

CICERO GATEWAY TAX INCREMENT FINANCING DISTRICT

ELIGIBILITY FINDINGS

Village of Oak Lawn, Illinois



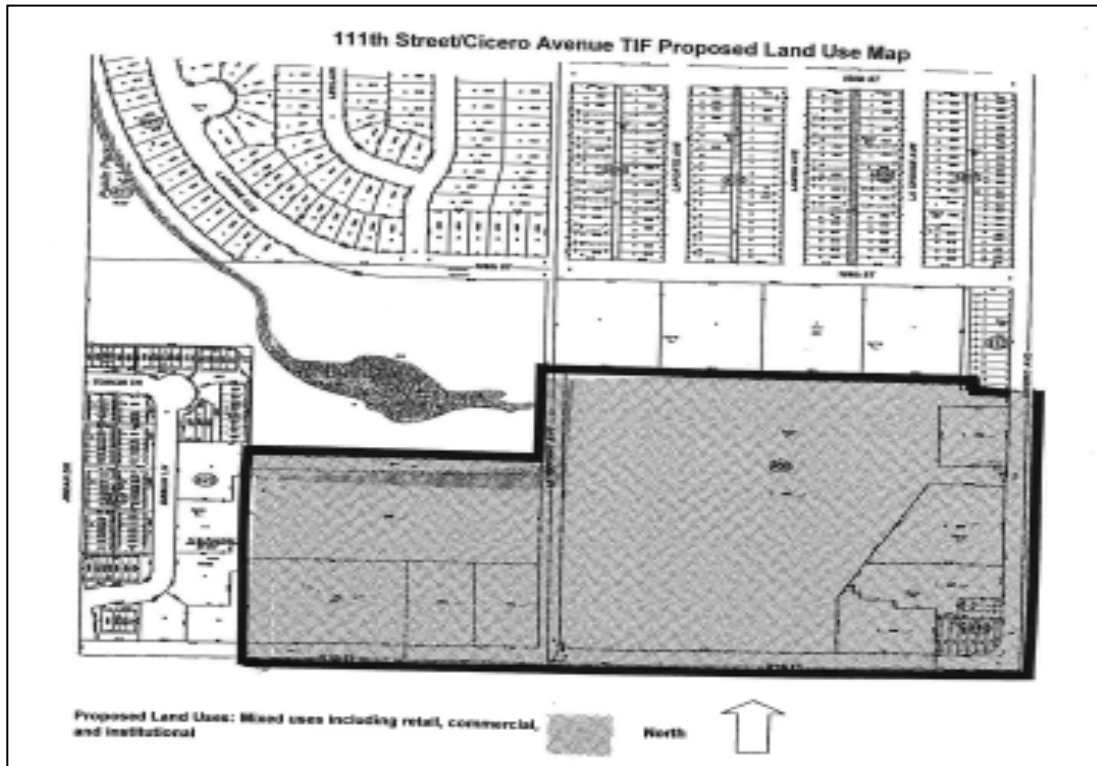
January, 2014

Prepared by:
Teska Associates, Inc.



INTRODUCTION

The Village of Oak Lawn established the 111th Street / Cicero Avenue TIF district in 2006. This TIF district contains parcels located approximately at the southwest corner of 111th Street and Cicero Avenue in Oak Lawn, and the intent of the TIF was to encourage the redevelopment of a blighted shopping center located at this prominent intersection within the Village.



Existing 111th Street / Cicero Avenue TIF Boundary

In the seven years since the TIF was established the Village has acquired multiple parcels within the district and has begun demolition, site preparation and installation of public infrastructure. The Village has also secured a bond in the amount of \$25 million to accomplish the goals of the redevelopment plan. However, these efforts have resulted in a greatly reduced EAV due to demolition and tax exemption of now Village owned parcels, combined with the general decline in assessed values throughout the County. As a result, future redevelopment will not generate sufficient TIF revenue, and the Village wishes to re-evaluate the area in order to determine the potential to remove parcels from the existing 111th Street / Cicero Avenue TIF District and create a new, adjacent TIF District (the Cicero Gateway TIF District).

