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**I-57/183<sup>rd</sup> St. Redevelopment Project Area  
Tax Increment Financing  
Redevelopment Plan and Project**

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**City of Country Club Hills, Illinois  
August 2020 - DRAFT**

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## **I. EXECUTIVE SUMMARY**

### **Introduction**

The City of Country Club Hills, Illinois (the “City”) is dedicated to the continued growth and economic development of the City. The City’s ability to stimulate growth and development relies on the creation and implementation of government programs that will allow the City to work with the private sector to eliminate blighted areas and ensure sound growth and development of property. Based upon the City’s establishment of a redevelopment project area as described herein, it is understood that the City recognizes the necessity of the relationship between continued community growth and public participation. The blighting of communities impairs the value of private investment and threatens the growth of the community’s tax base. Additionally, the City understands the vulnerability associated with blighting factors and problems arising from blighted conditions.

The Illinois General Assembly passed and has amended the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) (the “Act”) to address the growing number of blighted areas in many Illinois municipalities. The blighting of communities impairs the value of private investment and threatens the growth of the community’s tax base. The Act declares that in order to promote the public health, safety, morals, and welfare, blighting conditions must be eliminated.

### **Summary of the Plan**

The City’s Redevelopment Project Area Tax Increment Allocation Redevelopment Plan and Project (referred to herein as the “Plan” or “Redevelopment Plan and Project”) was developed to provide a description of the necessary actions to address existing blighting conditions in the Redevelopment Project Area (the “Area”). The Area encompasses approximately [INSERT] acres of land in the City. The Area is generally bounded by 180<sup>TH</sup> St. to the north, Lavergne Ave. to the east, Interstate 57 to the west, and 183<sup>rd</sup> St. to the south. From an economic perspective, the implementation of the Plan through the use of tax increment financing revenues should stimulate private investment in the Area. The expected combined public and private investment that will result from the Plan are anticipated to eliminate the blighting conditions that currently exist in the Area.

**II. REDEVELOPMENT PROJECT AREA DESCRIPTION**

The Area encompasses approximately [INSERT] acres of land in the City. The Area is generally bounded by Cicero Ave./I-57 on the West, 167<sup>th</sup> and I-57 on the North, a pipeline that borders the retail area and vacant land on the East, and I-80/175<sup>th</sup> St. on the South. (See legal description and specific boundary map in the Appendix.)

**Overview of the Area**

The Area is composed of two (2) sections. The vacant portion to the south and the improved portion to the north. The southern portion of the Area is vacant land. It is currently unused and devoid of inhabitable structures. [NEED TO DISCUSS THE DEFINITION OF VACANT LAND IN THE CONTEXT OF ITS CURRENT FARMING? DO WE NEED TO DESCRIBE THE CONCURRENT PLATTING PROCESS HERE SO THAT THE JRB CAN MAKE AN APPROPRIATE FINDING ON A PROSPECTIVE VACANT LAND CLASSIFICATION].

The second portion of the Area is the improved portion to the north, which is the former Girl Scout building, which is currently complete vacant.

### **III. SUMMARY OF BLIGHTING CONDITIONS EXISTING IN THE AREA**

As set forth in the Act, the Illinois General Assembly has determined that, in order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated. The Act also states that the eradication of these blighted conditions is essential to the public interest and that the use of tax increment financing revenues to fund certain redevelopment projects is of benefit to the community.

The Vacant Land Blighting Criteria present is as follows:

- Obsolete Platting and Deterioration of Adjacent Structures
- Chronic Flooding
- Unused Disposal Site

The Improved Land Blighting Criteria present is as follows:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Lack of Ventilation Light and Sanitary Facilities
- Inadequate Utilities
- Deleterious Land Use
- Lack of Community Planning

Please see the Eligibility Report for the findings of blight, which can be found in the Appendix of this Amended and Restated Plan.

#### **IV. TAX INCREMENT FINANCING REDEVELOPMENT PROJECT**

This section presents the Plan to be implemented by the City in the Area. The section is divided into the following subsections:

- Redevelopment Goals
- Redevelopment Objectives
- Redevelopment Plan and Project Costs and Activities
- General Land Use Plan
- Estimated Redevelopment Project Costs
- Sources of Funds to Pay Redevelopment Project Costs
- Issuance of Obligations
- Most Recent EAV
- Anticipated EAV
- Potential Future Site Acquisition
- Redevelopment and Intergovernmental Agreements
- Potential Future Relocation Needs
- Housing Impact Study

##### **Redevelopment Goals**

The Act encourages public and private sector cooperation to address and resolve issues with deteriorating and declining areas. The continued investment in and development of the Area will strengthen not only the Area, but also the entire City through the promotion of sound economic growth, an increased tax base, and additional employment opportunities.

