:

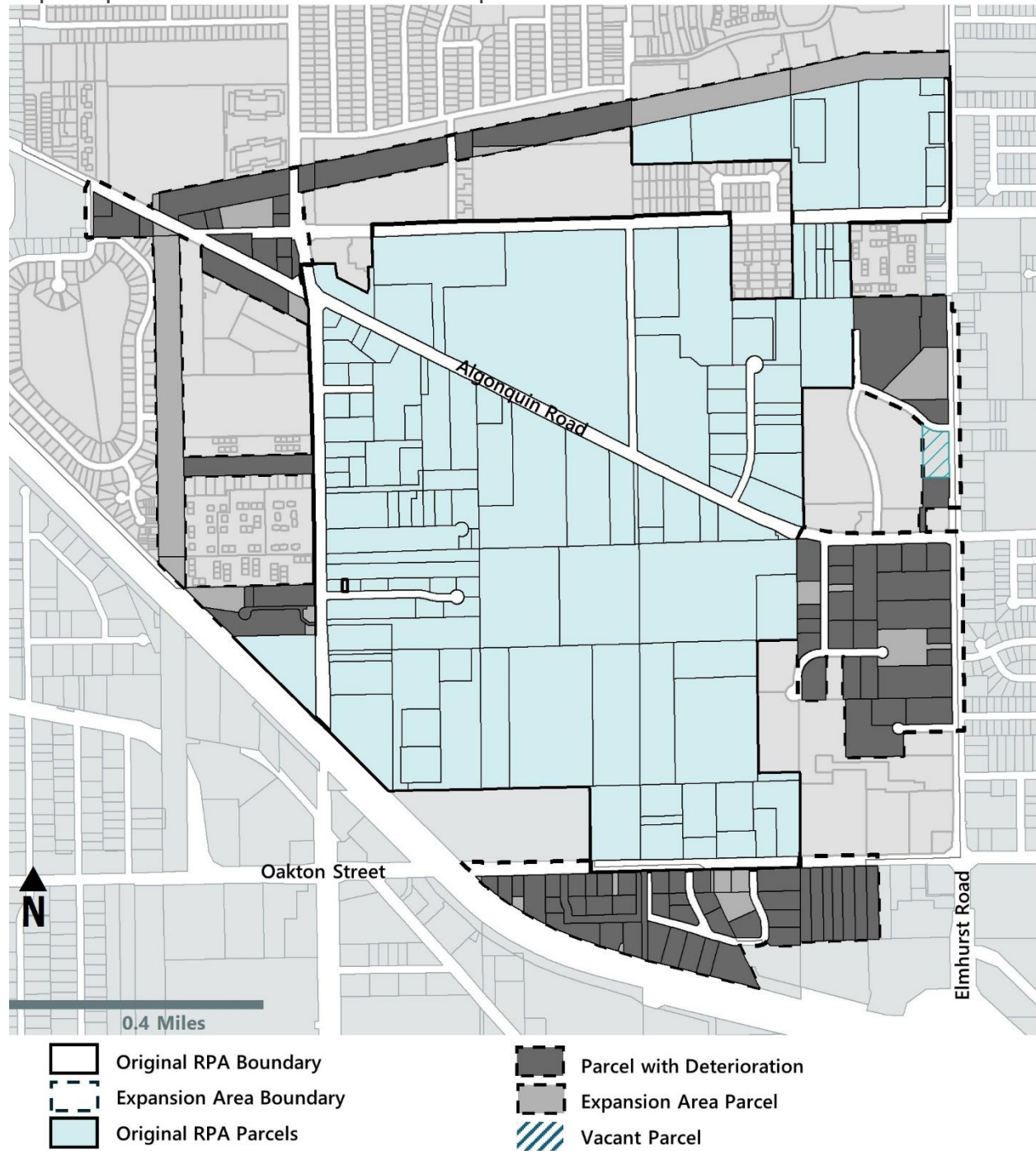
- Expansion Area 1 is eligible for designation as a “conservation area” for improved land;
- Expansion Area 2 is eligible for designation as a “conservation area” for improved land and as a “blighted area” for vacant land; and
- Expansion Area 3 is eligible for designation as a “conservation area” for improved land.

Map A: Improved Land Factor: Age of Primary Structures of Expansion Areas

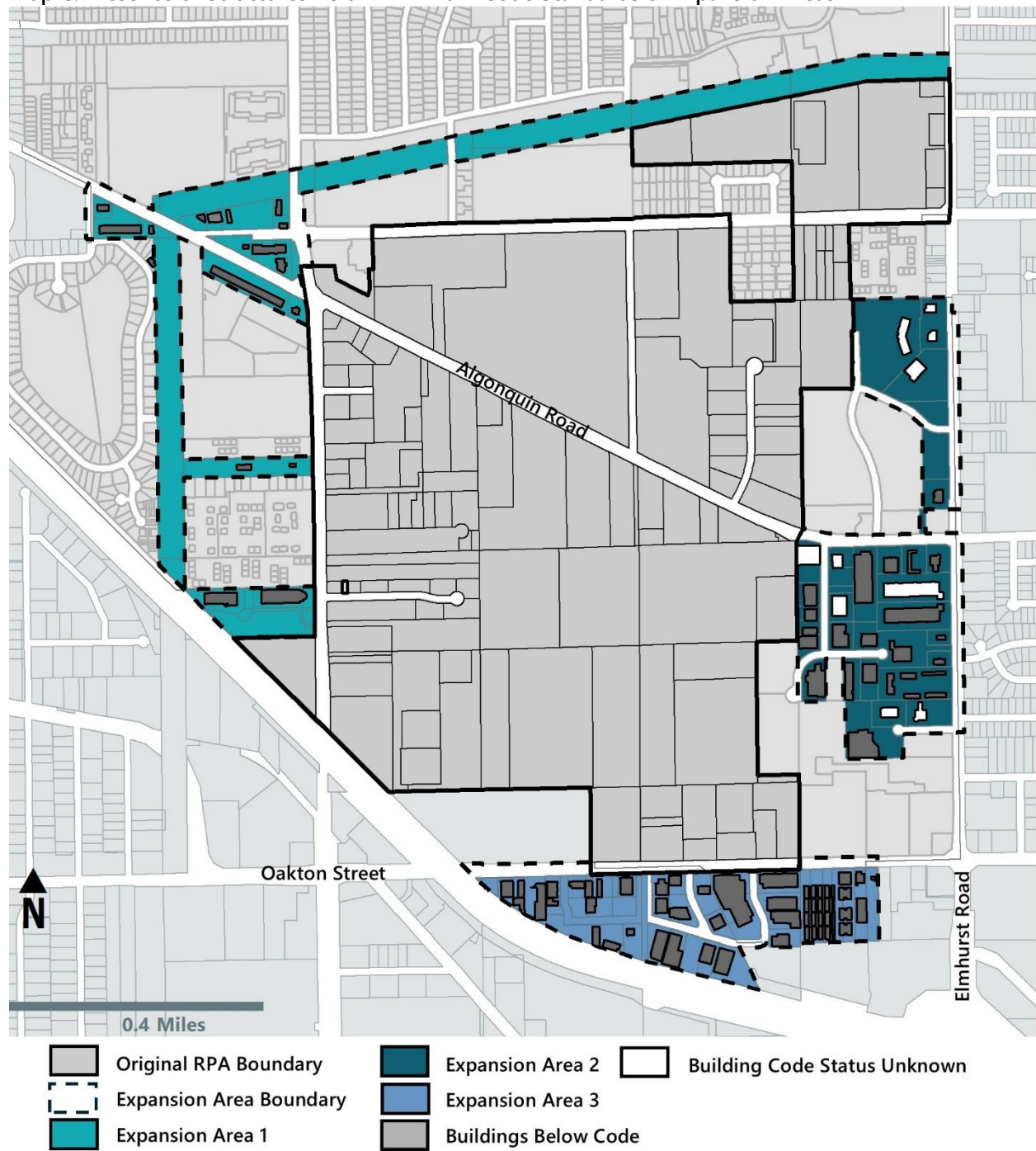


Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map B: Improved Land Factor: Deterioration of Expansion Areas



Map C: Presence of Structures Below Minimum Code Standards of Expansion Areas



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Attachment C: Boundary Legal Description, as Amended

REVISED SEPTEMBER 24, 2024
REVISED OCTOBER 1, 2024

MOUNT PROSPECT TIF LEGAL DESCRIPTION

PARCEL 1:

THOSE PARTS OF SECTIONS 14, 22, 23, 24 AND 26, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF DEMPSTER STREET; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF THE WEST 479.60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 IN LAKE CENTER, PLAZA RESUBDIVISION PER DOCUMENT NUMBER 0819145106; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF LOT 4 IN LINNEMAN'S DIVISION OF PART OF SAID NORTHEAST QUARTER OF SECTION 23, A DISTANCE OF 822 FEET, MORE OR LESS, TO SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO A POINT 803.01 FEET SOUTH OF SAID NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 23; THENCE EAST 50 FEET; THENCE SOUTH ALONG A LINE 50 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST QUARTER 1635 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN SHELL OIL COMPANY RESUBDIVISION PER DOCUMENT NUMBER 87339994; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE 290 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 200 FEET TO THE NORTH LINE OF ALGONQUIN ROAD; THENCE EAST ALONG SAID NORTH LINE AND EASTERLY EXTENSION THEREOF 290 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF A LINE BEING 50 FEET EASTERLY OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH ALONG SAID EXTENSION AND PARALLEL LINE 1660 FEET, MORE OR LESS, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF MIDWAY DRIVE; THENCE WEST ALONG SAID EASTERLY EXTENSION AND SOUTH LINE THEREOF 515 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 1 IN NORTHWAY INVESTMENT SUBDIVISION PER DOCUMENT NUMBER T2902421; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 192 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LOT 1 IN VAVRUS SUBDIVISION PER DOCUMENT NUMBER T3194655; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 466.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 480 FEET TO THE SOUTH LINE OF LOT 8 IN

ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NUMBER 2 SUBDIVISION PER DOCUMENT NUMBER 20409121; THENCE WEST ALONG SAID SOUTH LINE 17 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 354 FEET, MORE OR LESS, TO THE SOUTH LINE OF CARBOY ROAD; THENCE WEST ALONG SAID SOUTH LINE 146 FEET TO THE NORTHEAST CORNER OF LOT 10 IN SAID ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NUMBER 2 SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 354 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 AND WESTERLY EXTENSION THEREOF 236 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN DENNES RESUBDIVISION PER DOCUMENT NUMBER 25198789; THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND EAST LINE THEREOF 510 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 338 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DENNES RESUBDIVISION 1110.85 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID DENNES SUBDIVISION; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 339.52 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST HALF 695 FEET, MORE OR LESS, TO THE NORTH LINE OF OAKTON STREET; THENCE EAST ALONG SAID NORTH LINE 653 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 653.3 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH ALONG SAID EXTENSION AND EAST LINE THEREOF 710 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE 653 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 22 IN HIGGINS INDUSTRIAL PARK UNIT THREE SUBDIVISION PER DOCUMENT NUMBER 20022477; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE THE FOLLOWING (2) COURSES ALONG THE SOUTHERLY LINE OF SAID LOT 22; (1) THENCE WESTERLY 272.78 FEET TO A BEND POINT; (2) THENCE NORTHWESTERLY 40.29 FEET TO A POINT ON A CURVE ON THE SOUTHERLY LINE OF WEILER ROAD; THENCE THE FOLLOWING 2 COURSES ALONG SAID SOUTHERLY LINE; (1) THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 91.0 FEET FOR AN ARC LENGTH OF 71.47 FEET; (2) THENCE WESTERLY 155.85 FEET TO THE EASTERLY LINE OF LOT 11 IN HIGGINS INDUSTRIAL PARK UNIT 2 PER DOCUMENT NUMBER 20022478; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE 392.22 FEET TO THE NORTHERLY LINE OF THE I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE 2,760 FEET, MORE OR LESS, TO THE NORTH LINE OF OAKTON STREET; THENCE EASTERLY ALONG SAID NORTH LINE 1,090 FEET, MORE OR LESS, TO THE EAST LINE OF LOT 2 IN GARLAND C. RICHARDSON'S SUBDIVISION PER DOCUMENT NUMBER 16662336; THENCE NORTHERLY ALONG SAID EAST LINE 620.7 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO THE EASTERLY LINE OF SAID I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE 1,810 FEET, MORE OR LESS, TO THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 3,100 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER

96489523; THENCE THE FOLLOWING (3) COURSES ALONG SAID EXTENSION AND NORTH LINE; (1) THENCE EAST ALONG SAID EXTENSION AND NORTH LINE 350 FEET, MORE OR LESS, TO A BEND POINT; (2) THENCE SOUTHEASTERLY 116.13 FEET TO A BEND POINT; (3) THENCE SOUTHEASTERLY 353.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN SAID PLAZA UNITED RESUBDIVISION; THENCE THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE NORTHEASTERLY 52.09 FEET; (2) THENCE NORTH 170 FEET; (3) THENCE EASTERLY 39 FEET; (4) THENCE NORTH 250.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LOT 2 TO THE NORTH LINE OF DEMPSTER STREET; THENCE EASTERLY ALONG SAID NORTH LINE OF DEMPSTER STREET 2,960 FEET, MORE OR LESS, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BRIARWOOD BUSINESS CENTER SUBDIVISION PER DOCUMENT NUMBER 0627931120; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE OF LOT 1 TO THE SOUTH LINE OF LOT 2 IN LINNEMAN'S DIVISION PER DOCUMENT NUMBER 15716544; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 2 TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF PICKWICK COMMONS SUBDIVISION PER DOCUMENT NUMBER 20563555; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PICKWICK COMMON SUBDIVISION AND THE NORTH LINE OF LOT 1 IN SAID LINNEMAN'S DIVISION TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER SECTION 14; THENCE NORTH ALONG SAID WEST LINE TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE TO A BEND POINT; THENCE CONTINUING EAST ALONG SAID NORTHERLY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING SIX (6) DESCRIBED PROPERTIES:

LOT 1 IN LAKE CENTER PLAZA NO. 3, A SUBDIVISION OF LOTS 3 TO 7 IN LAKE CENTER PLAZA, A RESUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION AND OF LOT 2 IN LAKE CENTER PLAZA RESUBDIVISION 2 IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED JULY 16, 2009 AS DOCUMENT 0819145106, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOTS 1 AND 2 IN LAKE CENTER PLAZA RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 2018 AS DOCUMENT NO. 1807906120, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2, OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD

PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1991, AS DOCUMENT NUMBER 91321871, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 13 IN LAKE CENTER PLAZA, BEING A SUBDIVISION OF PART OF LOT 4 IN LINNEMAN'S DIVISION OF THE SOUTH $\frac{3}{4}$ OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTH 477.78 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1988 AS DOCUMENT NUMBER 88291118, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF WALL STREET LYING NORTH OF THE NORTH LINE OF ALGONQUIN ROAD AND SOUTH OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LASALLE STREET, ALL IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 1 (EXCEPT THE WEST 130.0 FEET OF LOT 1) IN J.T.BUILDER'S FIRST INDUSTRIAL SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THOSE PARTS OF SECTIONS 14, 15 AND 22, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF NORTHERLY LINE OF THE I-90 TOLL ROAD AND THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 410 FEET, MORE OR LESS, TO THE SOUTH LINE OF RICHMOND SUBDIVISION PER DOCUMENT NUMBER 23984749; THENCE WEST ALONG SAID SOUTH LINE 1066 FEET, MORE OR LESS, TO THE EASTERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTH ALONG SAID EASTERLY LINE 920 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF MANSARD LANE CONDOMINIUMS SUBDIVISION PER DOCUMENT NUMBER 23029108; THENCE EAST ALONG THE NORTH LINE OF SAID MANSARD LANE CONDOMINIUMS SUBDIVISION TO SAID WEST LINE OF BUSSE ROAD; THENCE NORTH ALONG SAID WEST LINE 160 FEET, MORE OR LESS, TO THE SOUTH LINE OF HEWITT'S SUBDIVISION PER DOCUMENT NUMBER 24781151; THENCE WEST ALONG SAID SOUTH LINE 1066 FEET, MORE OR LESS, TO SAID EASTERLY LINE OF

COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTH ALONG SAID EASTERLY LINE 1,850 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF ALGONQUIN ROAD; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE 208 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2 IN MARCO POLO'S SUBDIVISION PER DOCUMENT NUMBER 21485932; THENCE SOUTH ALONG SAID WEST LINE 200 FEET TO THE SOUTH LINE OF SAID MARCO POLO'S SUBDIVISION; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE TO SAID WEST LINE OF BUSSE ROAD; THENCE NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD 500 FEET, MORE OR LESS, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE EAST ALONG SAID EXTENSION TO THE EASTERLY LINE OF SAID BUSSE ROAD; THENCE NORTHERLY ALONG SAID EASTERLY LINE 610 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 2,800 FEET, MORE OR LESS, TO THE WEST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH ALONG SAID WEST LINE 213 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE SOUTHWESERTLY ALONG SAID NORTHERLY LINE AND WESTERLY EXTENSION THEREOF 4,000 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH ALONG SAID EAST LINE 122 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID ALGONQUIN ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF BRIARWOOD DRIVE; THENCE SOUTH ALONG SAID EXTENSION AND WEST LINE OF BRIARWOOD DRIVE TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 15; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH ALONG THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER 60 FEET, MORE OR LESS, TO SAID NORTHERLY LINE OF THE I-90 TOLL ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE TO THE POINT OF BEGINNING.

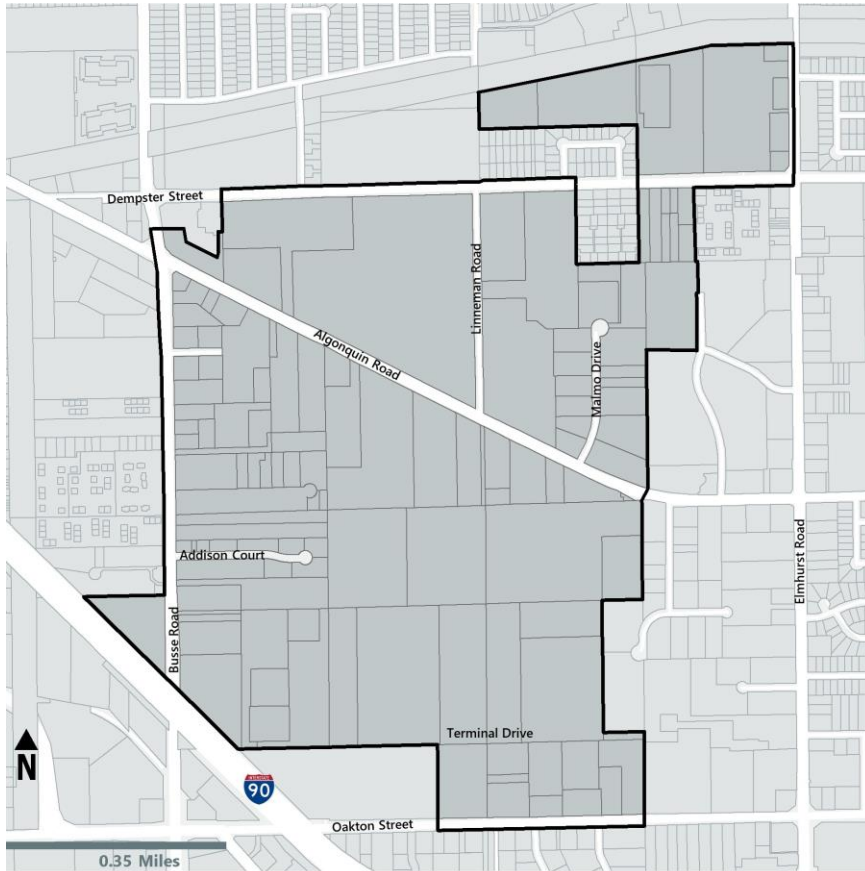
Attachment D: Expansion Area PIN Lists

| Count | Subarea | PIN | 2023 EAV |
|-------|---------|------------|-------------|
| 1 | 1 | 0814300005 | \$101,140 |
| 2 | 1 | 0814302006 | \$3,176 |
| 3 | 1 | 0814302009 | \$98,618 |
| 4 | 1 | 0814401011 | \$106,478 |
| 5 | 1 | 0814403010 | \$105,613 |
| 6 | 1 | 0815400019 | \$675,160 |
| 7 | 1 | 0815400042 | \$943,725 |
| 8 | 1 | 0815400048 | \$682,893 |
| 9 | 1 | 0815400050 | \$745,086 |
| 10 | 1 | 0815400068 | \$341,943 |
| 11 | 1 | 0815400084 | \$1,062 |
| 12 | 1 | 0815400085 | \$103,145 |
| 13 | 1 | 0815401004 | \$4,654 |
| 14 | 1 | 0815402011 | \$2,742 |
| 15 | 1 | 0815402021 | \$1,884,762 |
| 16 | 1 | 0815402022 | \$291,999 |
| 17 | 1 | 0815402023 | \$355,697 |
| 18 | 1 | 0822201002 | \$322,370 |
| 19 | 1 | 0822201007 | \$852,802 |
| 20 | 1 | 0822201008 | \$553,865 |
| 21 | 1 | 0822201009 | \$625,089 |
| 22 | 1 | 0822202004 | \$0 |
| 23 | 1 | 0822203030 | \$1,472,196 |
| 24 | 1 | 0822203037 | \$84,369 |
| 25 | 1 | 0822203040 | \$374,778 |
| 26 | 1 | 0822203041 | \$2,572,096 |
| 27 | 1 | 0822401017 | \$5,318 |
| 28 | 1 | 0822401059 | \$773,928 |
| 29 | 1 | 0822401060 | \$45,594 |
| 30 | 1 | 0822401061 | \$1,265,284 |
| 31 | 1 | 0822401065 | \$1,662 |
| 32 | 1 | 0822401066 | \$965 |
| 33 | 1 | 0822401067 | \$21,530 |
| 34 | 1 | 0822401068 | \$1,208,553 |
| 35 | 2 | 0823203009 | \$992,610 |
| 36 | 2 | 0823203017 | \$466,067 |
| 37 | 2 | 0823203035 | \$7,468 |