In order to further spur redevelopment within the Project Area, the Village of Oak Lawn has decided to re-evaluate the area for potential re-designation as a Tax Increment Financing District (TIF). The purpose of this eligibility study is to document the eligibility criteria as required by the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 – 74.4 – 1, et seq., as amended (the “Act”).

The report that follows is an assessment of the eligibility of the Cicero Gateway Project Area.

TAX INCREMENT FINANCING

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the “Act”), stipulates specific procedures, which must be adhered to in designating a Project Area and amendments thereto. A **Redevelopment Project Area** is defined as:

“..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas” (65 ILCS 5/11-74.4-3(p)).

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

“...any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: (1) If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area: (A) Dilapidation, (B) Obsolescence, (C) Deterioration, (D) Presence of structures below minimum code standards, (E) Illegal use of individual structures, (F) Extensive vacancies, (G) Lack of ventilation, light, or sanitary facilities, (H) Inadequate Utilities, (I) Excessive land coverage and overcrowding of structures and community facilities, (J) Deleterious land use or layout, (K) Environmental cleanup, (L) Lack of community planning, (M) Decline or minimal marginal increase in equalized assessed valuation...”

Section 5/11-74.4-3(a) further defines a “**vacant land**” as:

“...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel is deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are considered to be

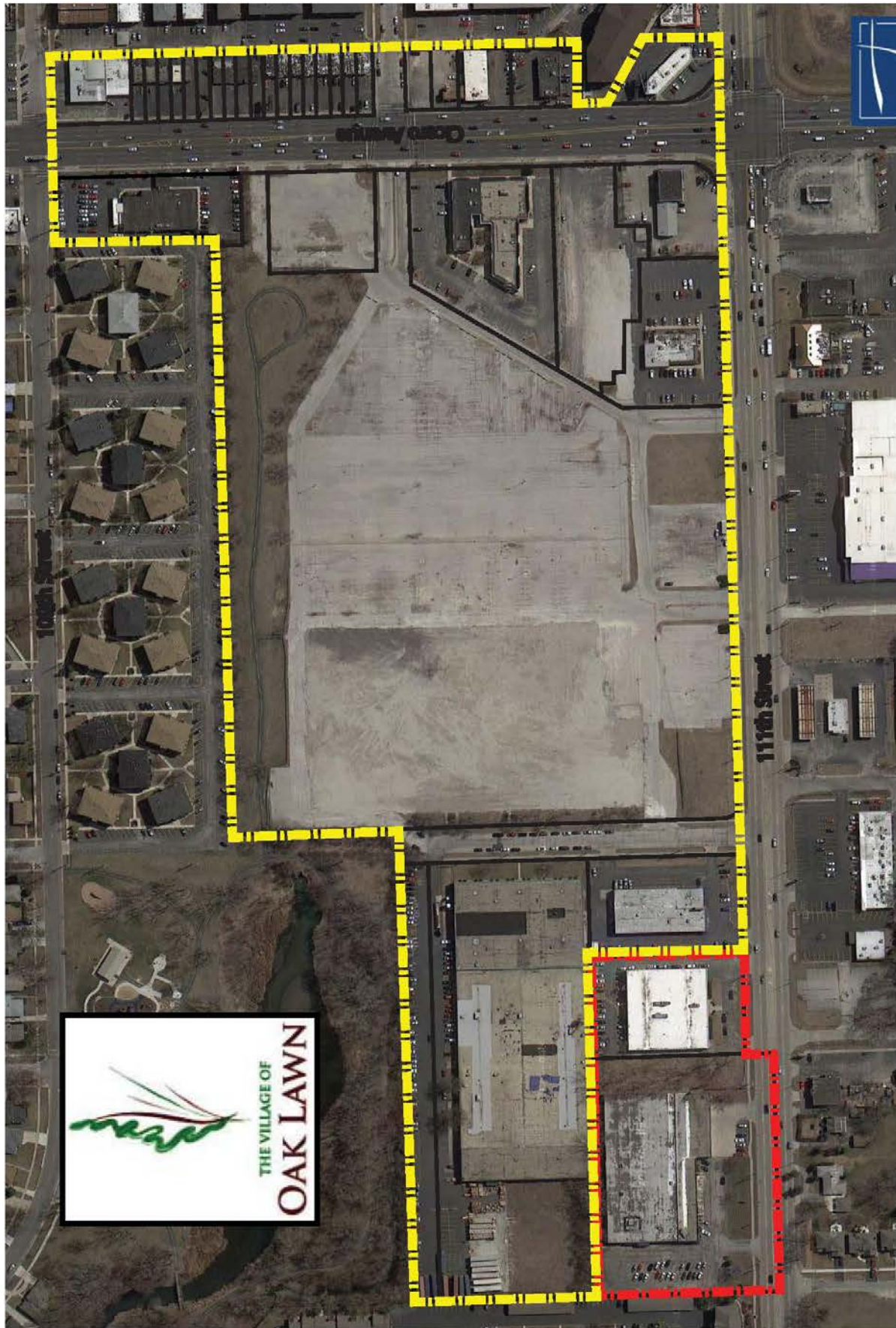
legally sufficient for all purposes of the Act. For the purposes of this definition of vacant land within the Act and only for land subject to the subdivision requirements of the Illinois Plat Act, land is subdivided when the original plat of the proposed redevelopment project area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Illinois Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed redevelopment project area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality."