##### **Redevelopment Objectives**

The following represent major redevelopment objectives for the Area:

- Reduce or eliminate blighting conditions which prevent further development of the Area;
- Attract new industrial and business development and the creation of new job opportunities within the Area for residents of the City and surrounding municipalities. Such job opportunities shall be both construction and permanent;
- Upgrade public utilities, infrastructure and streets, including lighting and streetscapes;
- Encourage productive use of underutilized and vacant property;
- Increase revenue (e.g., property and sales tax revenue) generation of property within the Area;
- Assemble or encourage the assembly of land for redevelopment in accordance with this Plan;
- Provide needed incentives to encourage a broad range of improvements, including remediation, and new development;
- Provide opportunities for locally-owned businesses to share in the redevelopment of the Area; and
- Encourage use of environmentally sustainable design standards.

**Redevelopment Plan and Project Costs and Activities**

The various redevelopment expenditures that are eligible for payment or reimbursement under the Act are discussed below. Following this review is a list of estimated redevelopment project costs that are deemed to be necessary to implement this Plan (the “Redevelopment Project Costs”).

In the event the Act is amended after the date of the approval of this Plan by the City Council of Country Club Hills to: (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/11-74.4-3(q)(11)), then this Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as Redevelopment Project Costs under the Plan, to the extent permitted by the Act. In the event of such amendment(s) to the Act, the City may add any new eligible redevelopment project costs as a line item in Plan Table 1 or otherwise adjust the line items in Plan Table 1 below without amendment to this Plan, to the extent permitted by the Act. In no instance, however, shall such additions or adjustments result in any increase in the total Redevelopment Project Costs without a further amendment to this Plan.

**1. Eligible Redevelopment Costs**

Redevelopment Project Costs include the sum total of all reasonable or necessary costs incurred, estimated to be incurred, or incidental to this Plan pursuant to the Act. Such costs may include, without limitation, the following:

- a) Costs of studies, surveys, development of plans and specifications, implementation and administration of the 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;
- b) The costs of marketing sites within the Area to prospective businesses, developers and investors;
- c) 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, environmental remediation, 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;
- d) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to environmentally sustainable construction elements or construction elements as certified by an architect;
- e) Costs of the construction of public works or improvements, including any direct or indirect costs relating to environmentally sustainable certified construction elements or construction elements with an equivalent certification subject to the limitations in Section 11-74.4-3(q)(4) of the Act;

- f) Costs of job training and retraining projects implemented by businesses located within the Area;
- g) 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 thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto;
- h) To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan;
- i) An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;
- j) Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or by Section 74.4-3(n)(7) of the Act (see "Relocation" section);
- k) Payment in lieu of taxes, as defined in the Act;
- l) Costs of job training, retraining, advanced vocational education or career education, including but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs; (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the Project Area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a;

- m) Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
1. such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
  2. such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  3. 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;
  4. the total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total: (i) cost paid or incurred by the redeveloper for such redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the City pursuant to the Act; and
  5. up to 75 percent of the interest cost incurred by a redeveloper 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.
- n) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the City may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing 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 benefits under the Act;
- o) The costs of daycare services for children of employees from low-income families working for businesses located within the Area and all or a portion of the cost of operation of day care centers established by Area businesses to serve employees from low-income families working in businesses located in the Area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80 percent of the City, county or regional median income as determined from time to time by the United States Department of Housing and Urban Development.
- p) Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment cost;
- q) If a special service area has been 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 Area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

### **General Land Use Plan**

The proposed land use plan for the Area includes the following uses:

#### **Warehouse – Industrial**

- **Warehouse–Industrial** is generally defined as warehouse, distribution, manufacturing and technology based manufacturing.

#### **Retail – Commercial**

- **Retail–Commercial** is generally described as retail uses, office uses and uses ancillary to such uses.

#### **Entertainment**

- **Entertainment** is generally defined as hospitality/hotel, entertainment facilities, gaming facilities, restaurant facilities and related ancillary uses.

#### **Open Space**

- **Open Space** is generally defined as recreational and open space areas.

#### **Mixed-Use**

- **Mixed Use** is defined as any of the above uses combined on one site or sites.

The City Council may adopt additional land uses that are in addition to these listed in this Plan. Any additions or changes do not constitute a change to this Plan and the Plan need not be amended to fund eligible costs associated with any new land uses.