| | | | |
|----|---|------------|-------------|
| 38 | 2 | 0823203039 | \$4,655,026 |
| 39 | 2 | 0823203040 | \$1,832,411 |
| 40 | 2 | 0823203045 | \$220,063 |
| 41 | 2 | 0823401005 | \$1,181,068 |
| 42 | 2 | 0823401007 | \$568,078 |
| 43 | 2 | 0823401008 | \$246,429 |
| 44 | 2 | 0823401011 | \$850,524 |
| 45 | 2 | 0823401012 | \$391,543 |
| 46 | 2 | 0823401013 | \$850,271 |
| 47 | 2 | 0823401014 | \$825,715 |
| 48 | 2 | 0823401016 | \$0 |
| 49 | 2 | 0823401019 | \$528,972 |
| 50 | 2 | 0823401022 | \$729,948 |
| 51 | 2 | 0823401023 | \$602,720 |
| 52 | 2 | 0823401026 | \$86,483 |
| 53 | 2 | 0823401028 | \$1,072,723 |
| 54 | 2 | 0823401030 | \$1,145,060 |
| 55 | 2 | 0823401035 | \$2,153,068 |
| 56 | 2 | 0823401036 | \$499,671 |
| 57 | 2 | 0823401037 | \$433,599 |
| 58 | 2 | 0823401038 | \$1,439,816 |
| 59 | 2 | 0823401045 | \$602,424 |
| 60 | 2 | 0823401046 | \$1,483,151 |
| 61 | 2 | 0823401047 | \$1,733,000 |
| 62 | 2 | 0823401048 | \$466,519 |
| 63 | 2 | 0823401049 | \$701,519 |
| 64 | 2 | 0823401050 | \$865,983 |
| 65 | 2 | 0823402010 | \$0 |
| 66 | 2 | 0823402015 | \$2,241,014 |
| 67 | 2 | 0823402016 | \$1,221,985 |
| 68 | 3 | 0826101006 | \$3,206 |
| 69 | 3 | 0826102016 | \$813,478 |
| 70 | 3 | 0826102018 | \$289,399 |
| 71 | 3 | 0826102019 | \$632,042 |
| 72 | 3 | 0826102025 | \$360,234 |
| 73 | 3 | 0826102026 | \$501,677 |
| 74 | 3 | 0826102027 | \$218,118 |
| 75 | 3 | 0826102029 | \$330,550 |
| 76 | 3 | 0826102032 | \$59,732 |
| 77 | 3 | 0826102035 | \$0 |
| 78 | 3 | 0826102038 | \$395,229 |

| | | | |
|-----|---|------------|-------------|
| 79 | 3 | 0826102039 | \$203,760 |
| 80 | 3 | 0826102042 | \$479,917 |
| 81 | 3 | 0826102043 | \$277,557 |
| 82 | 3 | 0826102044 | \$102,642 |
| 83 | 3 | 0826102046 | \$376,823 |
| 84 | 3 | 0826102047 | \$606,110 |
| 85 | 3 | 0826102048 | \$602,829 |
| 86 | 3 | 0826102049 | \$18,879 |
| 87 | 3 | 0826102050 | \$208,731 |
| 88 | 3 | 0826102051 | \$360,964 |
| 89 | 3 | 0826200012 | \$105,184 |
| 90 | 3 | 0826201003 | \$758,566 |
| 91 | 3 | 0826201004 | \$669,217 |
| 92 | 3 | 0826201005 | \$732,104 |
| 93 | 3 | 0826201006 | \$466,733 |
| 94 | 3 | 0826201007 | \$517,428 |
| 95 | 3 | 0826201008 | \$674,496 |
| 96 | 3 | 0826201009 | \$123,563 |
| 97 | 3 | 0826202001 | \$804,314 |
| 98 | 3 | 0826202002 | \$421,902 |
| 99 | 3 | 0826202003 | \$476,506 |
| 100 | 3 | 0826202005 | \$97,849 |
| 101 | 3 | 0826202006 | \$527,952 |
| 102 | 3 | 0826203002 | \$180,085 |
| 103 | 3 | 0826203003 | \$513,094 |
| 104 | 3 | 0826203004 | \$551,449 |
| 105 | 3 | 0826203005 | \$334,010 |
| 106 | 3 | 0826203006 | \$1,001,740 |
| 107 | 3 | 0826203007 | \$552,459 |
| 108 | 3 | 0826203008 | \$329,914 |
| 109 | 3 | 0826203009 | \$11,857 |
| 110 | 3 | 0826204001 | \$872,395 |
| 111 | 3 | 0826204002 | \$988,990 |
| 112 | 3 | 0826204003 | \$234,719 |
| 113 | 3 | 0826204007 | \$1,151,521 |
| 114 | 3 | 0826204008 | \$1,044,530 |
| 115 | 3 | 0826204009 | \$599,493 |
| 116 | 3 | 0826204011 | \$600,382 |
| 117 | 3 | 0826204012 | \$1,280,151 |
| 118 | 3 | 0826204015 | \$1,632,578 |

Attachment E: Original Plan



Mount Prospect, IL

South Mount Prospect Redevelopment Project Area

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

February 28, 2022

REVISED | April 28, 2022



Mount Prospect, IL
**South Mount Prospect
Redevelopment Project Area**

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

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**Mount Prospect, IL
 South Mount Prospect Redevelopment Project Area
 Tax Increment Financing District
 Eligibility Report and Redevelopment Plan and Project**

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1. Introduction

The Village of Mount Prospect (the "Village") seeks to establish a tax increment financing ("TIF") district to serve as an economic development tool and promote the revitalization of land in the southern portion of the Village. The Village engaged SB Friedman Development Advisors ("SB Friedman") in October 2021 to conduct a Redevelopment Project Area feasibility study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan").

This document serves as the Eligibility Report and Redevelopment Plan (together, the "Report") for the proposed South Mount Prospect Redevelopment Project Area ("South Mount Prospect RPA" or the "RPA"). **Section 2** of the Report, the Eligibility Report, details the eligibility factors found within the proposed RPA in support of its designation as a "conservation area" for improved land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4--1 et seq., as amended (the "Act"). **Section 3** of this Report, the Redevelopment Plan, outlines the comprehensive program to revitalize the proposed RPA, as required by the Act.

Redevelopment Project Area

The proposed South Mount Prospect RPA is located within the Village in Cook County (the "County"), as shown on **Map 1**. The proposed South Mount Prospect RPA consists of approximately 129 tax parcels (127 improved parcels and 2 right-of-way parcels) and 81 primary structures. It comprises approximately 505 acres of land, including 462 improved acres, and approximately 43 acres of right-of-way. The parcels included in the proposed RPA are roughly bounded by Kopp Park, Busse Road, Oakton Street, and Elmhurst Road as illustrated in **Map 2**. Based upon SB Friedman's research, the proposed RPA currently consists primarily of a mix of industrial, commercial, residential, public institutional, and park/open space, as shown in **Map 3**. In instances where there was common ownership, parcels that are primarily used for parking were assigned the land use of the parcel that the parking serviced.

Determination of Eligibility

This Report concludes that the proposed South Mount Prospect RPA is eligible for designation as a "conservation area" for improved land, per the Act. For the purposes of analysis, in a previously developed area, parcels that include side yards, undeveloped lots, or parking lots related to an adjacent primary structure are considered improved.

IMPROVED PARCELS: CONSERVATION AREA FINDINGS

Assessor data from Cook County indicated that 74% of primary structures are aged 35 years or older. This satisfies the requirement that 50% or more of the structures in the area have an age of 35 years or more. Further, the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration;
2. Presence of Structures below Minimum Code Standards;

3. Inadequate Utilities; and
4. Lack of Community Planning.

These factors are defined under the Act at 65 ILCS 5/11-74.4-3-(a) and (b) and are more fully described in **Appendix 2**.

Based on the age of primary structures in the proposed RPA and the presence of four eligibility factors, the proposed RPA qualifies under a “conservation area” finding (age of structures plus at least three (3) eligibility factors).

SUMMARY OF ELIGIBILITY FINDINGS

SB Friedman has found that the proposed RPA qualifies as a “conservation area” with 74% of the primary structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors were found to be present to a meaningful extent and reasonably distributed within the proposed RPA.

These conditions hinder the potential to redevelop the proposed RPA and capitalize on its unique attributes. The proposed RPA will benefit from a strategy that addresses the aged buildings, deterioration, presence of structures below minimum code, inadequate utilities, and lack of community planning to facilitate the overall improvement of its physical condition.

Redevelopment Plan Goal, Objectives and Strategy

GOAL. The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed RPA as a “conservation area” and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial mixed-use district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village’s overall quality of life.

OBJECTIVES. The following five (5) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA, and encourage the construction of new commercial, industrial, residential, public, civic/cultural and recreational development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;
3. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;
4. Support the goals and objectives of other overlapping plans, including the Village of Mount Prospect Comprehensive Plan published in 2017 (the “2017 Comprehensive Plan”), Connect South Mount Prospect Sub-Area Plan (2020), the Mount Prospect Bicycle Plan (2012), the Public Transportation System Plan (2009), and subsequent plans;

5. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

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

Financial Plan

ELIGIBLE COSTS. The Act outlines categories of expenditures that can be funded using incremental property taxes. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred and any such costs incidental to this Redevelopment Plan pursuant to the Act.

ESTIMATED REDEVELOPMENT PROJECT COSTS. The estimated redevelopment project costs of this Redevelopment Plan are \$145 million¹. The total of redevelopment project costs provides an upper limit on expenditures that are to be funded using incremental property tax revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA. The 2020 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the proposed RPA is approximately \$152,173,065. By tax year 2045 (collection year 2046), the total taxable EAV for the proposed RPA is anticipated to be approximately \$268 million.

Required Tests and Findings

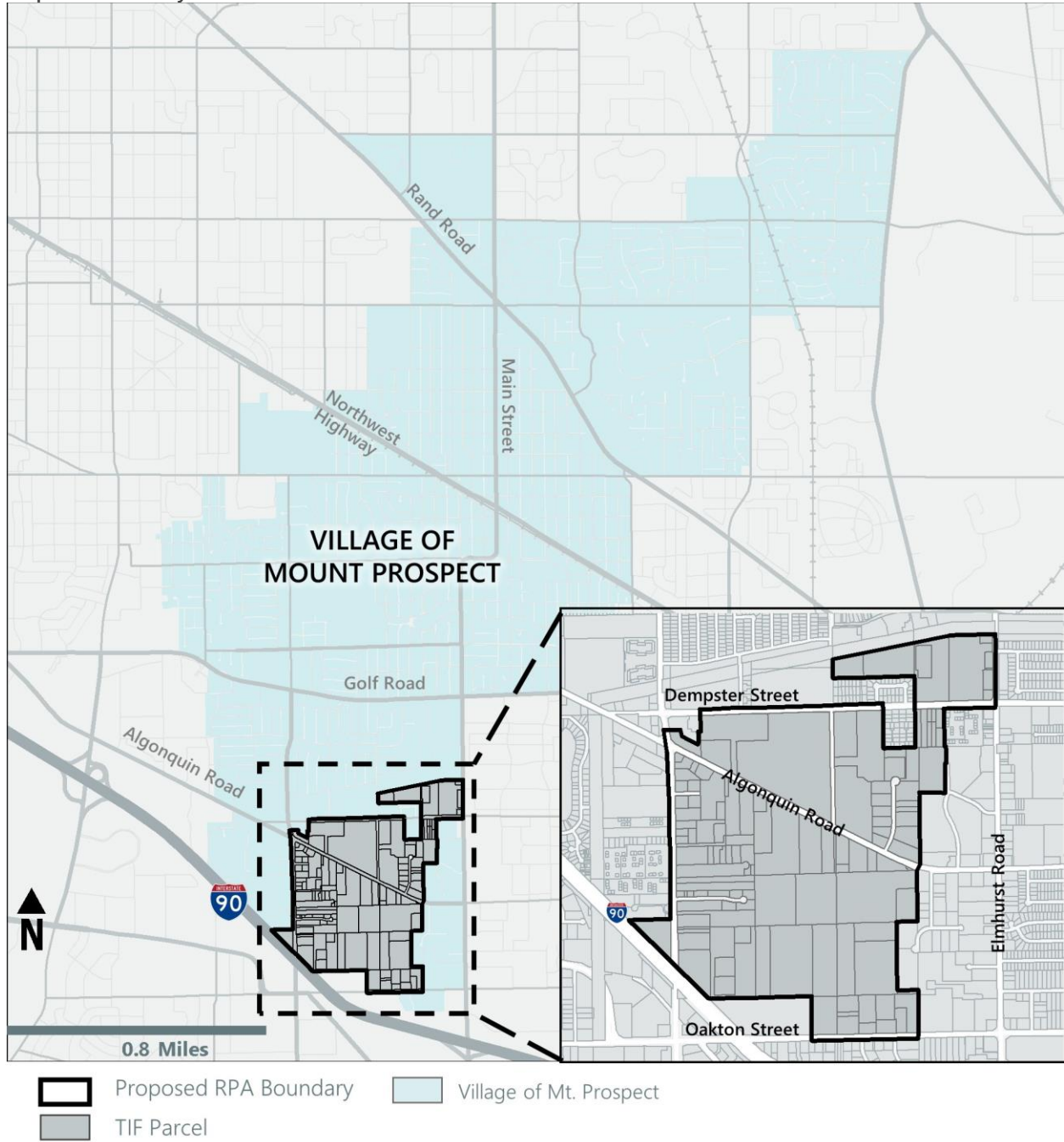
The required conditions for the adoption of this Redevelopment Plan and Project are found to be present within the proposed South Mount Prospect RPA:

1. The proposed RPA is 505 acres in size and thus satisfies the requirement that it be at least 1.5 acres;
2. Limited private investment has occurred in the proposed South Mount Prospect RPA over the last five years;
3. Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. Accordingly, “but for” the designation of a TIF district, these projects would be unlikely to occur on their own;

¹ As noted below in “Estimated Redevelopment Project Costs,” this amount is expressed in 2022 dollars and may be increased as allowed under the Act by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor

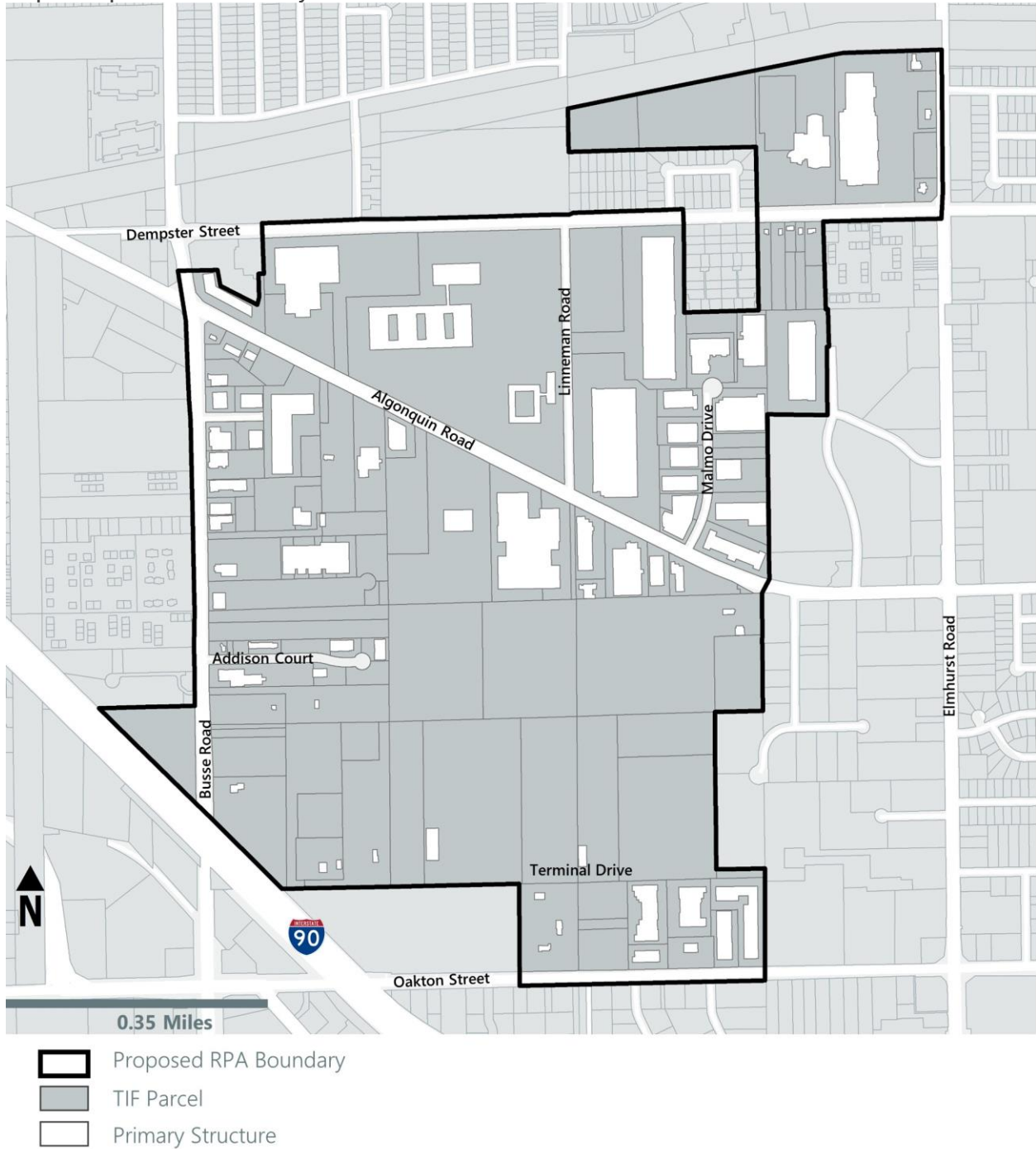
4. The proposed South Mount Prospect RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project;
5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2017 Comprehensive Plan, and Connect South Mount Prospect Sub-Area Plan (2020);
6. The Village certifies that the Redevelopment Plan will not result in the displacement of 10 or more inhabited residential units as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act; and
7. The Redevelopment Plan is estimated be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2046, if the ordinances establishing the proposed RPA are adopted during 2022.

Map 1: Community Context



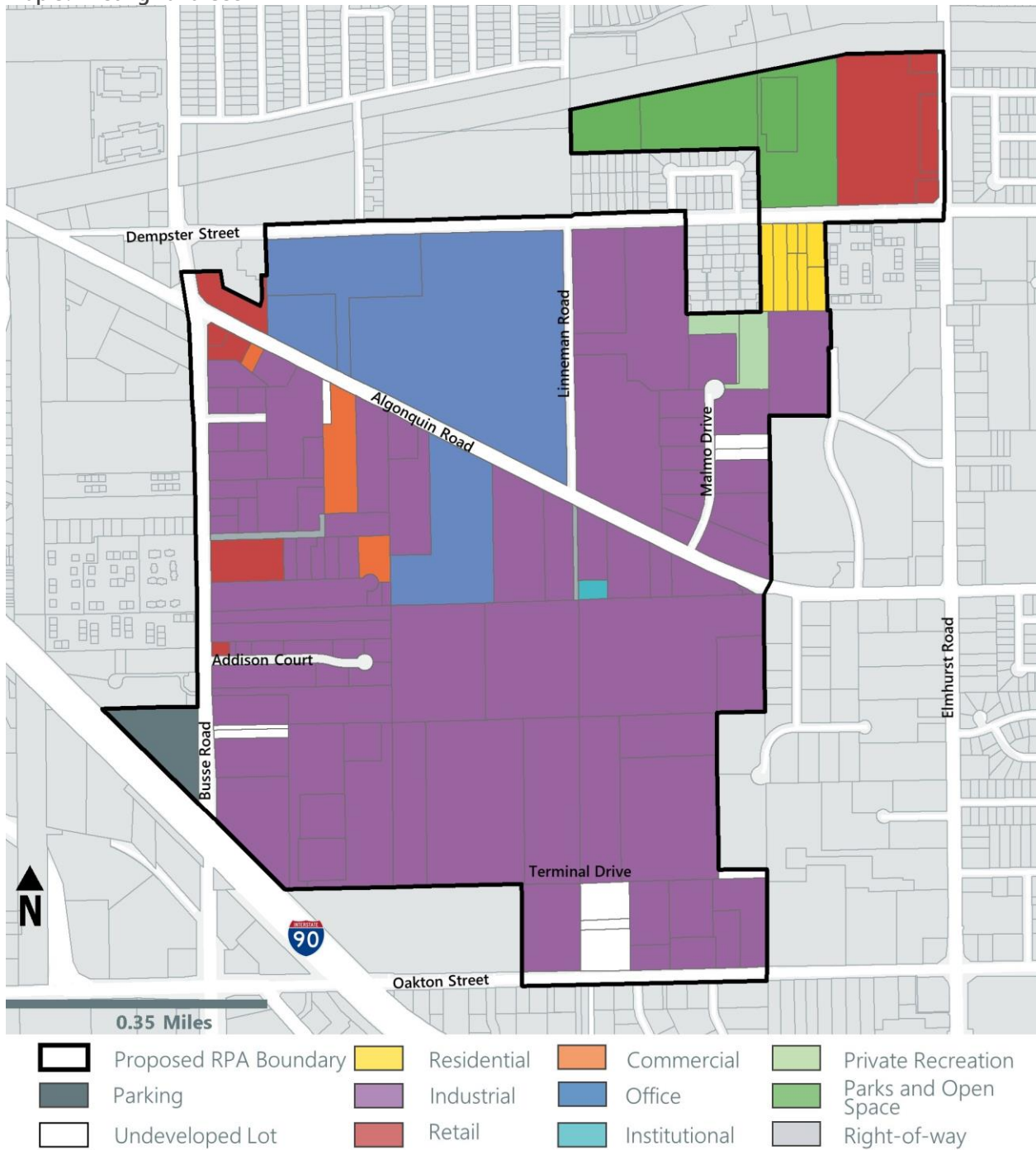
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 2: Proposed RPA Boundary



Source: Cook County, Esri, SB Friedman. Village of Mount Prospect

Map 3: Existing Land Use



2. Eligibility Report

This report concludes that the proposed South Mount Prospect RPA is eligible for designation as a “conservation area” for improved land, per the Act.

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a “blighted area” and/or a “conservation area”. “Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas that are deteriorating and declining and soon may become blighted. A description of the statutory provisions of the Act is provided below.

Factors for Improved Areas

According to the Act, “blighted areas” for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. “Conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a “blighted area.” The following are eligibility factors for improved areas:

- 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
- Environmental Clean-Up
- Lack of Community Planning
- Lack of Growth in EAV

A definition of each factor is provided in **Appendix 2**.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed South Mount Prospect RPA is eligible for designation as a “conservation area” for improved land, per the Act:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Review of building age data from the Cook County Assessor’s Office;
- Review of parcel-level GIS shapefile data provided by the County;
- Review of municipal and county codes, building permit records (2016-2021), and code violation records

as of November 2021;

- Review of a utility memorandum provided by the Village regarding locations, ages and conditions of water, stormwater and sanitary sewer infrastructure;
- Review of current and prior comprehensive plans provided by the Village (from 1965, 2007, and 2017), as well as the Connect South Mount Prospect Sub-Area Plan (2020), the Mount Prospect Bicycle Plan (2012), and the Public Transportation System Plan (2009).

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-parcel basis and/or aggregate basis as applicable. Building and parcel data were then plotted on maps of the proposed RPA, as applicable, to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed RPA.