If the area is vacant, it may be found to be eligible as a blighted area if the project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains.

1. The area consists of an unused quarry or unused quarries;
2. The area consists of unused rail yards, rail tracks or railroad rights-of-way;
3. The area, prior to the area's designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding;
4. The area consists of an unused or illegal disposal site, containing earth, stone, building debris or similar material, that were removed from construction, demolition, excavation or dredge sites;
5. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant, notwithstanding the fact that such area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, and which area meets certain other qualifying criteria; or
6. The area immediately prior to becoming vacant qualified as a blighted improved area, unless there has been substantial private investment in the immediately surrounding area.

Section 5/11-74.4-3(b) defines a "**conservation area**" as:

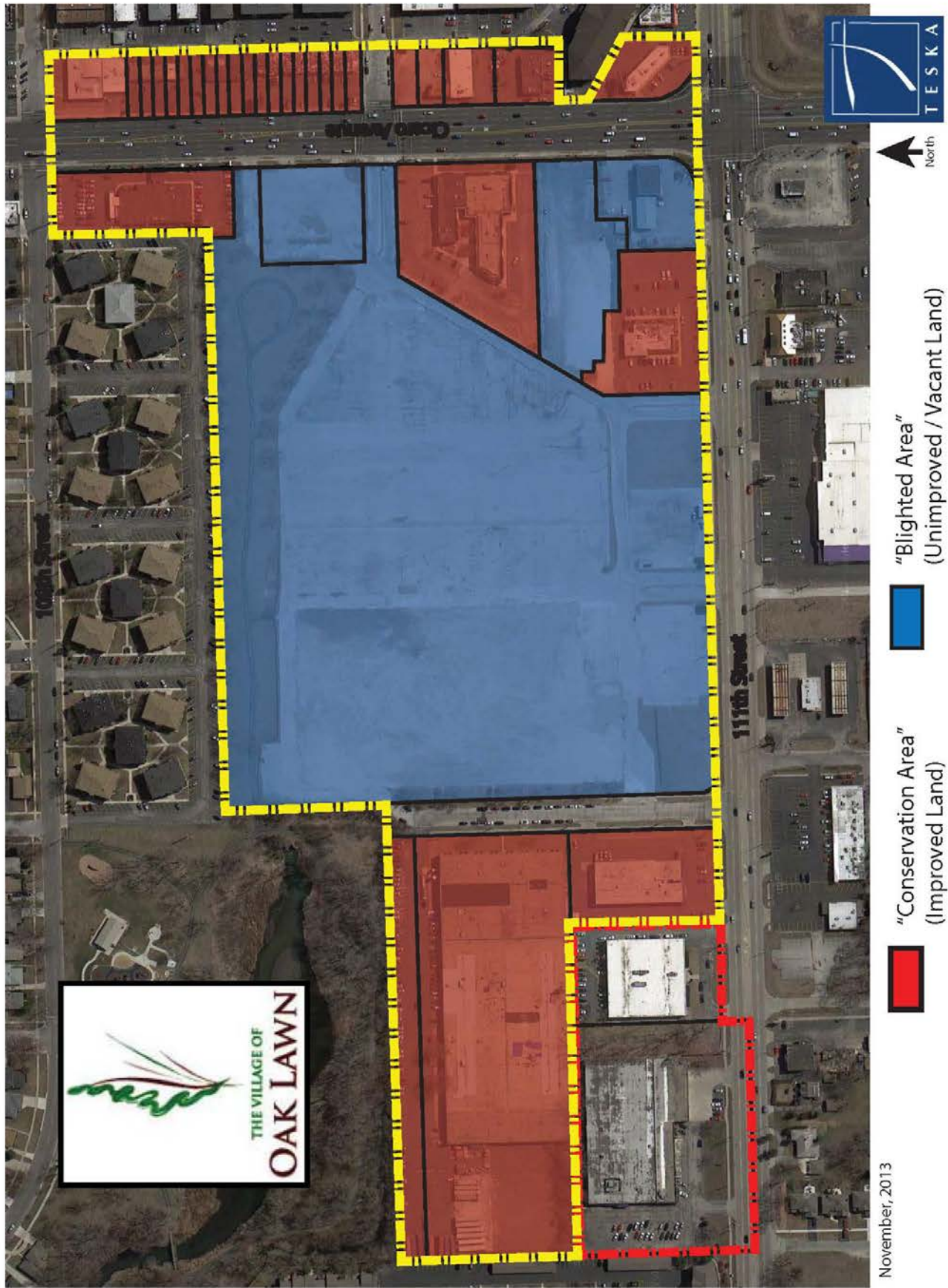
"...any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; environmental remediation costs impede development; decline or minimal marginal increase in equalized assessed valuation; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area."