**Estimated Redevelopment Project Costs**

To eliminate the blighting factors present in the Area and to meet the redevelopment objectives, the City plans to make and/or induce a number of improvements in the Area. Plan Table 1 below identifies the eligible Redevelopment Project Costs under the Act that the City may fund to implement the Plan over the Area's twenty three (23) year life.

Adjustments to the estimated line item costs in Plan Table 1 below are anticipated and may be made by the City without amendment to the Plan to the extent permitted by the Act. Each individual project cost will be reevaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth below are not intended to place a limit on the described expenditures. Adjustments may be made in line items within the total, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs.

Redevelopment projects in the Area would not reasonably be anticipated to be developed without the adoption of the Plan.

**Plan Table 1**

**Estimated Redevelopment Project Costs  
Redevelopment Project Area**

*Eligible Activities*

1. Analysis, Administration, Studies, Surveys, Legal, Marketing, etc.		\$500,000
2. Property Assembly including Acquisition, Site Prep and Demolition, Environmental Remediation		\$30,000,000
3. Rehabilitation of Existing Buildings, Fixtures and Leasehold Improvements		\$1,000,000
4. Public Works & Improvements, including streets and utilities, parks and open space, public facilities		\$40,000,000
5. Relocation costs		\$100,000
6. Job Training, Retraining, etc.		\$2,000,000
7. Taxing Districts Capital Costs		\$3,000,000
8. Interest subsidy		\$5,00,000
Total Eligible Redevelopment Project Costs (Notes 1-5 below)		\$76,600,000

Notes for Plan Table 1 – Redevelopment Project Costs

- (1) The total budget in Plan Table 1 may also include paying for or reimbursing (i) an elementary, secondary or unit school districts increased costs attributed to assisted housing units, and (ii) capital costs of taxing districts impacted by the redevelopment of the Area, and payments under any intergovernmental agreement. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Plan. These costs are in addition to any of the redevelopment activities and budget amounts shown above in Plan Table 1.
- (2) Total Redevelopment Project Costs represent an upper limit on expenditures that are to be funded using tax increment revenues and exclude any additional financing costs, including any interest expense, capitalized interest, closing costs, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs. Adjustments may be made in line items without amendment to this Plan, to the extent permitted by the Act, as amended from time to time.
- (3) The amount of the Total Redevelopment Project Costs that can be incurred in the Area will be reduced by the amount of redevelopment project costs incurred in contiguous redevelopment project areas, or those separated from the Area 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 Area, but will not be reduced by the amount of redevelopment project costs incurred in the Area which are paid from incremental property taxes generated in contiguous redevelopment project areas or those separated from the Area only by a public right-of-way.
- (4) All costs are in 2021 dollars and may be increased by five percent (5%) annually after adjusting for inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U.S. Department of Labor.  
[http://inflationdata.com/Inflation/Inflation\\_Calculators/Inflation\\_Rate\\_Calculator.asp#results](http://inflationdata.com/Inflation/Inflation_Calculators/Inflation_Rate_Calculator.asp#results)
- (5) Additional funding from other sources such as federal, state, county, or local grant funds may be utilized to supplement the City's ability to finance Redevelopment Project Costs identified above.

### **Sources of Funds**

Funds necessary to pay for Redevelopment Project Costs and secure municipal obligations issued for such costs are to be derived primarily from incremental property taxes. Other sources of funds which may be used to pay for Redevelopment Project Costs or secure municipal obligations are land disposition proceeds, state and federal grants, investment income, private financing, and other legally permissible funds the City may deem appropriate. The City may incur Redevelopment Project Costs which are paid for from funds of the City other than incremental taxes, and the City may then be reimbursed for such costs from incremental taxes. Also, the City may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers. Additionally, the City may utilize revenues, other than State sales tax increment revenues, received under the Act from one redevelopment project area for eligible costs in another redevelopment project area that is either contiguous to, or is separated only by a public right-of-way from, the redevelopment project area from which the revenues are received.

The Area may be contiguous to or separated by only a public right-of-way from other redevelopment project areas created under the Act. The City may utilize net incremental property taxes received from the Area to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas or project areas separated only by a public right-of-way, and vice versa. The amount of revenue from the Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area, shall not at any time exceed the total Redevelopment Project Costs described in this Plan.

The Area may become contiguous to, or be separated only by a public right-of-way from, redevelopment project areas created under the Industrial Jobs Recovery Law (65 ILCS 5/11-74.6-1, *et seq.*). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Area, the City may determine that it is in the best interests of the City and the furtherance of the purposes of the Plan that net revenues from the Area be made available to support any such redevelopment project areas, and vice versa. The City therefore proposes to utilize net incremental revenues received from the Area to pay eligible redevelopment project costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas and vice versa. Such revenues may be transferred or loaned between the Area and such areas. The amount of revenue from the Area so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Area or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in Table 1 of this Plan.