Conservation Area Findings: Improved Parcels

Based upon the conditions found within the proposed RPA at the completion of SB Friedman’s research, it has been determined that the proposed RPA meets the eligibility requirements of the Act as a “conservation area.” Of the 81 primary structures in the proposed RPA, at least 60 structures (74%) are 35 years of age or older, as they were constructed before 1985. **Map 4** shows the location of primary structures that are 35 years or older. SB Friedman’s research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration
2. Presence of Structures below Minimum Code Standards
3. Inadequate Utilities
4. Lack of Community Planning

Each eligibility factor that was found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA is summarized below. **Maps 5A** through **5C** illustrate the distribution of those eligibility factors found to be reasonably distributed on a building-by-building and/or parcel-by-parcel basis within the proposed RPA by highlighting each parcel or building where the respective factors were found to be present to a meaningful degree.

1. DETERIORATION

The Act defines deterioration as defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Physical deterioration was observed on 85 parcels of 127 improved parcels (approximately 67% of improved parcels). The most common form of deterioration was on surface improvements, including streets, parking lots and alleys. Catalogued surface improvement deterioration included cracks in infrastructure, and potholes. Building deterioration included stairstepping in brick and cinderblock, cracked foundations and water damage. Deterioration of buildings and surface improvements can make it appear as though the proposed RPA lacks

investment and can make it more difficult to attract new businesses or consumers. This factor was found to be meaningfully present and reasonably distributed throughout the proposed RPA.

2. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the RPA;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

Based on the memorandum provided by the Village’s Public Works Department and a follow-up interview with the Village’s Public Works Department, the water mains serving the RPA south of Dempster Street do not have sufficient capacity to service parcels in the area. Insufficient capacity has resulted in low water pressure throughout the RPA and weak water velocity at fire hydrants which the Village plans to address by constructing an elevated tank in the area. Thus inadequate utility lines (or no utility lines) serve 119 of the proposed RPA’s 127 improved parcels (94%). Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA.

3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

According to a review of building age data, building permit data for structures within the RPA, and a memorandum prepared by the Village’s Public Works Department, all of the structures in the proposed RPA were constructed prior to the adoption of the Village’s current Building Code in 2022. Although the development of these properties predates current codes and standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been “grandfathered in” or received a sufficient level of upgrades and improvements since being constructed.

A memorandum from the Village staff indicates that all 81 primary structures in the proposed RPA (100%) do not meet at least one current code. The presence of structures below minimum code standards, and the cost to upgrade “grandfathered” structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. Based on information provided by the Village, this factor was found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA.

4. LACK OF COMMUNITY PLANNING

Lack of community planning within the proposed RPA is an area-wide factor not necessarily attributable to any one parcel. The Act provides that “Lack of Community Planning” can be found in areas that have been developed without the benefit of a comprehensive plan, and as a result, have seen negative consequences. Examples of negative consequences include: incompatible land use relationships, inadequate street layout,

improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other related conditions.

85% of primary structures in the RPA (69 of 81) were constructed in unincorporated Cook County prior to annexation into the Village, according to Village staff. Cook County produced its first Comprehensive Plan, *Cook County Comprehensive Land Use and Policies Plan*, in 1976, at which point 78% of the primary structures in the previously unincorporated portion of the proposed RPA had already been constructed. Consequently, the majority (67%) of primary structures in the RPA (54 of 81 primary structures) were constructed without benefit of a comprehensive plan. The adverse effects of this development are: incompatible land use relationships, inadequate street layout, and street and parcel layouts that do not meet contemporary development standards. Examples include:

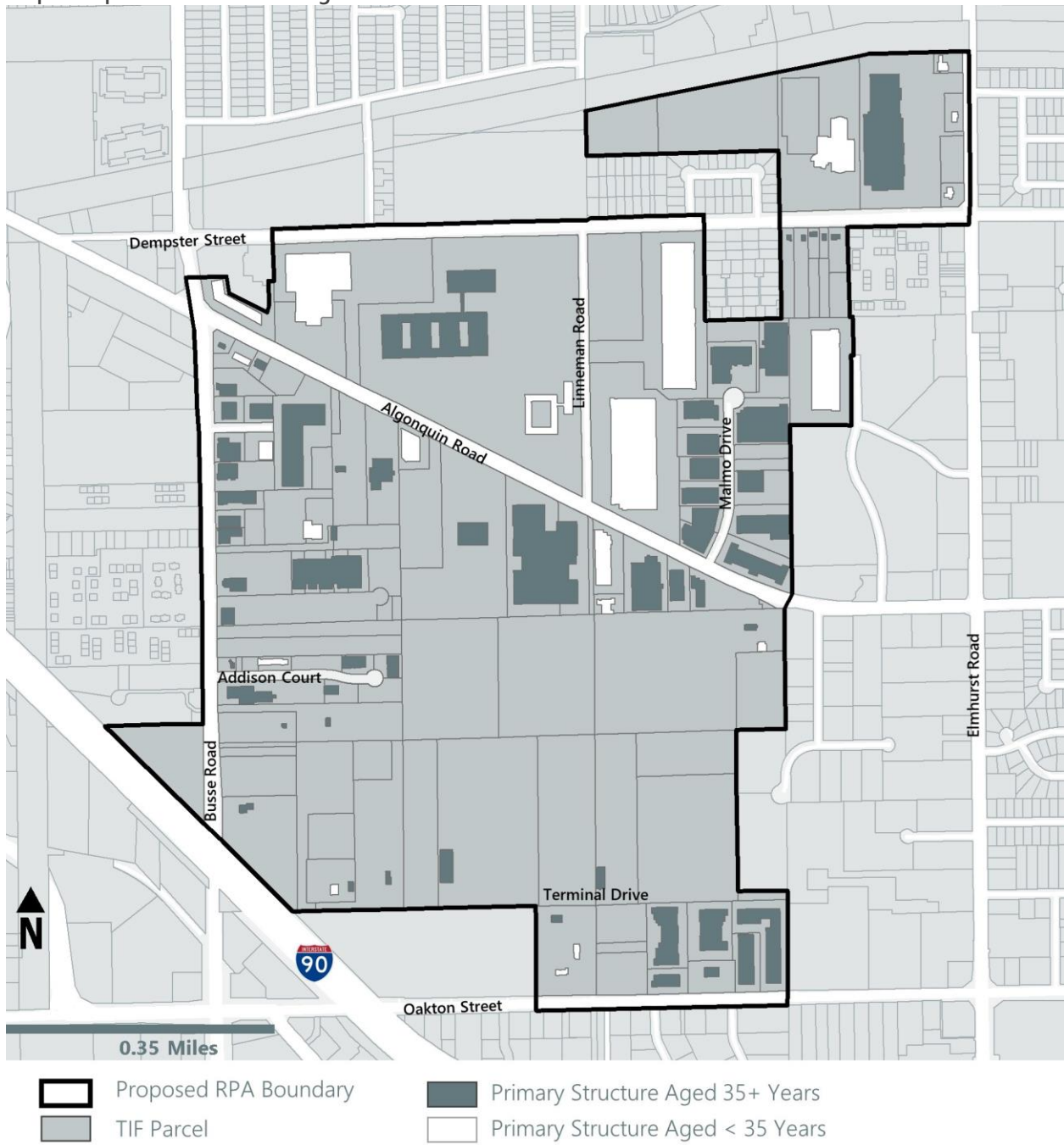
- Incompatible land use relationships with single-family residential lots fronting highly trafficked roads and single-family residential lots adjacent to industrial land uses.
- The two arterials serving the RPA are Oakton Street and Busse Road. Both streets are characterized by numerous curb cuts and infrequent signalization. These conditions result in roads that fail to effectively accommodate turning vehicles and the movement of freight. Data from the Village police department reveals that intersections along both roads are common places for motor vehicle crashes.
- Current parcel shapes and sizes throughout the RPA do not meet contemporary standards for development. These parcel shapes and size thus, make the area difficult to redevelop on a planned basis.
- In addition, the platting in some parts of the Study Area failed to create rights-of-way for streets adjacent to parcels, leaving several parcels without direct access to rights-of-way. This condition further challenges redevelopment.

This factor is evaluated area-wide and is found to be present to a meaningful extent throughout the proposed RPA.

Summary of Findings

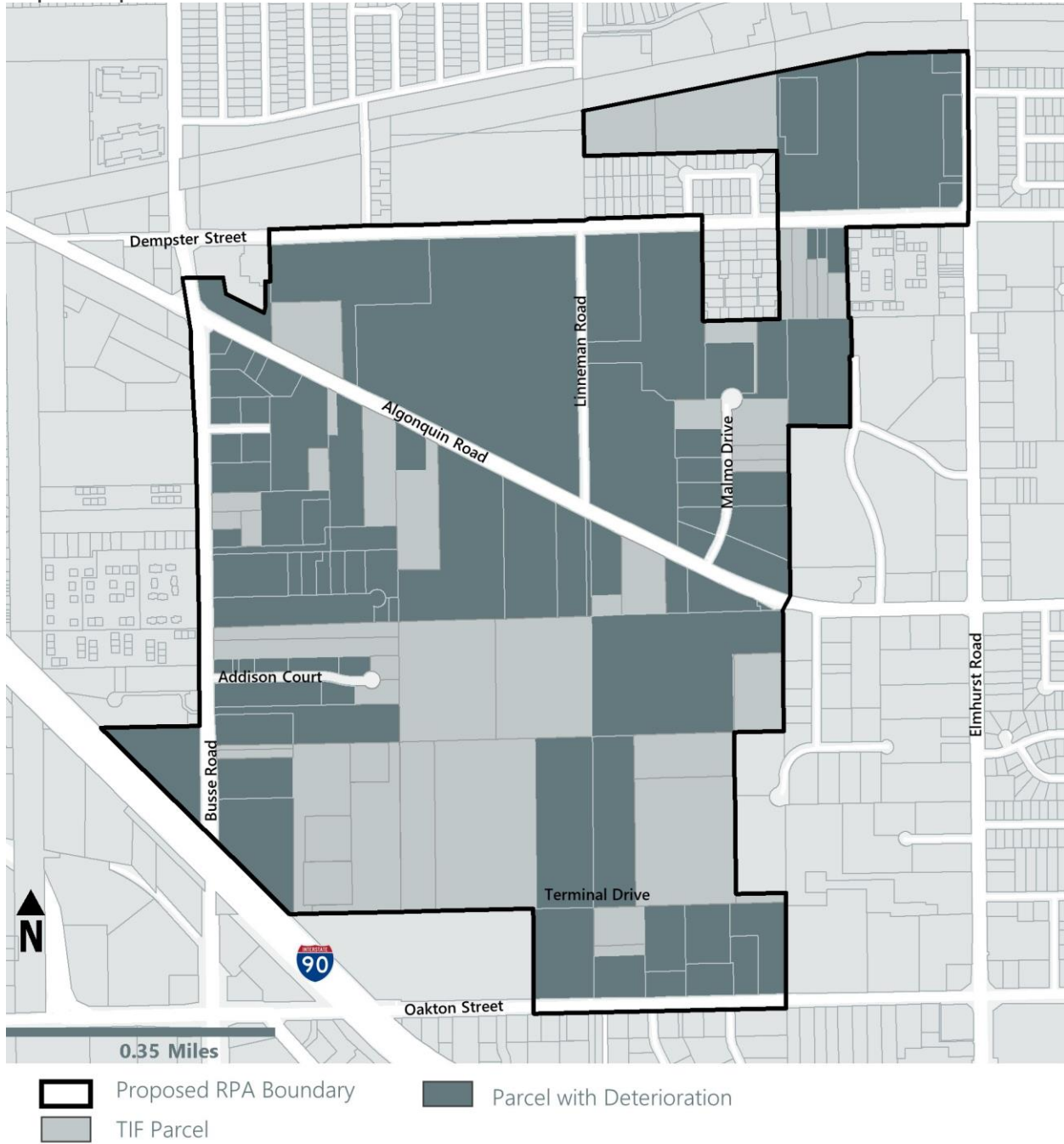
SB Friedman has found that the proposed RPA qualifies as a “conservation area” for improved land, with 74% of the structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the proposed RPA.