November, 2013

Proposed Boundary
Existing TIF

Proposed Boundary
New TIF



Determination of eligibility of the Cicero Gateway TIF Redevelopment Project Area for tax increment financing is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information provided by the Village of Oak Lawn and Cook County against the eligibility criteria set forth in the Act.

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

Description of the Redevelopment Project Area

The Cicero Gateway Project Area includes 34 parcels, containing approximately 13 structures. The total area of the Project Area is approximately 37 acres, more or less.

Existing Conditions

The present condition of buildings and properties within the Project Area inhibits future redevelopment potential. This report elaborates further on the specific conditions, which have contributed to this decline.

Summary of Eligibility Findings

Teska Associates, Inc. conducted a field survey of every property in the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. This survey occurred on **October 16, 2013**.

In order for developed land to be designated as a "blighted area", a combination of at least five (5) of the blighting factors must be present to a meaningful extent and reasonably distributed throughout the Project Area. A "conservation area" requires the majority of buildings to be over 35 years of age plus a combination of at least three (3) of the blighting factors present to a meaningful extent and reasonably distributed throughout the Project Area.

The improved areas within the Cicero Gateway TIF Project Area exhibit the following criteria to qualify as a Conservation Area under the Tax Increment Allocation Redevelopment Act:

1. Age of buildings;
2. Deterioration of Buildings and Site Improvements;
3. Obsolescence;
4. Inadequate Utilities;
5. Lack of Planning; and
6. Decline or Minimal Marginal Growth in EAV

In addition, the unimproved/vacant parcels within the Cicero Gateway TIF Project Area qualify as a Blighted Area under the Tax Increment Allocation Redevelopment Act:

1. The area immediately prior to becoming vacant qualified as a blighted improved area, unless there has been substantial private investment in the immediately surrounding area.

A more detailed description of each qualifying factor is provided on the following pages:

Eligibility Findings – Unimproved / Vacant Land

The Cicero Gateway TIF Project Area contains parcels that were developed at the time the original 111th Street / Cicero Avenue TIF was created, but have since become vacant parcels. As per the Act, vacant parcels can qualify as a “blighted area” if such vacant parcels qualified as a blighted improved area immediately prior to becoming vacant. There are 4 vacant parcels within the Project Area that are documented as a blighted improved area in the existing 111th Street / Cicero Avenue TIF Eligibility / Qualification Report, March 2006.