### **Issuance of Obligations**

The City may issue obligations secured by incremental property taxes pursuant to Section 11-74.4-7 of the Act. To enhance the security of a municipal obligation, the City may pledge its full faith and credit through the issuance of general obligations bonds. Additionally, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

The redevelopment project described in the Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the City treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving the Area is adopted.

Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more series of obligations may be sold at one or more times in order to implement this Plan. Obligations may be issued on a parity or subordinated basis.

In addition to paying Redevelopment Project Costs, incremental property taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds. To the extent that incremental property taxes are not needed for these purposes, and are not otherwise required, pledged, earmarked or otherwise designated for the payment of Redevelopment Project Costs, any excess incremental property taxes shall then become available for distribution annually to taxing districts having jurisdiction over the Area in the manner provided by the Act.

### **Certified Base Equalized Assessed Valuation**

The purpose of identifying the most recent equalized assessed valuation (“EAV”) of the Area is to provide an estimate of the initial EAV which the Cook County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Project Area. The estimated 2019 EAV of all taxable parcels existing within the proposed boundaries of the Area is \$23,535. The EAV is subject to verification by the Cook County Clerk. 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 Area will be calculated by Cook County.

### **Anticipated Equalized Assessed Valuation**

Based upon the implementation of the Plan, numerous blighting factors will be eliminated and growth and development of the Area will occur in accordance with the redevelopment agreement(s) between the City and businesses in the Area and other interested parties. It is estimated that the total EAV of the real property following completion of the Plan in the Area will be approximately \$20 million based on a reasonably assumed schedule of development for the Area.

### **Potential Future Site Acquisition**

To meet the goals and objectives of this Plan, the City may acquire and assemble property throughout the Area. Land assemblage by the City may be by purchase, exchange, donation, lease, eminent domain, or through the Cook County Tax Reactivation Program and may be for the purpose of (a) sale, lease or conveyance to private developers, or (b) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Furthermore, the City may require written redevelopment agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

In connection with the City exercising its power to acquire real property, including the exercise of the power of eminent domain, under the Act in implementing the Plan, the City will follow its customary procedures of having each such acquisition recommended by the City's Community Development Commission (or any successor commission) and authorized by the City Council of the City. Acquisition of such real property as may be authorized by the City Council does not constitute a change in the nature of this Plan.

The City does not intend to acquire any additional property in the Area; and therefore no acquisition list is included in the Plan.

### **Redevelopment and Intergovernmental Agreements**

The City may enter into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as "Redevelopment Projects").

### **Potential Future Relocation Needs**

Relocation assistance may be provided in order to facilitate redevelopment of portions of the Area, and to meet the other City objectives. Businesses legally occupying properties to be acquired by the City may be provided with relocation advisory and financial assistance as determined by the City.

**V. CONFORMITY TO THE COMPREHENSIVE PLAN**

This Plan includes land uses which have been approved by the City's Plan Commission and City Council prior to the adoption of this Plan. The overall proposed land use reflected in this Plan is consistent with the intent and direction of the City's planning efforts.

**VI. PROVISIONS FOR AMENDING THE PLAN**

The Plan may be amended by the City in accordance with the provisions in the Act.

**VII. SCHEDULING OF PLAN**

Over the life of the Area, the timing of business investment cannot be predicted with precision. However, it is reasonable to expect the following public and private investments over the life of the Area. As the Plan is implemented, the numerous blighting factors present in the Area will be eliminated.

The dates of completion of the Plan and retirement of obligations issued to finance Redevelopment Project Costs shall not be later than December 31 of the year in which the payment to the City Treasurer is to be made with respect to ad valorem taxes levied in the thirty-fifth calendar year after the year in which the ordinance approving the Area is adopted.

**VIII. AFFIRMATIVE ACTION PLAN**

The City is committed to and will affirmatively implement the following principles with respect to this Plan:

1. The assurance of equal opportunity in all personnel and employment actions, with respect to the Plan, including, but not limited to hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc., without regard to race, color, sex, age, religion, disability, national origin, ancestry, marital status, parental status, military discharge status, source of income, or housing status.
2. This commitment to affirmative action and nondiscrimination will ensure that all members of the protected groups are sought out to compete for all job openings and promotional opportunities.
3. Developers will meet City standards for any applicable prevailing wage rate as ascertained by the Illinois Department of Labor to all project employees.