Map 4: Improved Land Factor: Age of Structures



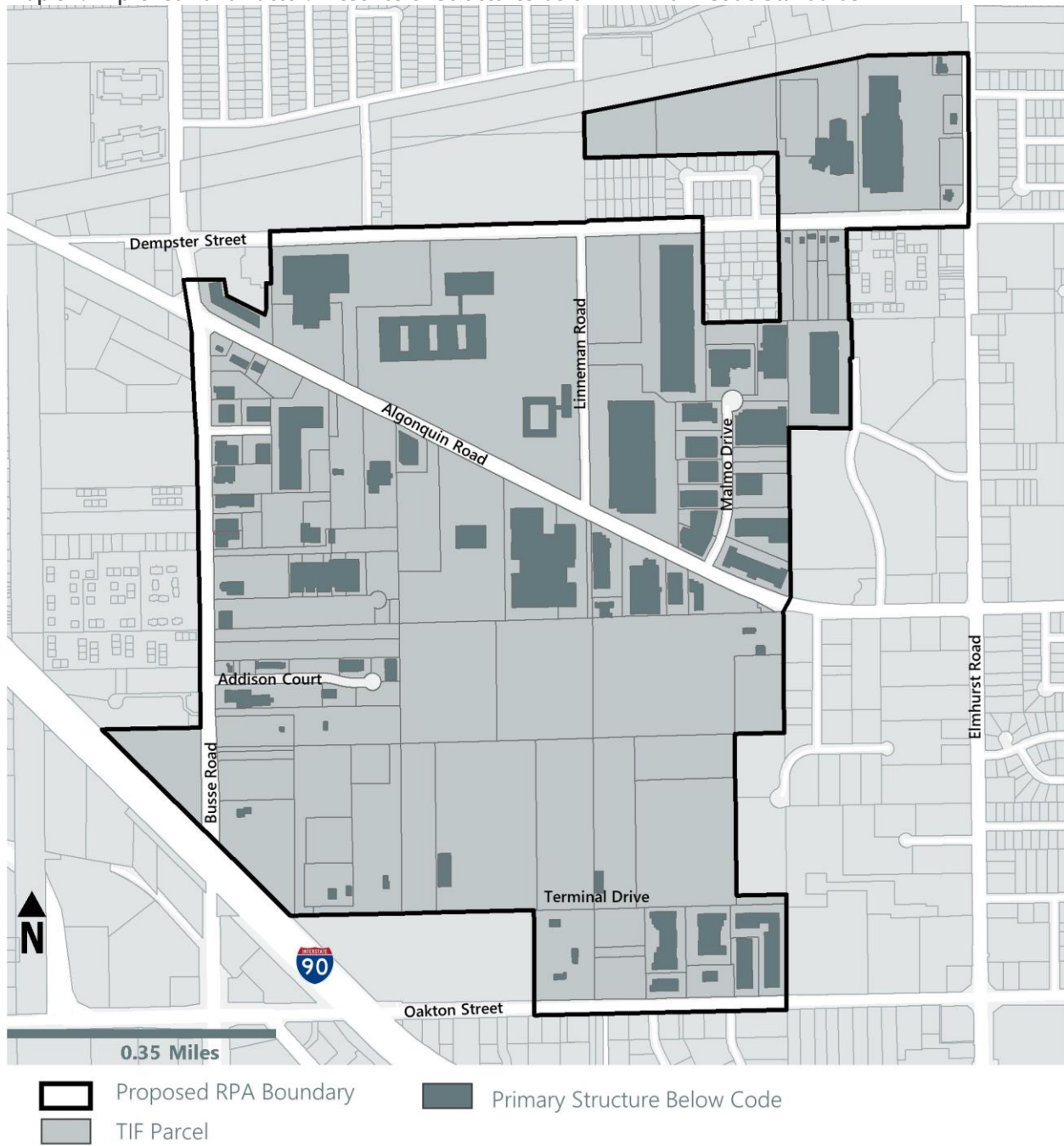
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 5A: Improved Land Factor: Deterioration



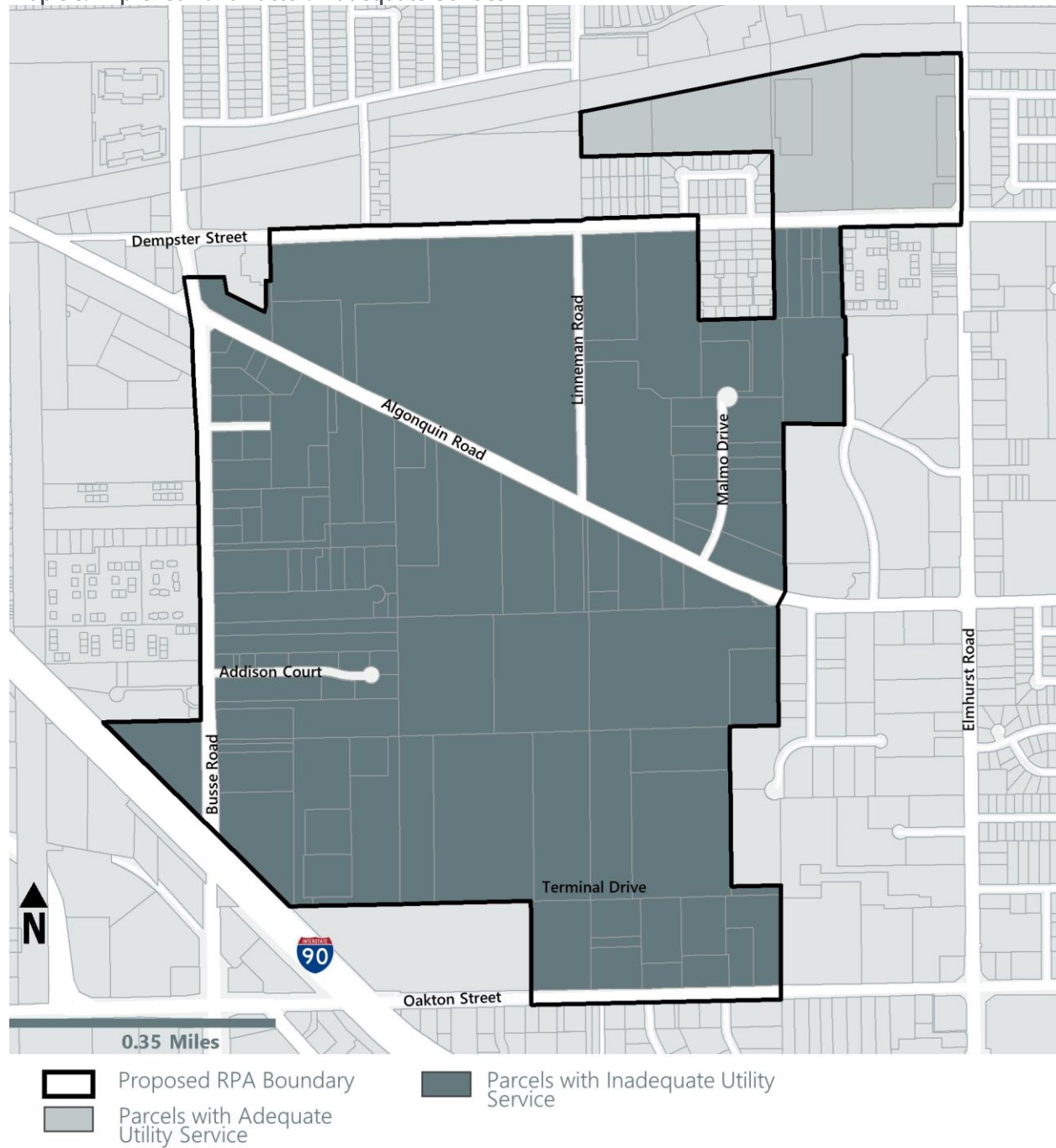
Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 5B: Improved Land Factor: Presence of Structures below Minimum Code Standards



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Map 5C: Improved Land Factor: Inadequate Utilities



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

3. Redevelopment Plan and Project

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

Redevelopment Needs of the Proposed RPA

Currently, the proposed RPA is comprised of aged buildings that are characterized by a failure to meet current code standards, building and surface deterioration, inadequate utilities, and a lack of community planning. These conditions reduce the value of the properties in the area and make the proposed RPA less competitive, overall, with property in other communities, thus limiting local area employment and development opportunities, and contributing to the lack of new investment in the proposed RPA.

The existing conditions for the proposed RPA suggest five (5) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation, environmental remediation and stormwater management;
3. Redevelopment of underutilized parcels;
4. Rehabilitation of existing buildings; and
5. Resources for redevelopment and rehabilitation of a mix of commercial, residential, public institutional, park/open space, and vacant land uses.

The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the proposed RPA.

GOAL, OBJECTIVES AND STRATEGY

GOAL. The overall goal of the Redevelopment Plan and Project is to reduce or eliminate conditions that qualify the proposed RPA as an improved “conservation area”, and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial mixed-use district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village’s overall quality of life.

OBJECTIVES. The following five (5) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA, and encourage the construction of new commercial, industrial, residential, public, civic/cultural and recreational development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;

3. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;
4. Support the goals and objectives of other overlapping plans, including the Village of Mount Prospect Comprehensive Plan published in 2017 (the “2017 Comprehensive Plan”), Connect South Mount Prospect Sub-Area Plan (2020), the Mount Prospect Bicycle Plan (2012), the Public Transportation System Plan (2009), and subsequent plans;
5. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