## **IX. LACK OF GROWTH THROUGH PRIVATE INVESTMENT**

Based on observations and research of the Area, there has been no new construction or significant redevelopment in the Area for a period of time. The lack of private investment is evidenced by the following findings and conditions:

- The former Girl Scout building is completely vacant.
- The vacant structures remain in place which causes the extraordinary cost of demolition to be incurred.
- The vacant land to the south of the Area has been unused and fallow land for over a decade.
- The presence of the blighting conditions, as detailed in the Eligibility Report, creates an impediment to the further development of the site.

The Area is an excellent example of the type of area which lacks the requisite private investment to prevent or eliminate blighting factors in the general area and promote business growth and the health, safety, and morals of the community. Therefore, without the adoption of the Plan and the use of tax increment allocation financing, the Area is not expected to see substantial investment from private enterprise. As a result, there is a genuine threat that property values in the area will stagnate or decline.

This Plan describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. If a redevelopment project is successful, various new projects may be undertaken that will assist in alleviating the blighting conditions, creating new jobs, and promoting both public and private development in the Area.

The implementation of the Plan is expected to have short and long term financial impacts on the affected taxing districts. During the period when tax increment is utilized, real estate tax revenues from the increases in EAV over and above the certified base EAV may be used to pay eligible redevelopment project costs in the Area. At the time when the Area is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the Area will be distributed to all taxing districts levying taxes against property located in the Area. These revenues will then be available for use by all taxing districts.

In summary, the Area on the whole has not been subject to growth and development through investment by private enterprise, and the Area is not reasonably anticipated to further develop without the direct participation of the City through the implementation of the Plan and the use of tax increment financing.

**X. FINANCIAL AND SERVICE IMPACTS ON TAXING DISTRICTS**

The Act requires an assessment of any financial impact of the Area on, or any increased demand for services from, any taxing district affected by the Plan and a description of any program to address such financial impacts or increased demand. The City intends to monitor development in the Area and with the cooperation of the other affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

The following major taxing districts levy property tax on land located within the Area:

- Cook County
- Cook County Consolidated Elections
- Forest Preserve District of Cook County
- Bremen Township
- Bremen Township Road and Bridge
- Bremen Township General Assistance
- School District 228
- School District 144
- South Suburban Community College District 510
- City of Country Club Hills
- Grand Prairie Public Library District
- Country Club Hills Park District
- Metropolitan Water Reclamation District of Greater Chicago
- South Cook County Mosquito Abatement District
- South Cook TB Sanitarium

These local government entities will continue to receive property tax revenues net of any incremental property tax revenues attributable to new development within the Area during the 23-year life of the Area. In addition, some of these local-taxing jurisdictions will reap additional revenues from other revenue sources (e.g., local sales tax, etc.). It is also reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for these government entities. In addition, after the 23-year life of the Area, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing.

The demands that new non-residential development in the Area will place on local government services should be minimal. The current public service and program capabilities of the City (i.e., police, fire, etc.) have enough capacity to meet the demands of new development within the Area. However, the City does recognize that the implementation of the Plan may have some impact on the City and other taxing districts. Given the anticipated scope, timing, and future changes in the market conditions, it is difficult to estimate with any degree of certainty what these impacts may be, if any. However, the City will work with the taxing districts to provide the increase in necessary programs and services including, but not limited to, reasonable measures in any redevelopment agreements entered into with any developers or other entities to mitigate such fiscal impacts. Actions by the City may include, but are not limited to, the following:

- Entering into redevelopment agreements or intergovernmental agreements with private entities or public entities to construct, rehabilitate, renovate or restore private or public improvements on one or several parcels (collectively referred to as “Redevelopment Projects”).
- Establishing a Special Service Area to provide additional funds, solely from new development, to mitigate increased burden on the taxing districts.
- Establishing special assessments to support City obligations.

The City may do all or none of these actions as determined solely by the appropriate City officials and City Council.

**XI. HOUSING IMPACT STUDY**

The Area contains no residential units.

The City certifies that no displacement of residents will occur as a result of the Redevelopment Plan. Therefore, no housing impact study is required.

**XII. CONCLUSIONS**

The following statements summarize the Plan:

- The Area on the whole has not been subject to growth and development.
- Without the establishment of a redevelopment project area and the use of tax increment financing, the Area is not likely to experience significant growth or private development.
- Implementation of the Plan will meet the City's long-term development objectives, eliminate the blighting conditions which exist in the Area, and enhance the morals, safety, and welfare of the City.

**APPENDIX**