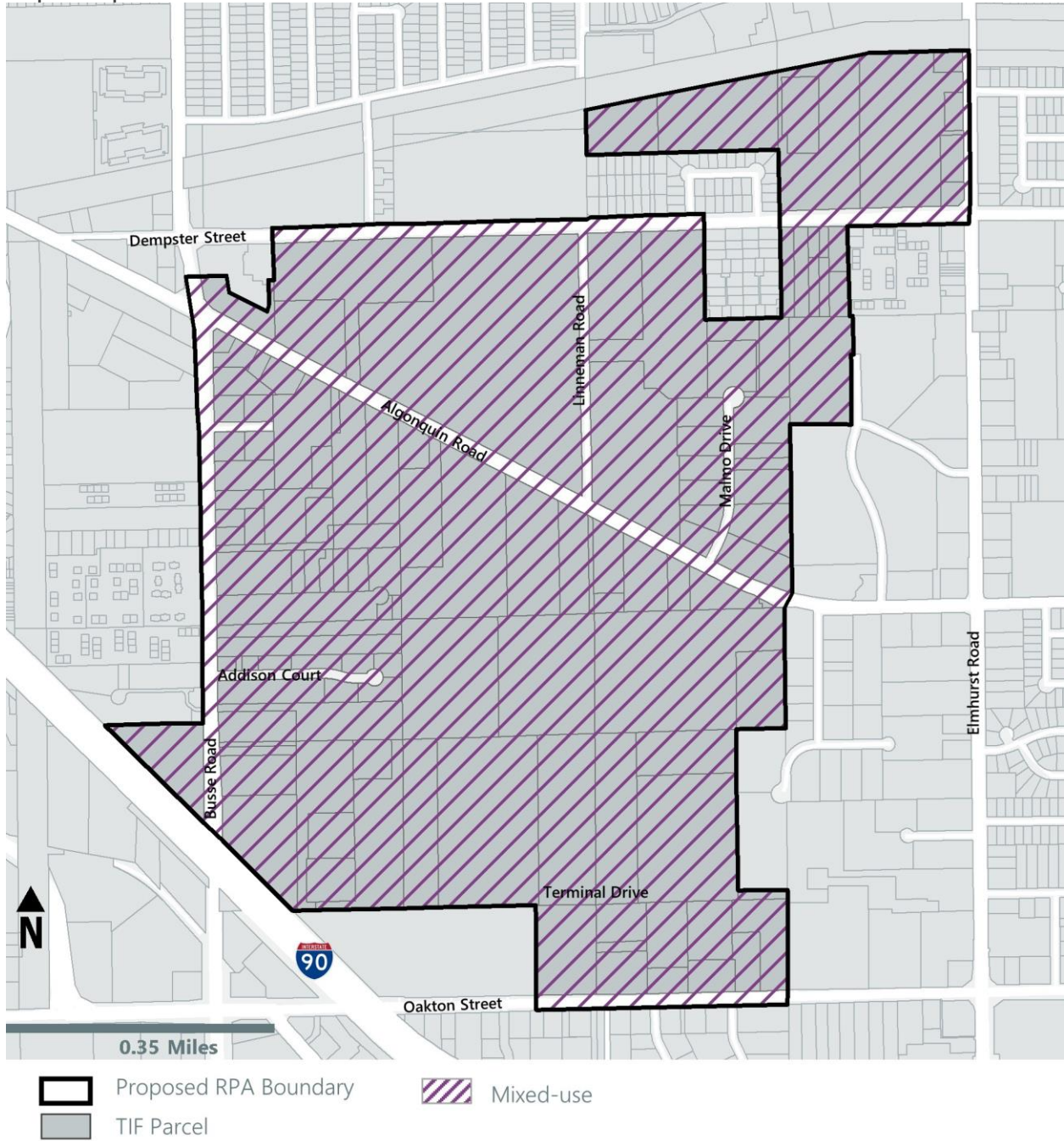
STRATEGY. Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

Proposed Future Land Use

The proposed future land use of the proposed RPA, as shown in **Map 5**, reflects the objectives of this Redevelopment Plan. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the proposed RPA, in a manner that is in conformance with the Comprehensive Plan and Connect South Mount Prospect Sub-Area Plan (2020). The Future Land Use Plan establishes long-term targets for development in the Village, which are consistent with the community’s vision for the future. The plan can help guide day-to-day development decisions, infrastructure improvements, and public and private investment. The mixed-use designation promotes corridor and streetscape improvements, additional open space and access to recreation, convenient vehicular site access while minimizing the impact on traffic congestion, walkability and safe connections, thoughtful corridor signage, and several development opportunities. The designation also for the following land uses within the proposed RPA:

- Commercial
- Industrial
- Residential
- Recreational
- Hospitality
- Civic

Map 6: Proposed Future Land Use



Source: Cook County, Esri, SB Friedman, Village of Mount Prospect

Financial Plan

ELIGIBLE COSTS

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).
7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

9. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
10. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.
11. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
12. Payment in lieu of taxes, as defined in the Act.
13. Costs of job training, retraining, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).
14. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
 - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;
 - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 14b and 14d above; and
 - f. Instead of the interest costs described above in paragraphs 14b and 14d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-

income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

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

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

ESTIMATED REDEVELOPMENT PROJECT COSTS

The total eligible redevelopment project costs define an upper expenditure limit that may be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The totals of line items are not intended to place a limit on the described expenditures. Adjustments to the estimated line-item costs are expected and may be made administratively by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 1**.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities within the proposed RPA.

Table 1: Estimated TIF-Eligible Redevelopment Project Costs

| Eligible Expense [1] | Estimated Project Costs |
|---|-------------------------|
| Administration and Professional Service Costs | \$1,000,000 |
| Site Marketing Costs | \$1,000,000 |
| Property Assembly and Site Preparation Costs | \$6,000,000 |
| Costs of Building Rehabilitation | \$6,000,000 |
| Costs of Construction of Public Works or Improvements | \$125,000,000 |
| Costs of Job Training or Retraining (Businesses) | \$100,000 |
| Financing Costs | \$300,000 |
| Taxing District Capital Costs | \$300,000 |
| Relocation Costs | \$100,000 |
| Interest Costs (Developer or Property Owner) | \$100,000 |
| Affordable Housing Construction | \$5,000,000 |
| School District Increased Costs | \$50,000 |
| Transfers to contiguous TIF Districts | \$50,000 |
| TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4] | \$145,000,000 |

[1] Described in more detail in Eligible Costs Section.

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

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

[4] All costs are in 2022 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan and Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

PHASING, SCHEDULING OF THE REDEVELOPMENT, AND ESTIMATED DATES OF COMPLETION

Each private project within the proposed RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village of Mount Prospect. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this proposed RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2046, if the ordinances establishing the proposed RPA are adopted during 2022.

SOURCES OF FUNDS TO PAY COSTS

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

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental property tax revenues. Incremental property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract or parcel of property in the proposed RPA over and above the certified initial EAV of each such property.

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

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

support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the proposed RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 1** of this Redevelopment Plan.

ISSUANCE OF OBLIGATIONS

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

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

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds.

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA

The purpose of identifying the most recent EAV of the proposed RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the proposed RPA. The 2020 EAV (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is \$152,173,065. This total EAV amount by property index number (“PIN”) is summarized in **Appendix 4**. The EAV is subject to verification by the Cook County Assessor’s Office. After verification, the final figure shall be certified by the Cook County Clerk and shall become the “Certified Initial EAV” from which all incremental property taxes in the proposed RPA will be calculated by the County.

ANTICIPATED EQUALIZED ASSESSED VALUE

By tax year 2045 (collection year 2046), the total taxable EAV for the proposed RPA is anticipated to be approximately \$268 million.

Impact of the Redevelopment Project

This Redevelopment Plan is expected to have short and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used

to pay eligible redevelopment project costs for the proposed RPA. To the extent that property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act. At the time when the proposed RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the proposed RPA will be distributed to all taxing district levying taxes against property located in the proposed RPA. These revenues will then be available for use by the affected taxing districts.

DEMAND ON TAXING DISTRICT SERVICES AND PROGRAMS TO ADDRESS FINANCIAL AND SERVICE IMPACT

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

Replacement of underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. At this time, no special programs are proposed for these taxing districts. The Village intends to monitor development in the area and should demand increase, the Village intends to work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

The following taxing districts presently levy taxes on properties within the proposed RPA:

- Cook County
- Consolidated Elections
- Cook County Forest Preserve District
- Elk Grove Township
- Elk Grove General Assistance
- Elk Grove Road Fund
- Elk Grove Rural Fire Protection District
- Cook County School District 59
- Arlington Heights Township HS 214
- Harper Community College District 512
- Mount Prospect Park District
- Greater Chicago Metro Water Reclamation District
- Northwest Mosquito Abatement district
- Village of Mount Prospect
- Village of Mount Prospect Library Fund
- Village of Mount Prospect Special Service Area 5

Required Tests and Findings

As a part of establishing the proposed RPA, the following additional findings must be made:

FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether the proposed RPA has been subject to growth and development through private investment and must substantiate a finding of lack of such investment. Limited private investment has occurred in the proposed South Mount Prospect RPA during the past six years (2016-2021), as demonstrated by the following:

- **LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY.** Building permit data provided by the Village indicates that there has been an annual average investment of approximately \$950,000 each year over the past six years from 2016 to 2021. This investment has included interior remodeling of commercial spaces, plumbing and electrical work, but only six instances of building exterior or façade remodels, three instances of commercial additions or expansions. There has been no new construction. Thus, the proposed RPA has not been subject to growth and development through investment by private enterprise.

Finding: The proposed RPA, on the whole, has not been subject to growth and development through investment by private enterprise.

FINDING 2: “BUT FOR...” REQUIREMENT

The Village is required to find that the proposed RPA would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. The investments required to update and maintain buildings exhibiting deterioration, inadequate utilities, a lack of planning, and that are below minimum code throughout the proposed South Mount Prospect RPA are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate area-wide redevelopment.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the proposed RPA, and the proposed RPA would not reasonably be anticipated to be redeveloped.

FINDING 3: CONTIGUITY

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

Finding: The proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project.

FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE

The Redevelopment Plan and Project must conform to the comprehensive plan for the development of the municipality as a whole.

The 2017 Comprehensive Plan identifies the proposed RPA as a “Mixed-Use District” for the Village, as indicated in the Growth, Preservation, and Opportunities section of the 2017 Comprehensive Plan. The Connect South Mount Prospect Sub-Area Plan also identified most of the proposed RPA as a “Mixed-Use District”. Areas of the RPA excluded from the “Mixed-Use District” include the existing commercial and park land uses north of Dempster Street as well as the existing commercial land uses in the northwest corner of the RPA along Busse Road and Dempster Street. These areas will remain their current land uses. Additionally, the 2017 Comprehensive Plan and Connect South Mount Prospect Sub-Area Plan (2020) contemplate converting existing single family lots along Dempster Street to accommodate multi-family housing.

All aspects of this Redevelopment Plan are in agreement with, but subservient to, plans made in the Village’s 2017 Plan and the Connect South Mount Prospect Sub-Area Plan (2020).

Finding: The South Mount Prospect Redevelopment Plan conforms to and proposes predominant land uses that are consistent with the Comprehensive Plan.

FINDING 5: HOUSING IMPACT AND RELATED MATTERS

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

Finding: SB Friedman found that there are approximately 5 housing units within the proposed RPA. The Village hereby certifies that the Redevelopment Plan will not result in the displacement of residents from 10 or more inhabited residential units as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.

FINDING 6: ESTIMATED DATES OF COMPLETION

As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

Finding: The estimated dates of completion of the project and retirement of obligations are described in “Phasing and Scheduling of the Redevelopment” above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2046, if the ordinances establishing the proposed RPA are adopted during 2022.

Provisions for Amending Action Plan

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

Commitment to Fair Employment Practices and an Affirmative Action Plan

The Village of Mount Prospect hereby affirms its commitment to fair employment practices and an affirmative action plan.

Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area (“RPA” or “TIF District”) as a “conservation area” under the Act at the completion of our field research in November-December 2021 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

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

The Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing (TIF) projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF District boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the proposed TIF District.

As such, our report and the preliminary projections prepared under this engagement are intended solely for the Village’s information, for the purpose of establishing a TIF District. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

Appendix 2: Glossary

Factors for Improved Land

Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

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

Deterioration. With respect to buildings, defects including but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration including but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Presence of Structures below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

Illegal Use of Individual Structures. The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

Excessive Vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

Lack of Ventilation, Light or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Inadequate Utilities. Underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem

conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Layout. The existence of incompatible land use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive or unsuitable for the surrounding area.

Environmental Clean-Up. 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.

Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

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

Appendix 3: Proposed South Mount Prospect RPA Boundary Legal Description

OF PROPERTY DESCRIBED AS:

THOSE PARTS OF SECTIONS 14, 22, 23 AND 26, ALL IN TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF DEMPSTER STREET; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF THE WEST 479.60 FEET OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER OF SECTION 23; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 2 IN LAKE CENTER, PLAZA RESUBDIVISION PER DOCUMENT NUMBER 0819145106; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE SOUTH 270.28 FEET TO A BEND POINT; (2) THENCE WESTERLY 20.07 FEET TO A BEND POINT; (3) THENCE SOUTH 397.41 FEET TO A POINT OF CURVATURE; (4) THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 466.07 FEET, AN ARC LENGTH OF 71.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 422.28 FEET TO THE NORTHWEST CORNER OF LOT 1 IN SAID LAKE CENTER, PLAZA RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 980.71 FEET TO THE NORTHWEST CORNER OF LOT 1 IN LAKE CENTER PLAZA RESUBDIVISION NO. 2 PER DOCUMENT NUMBER 91321871; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 187.19 FEET TO THE NORTH LINE OF ALGONQUIN ROAD; THENCE SOUTHWESTERLY TO THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST HALF 289.0 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NO. 8 SUBDIVISION PER DOCUMENT NUMBER 20409121; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND NORTH LINE OF SAID LOT 15, A DISTANCE OF 341.54 FEET TO THE NORTHWEST CORNER OF SAID LOT 15; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID ELMHURST-ALGONQUIN INDUSTRIAL PARK-UNIT NO. 8 SUBDIVISION 539.36 FEET TO THE NORTH LINE OF THE SOUTH 1175.0 FEET OF THE NORTH THREE-QUARTERS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE EAST ALONG SAID NORTH LINE 4.0 FEET TO THE NORTHWEST CORNER OF DENNES RESUBDIVISION PER DOCUMENT NUMBER 25198789; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID DENNES RESUBDIVISION 1110.85 FEET TO THE SOUTHWEST CORNER OF LOT 2 IN SAID DENNES SUBDIVISION; THEN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 339.52 FEET TO SAID EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST HALF TO THE SOUTH LINE OF OAKTON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE OF OAKTON STREET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 2 IN GARLAND C. RICHARDSON'S SUBDIVISION PER DOCUMENT NUMBER 16662336; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID EAST LINE OF LOT 2 TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 2 TO THE EASTERLY LINE OF SAID I-90 TOLL ROAD; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE TO THE SOUTH LINE OF ABACUS CONSOLIDATION OF LOTS 3 AND 4 PER DOCUMENT NUMBER 08009531; THENCE EASTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF BUSSE ROAD INDUSTRIAL PARK SUBDIVISION PER DOCUMENT 904723385 TO THE WEST LINE OF BUSSE ROAD; THENCE

NORTHERLY ALONG SAID WEST LINE OF BUSSE ROAD TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN PLAZA UNITED RESUBDIVISION OF LOT 1 PER DOCUMENT NUMBER 96489523; THENCE THE FOLLOWING (3) COURSES ALONG SAID EXTENSION AND NORTH LINE; (1) THENCE EAST ALONG SAID EXTENSION AND NORTH LINE TO A BEND POINT; (2) THENCE SOUTHEASTERLY 116.13 FEET TO A BEND POINT; (3) THENCE SOUTHEASTERLY 353.13 FEET TO THE MOST SOUTHERLY CORNER OF LOT 2 IN SAID PLAZA UNITED RESUBDIVISION; THENCE THE FOLLOWING (4) COURSES ALONG THE EASTERLY LINE OF SAID LOT 2; (1) THENCE NORTHEASTERLY 52.09 FEET; (2) THENCE NORTH 170 FEET; (3) THENCE EASTERLY 39 FEET; (4) THENCE NORTH 250.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EASTERLY LINE OF LOT 2 TO THE NORTH LINE OF DEMPSTER STREET; THENCE EASTERLY ALONG SAID NORTH LINE OF DEMPSTER STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN BRIARWOOD BUSINESS CENTER SUBDIVISION PER DOCUMENT NUMBER 0627931120; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND SAID EAST LINE OF LOT 1 TO THE SOUTH LINE OF LOT 2 IN LINNEMAN'S DIVISION PER DOCUMENT NUMBER 15716544; THENCE EASTERLY ALONG SAID SOUTH LINE OF LOT 2 TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTHERLY ALONG THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF PICKWICK COMMONS SUBDIVISION PER DOCUMENT NUMBER 20563555; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PICKWICK COMMON SUBDIVISION AND THE NORTH LINE OF LOT 1 IN SAID LINNEMAN'S DIVISION TO THE WEST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER SECTION 14; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHERLY LINE OF THE COMMONWEALTH EDISON'S RIGHT-OF-WAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE TO A BEND POINT; THENCE CONTINUING EAST ALONG SAID SOUTHERLY LINE TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 14; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE PLACE OF BEGINNING.

Appendix 4: List of PINs in Proposed South Mount Prospect RPA

| Count | PIN | 2020 EAV |
|-------|------------|--------------|
| 1 | 0823100018 | \$20,013,623 |
| 2 | 0823200051 | \$4,686,882 |
| 3 | 0823101014 | \$1,240,509 |
| 4 | 0823200052 | \$1,765,079 |
| 5 | 0823101015 | \$987,166 |
| 6 | 0823101016 | \$443,353 |
| 7 | 0823101017 | \$634,800 |
| 8 | 0823101020 | \$431,936 |
| 9 | 0823101024 | \$352,279 |
| 10 | 0823101032 | \$483,510 |
| 11 | 0823101033 | \$632,592 |
| 12 | 0823101034 | \$377,138 |
| 13 | 0823101036 | \$1,448,077 |
| 14 | 0823101037 | \$566,548 |
| 15 | 0823101038 | \$439,188 |
| 16 | 0823101041 | \$185,346 |
| 17 | 0823300047 | \$551,740 |
| 18 | 0823100012 | \$2,187,112 |
| 19 | 0823101044 | \$115,804 |
| 20 | 0823101045 | \$3,294,553 |
| 21 | 0823100020 | \$14,066,918 |
| 22 | 0823101047 | \$664,020 |
| 23 | 0823101051 | \$728,292 |
| 24 | 0823101055 | \$1,879,239 |
| 25 | 0823101058 | \$742,517 |
| 26 | 0823100021 | \$3,213,727 |
| 27 | 0823101059 | \$625,365 |
| 28 | 0823101062 | \$2,141,189 |
| 29 | 0823300007 | \$1,178,736 |
| 30 | 0823102005 | \$5,262,055 |
| 31 | 0823202050 | \$5,802,120 |
| 32 | 0823102006 | \$4,694,295 |
| 33 | 0823102007 | \$2,094,910 |
| 34 | 0823102009 | \$3,198,138 |

| Count | PIN | 2020 EAV |
|-------|------------|-------------|
| 35 | 0823202008 | \$1,054,049 |
| 36 | 0823202009 | \$785,704 |
| 37 | 0823202013 | \$1,447,722 |
| 38 | 0823202017 | \$1,145,197 |
| 39 | 0823202022 | \$1,305,480 |
| 40 | 0823202023 | \$406,052 |
| 41 | 0823202024 | \$288,269 |
| 42 | 0823202025 | \$647,442 |
| 43 | 0823202032 | \$1,973,530 |
| 44 | 0823300006 | \$921,796 |
| 45 | 0823202034 | \$1,306,683 |
| 46 | 0823300051 | \$549,612 |
| 47 | 0823202035 | \$662,879 |
| 48 | 0823202036 | \$754,327 |
| 49 | 0823202037 | \$425,995 |
| 50 | 0823202038 | \$241,755 |
| 51 | 0823202042 | \$2,306,475 |
| 52 | 0823101060 | \$294,967 |
| 53 | 0823202044 | \$1,156,098 |
| 54 | 0823300017 | \$680,134 |
| 55 | 0822401019 | \$643,890 |
| 56 | 0823300018 | \$545,751 |
| 57 | 0823300024 | \$247,419 |
| 58 | 0823300025 | \$402,880 |
| 59 | 0823300026 | \$483,510 |
| 60 | 0823101052 | \$615,070 |
| 61 | 0823300027 | \$283,218 |
| 62 | 0823300028 | \$283,782 |
| 63 | 0823300029 | \$1,514,992 |
| 64 | 0823300030 | \$293,304 |
| 65 | 0823300031 | \$30,287 |
| 66 | 0823300036 | \$1,435,154 |
| 67 | 0823300049 | \$1,590,687 |
| 68 | 0823300053 | \$518,052 |
| 69 | 0823300054 | \$1,607,242 |
| 70 | 0823301003 | \$2,958,875 |
| 71 | 0823301006 | \$718,741 |
| 72 | 0823301007 | \$1,598,810 |
| 73 | 0823301008 | \$1,708,205 |
| 74 | 0823301009 | \$851,400 |

| Count | PIN | 2020 EAV |
|-------|------------|-------------|
| 75 | 0823202041 | \$1,173,904 |
| 76 | 0823400004 | \$1,274,845 |
| 77 | 0823400008 | \$3,305,171 |
| 78 | 0823101035 | \$502,850 |
| 79 | 0823400015 | \$1,753,530 |
| 80 | 0823400011 | \$275,646 |
| 81 | 0823400016 | \$615,669 |
| 82 | 0823400017 | \$1,916,041 |
| 83 | 0823300055 | \$275,085 |
| 84 | 0823400009 | \$254,368 |
| 85 | 0823400018 | \$431,707 |
| 86 | 0823400019 | \$2,349,855 |
| 87 | 0823400020 | \$867,091 |
| 88 | 0823101048 | \$244,534 |
| 89 | 0823400021 | \$473,656 |
| 90 | 0823400022 | \$2,807,894 |
| 91 | 0823300023 | \$283,898 |
| 92 | 0823101064 | \$456,005 |
| 93 | 0823101061 | \$400,765 |
| 94 | 0823102011 | \$137,143 |
| 95 | 0823300058 | \$75,476 |
| 96 | 0823202046 | \$109,644 |
| 97 | 0823202047 | \$87,712 |
| 98 | 0823400010 | \$69,635 |
| 99 | 0823401004 | \$59,620 |
| 100 | 0823101026 | \$509,294 |
| 101 | 0823300057 | \$35,754 |
| 102 | 0823101009 | \$41,543 |
| 103 | 0823101057 | \$35,490 |
| 104 | 0823101056 | \$33,394 |
| 105 | 0823300022 | \$30,181 |
| 106 | 0823102008 | \$3,584 |
| 107 | 0823101046 | \$0 |
| 108 | 0823202039 | \$0 |
| 109 | 0823202007 | \$2,202 |
| 110 | 0823401033 | \$570,687 |
| 111 | 0823300050 | \$695,088 |
| 112 | 0823101063 | \$392,987 |
| 113 | 0823201007 | \$93,717 |
| 114 | 0823201018 | \$96,370 |

| Count | PIN | 2020 EAV |
|-------|------------|---------------|
| 115 | 0823201020 | \$96,080 |
| 116 | 0823201080 | \$77,249 |
| 117 | 0823201081 | \$97,598 |
| 118 | 0823201082 | \$70,557 |
| 119 | 0823201083 | \$77,926 |
| 120 | 0823201084 | \$147,264 |
| 121 | 0814401018 | \$0 |
| 12 | 0814401019 | \$0 |
| 123 | 0814403015 | \$0 |
| 124 | 0814403016 | \$0 |
| 125 | 0814403021 | \$840,502 |
| 126 | 0814403024 | \$499,627 |
| 127 | 0814403029 | \$501,638 |
| 128 | 0814403030 | \$148,054 |
| 129 | 0823203042 | \$3,060,348 |
| Total | | \$152,173,065 |

Source: Cook County, SB Friedman