TIF VACANT LAND MAP

CICERO GATEWAY TAX INCREMENT FINANCING DISTRICT



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Eligibility Findings – Improved Land

The improved areas within the Cicero Gateway TIF Project Area qualify as a “Conservation Area” based on the following characteristics, as defined in the Act:

Age of Buildings

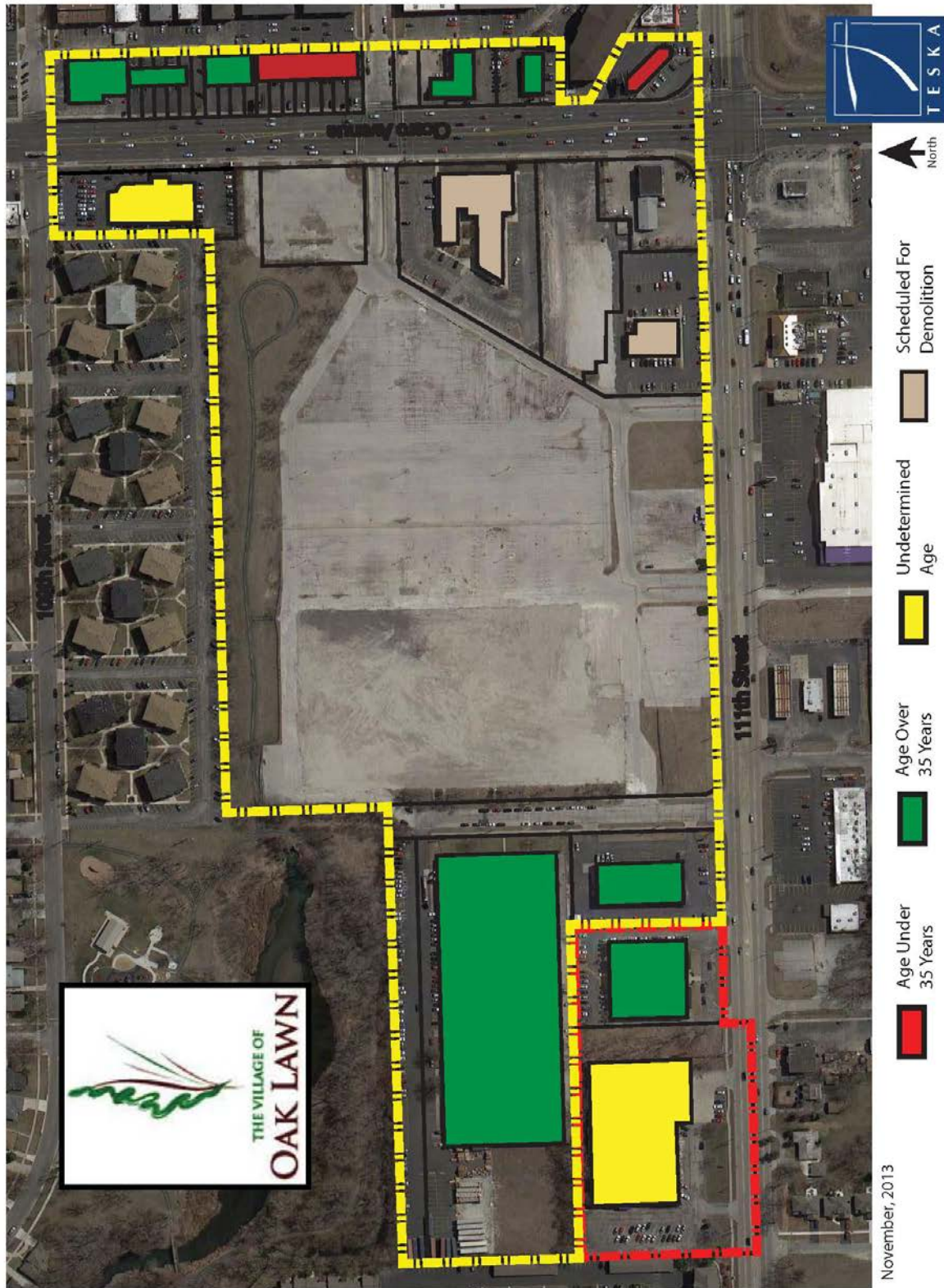
The characteristic of age presumes the existence of problems or limiting conditions resulting from normal and continuous use of structures and exposure to the elements over a period of many years. As a rule, older buildings typically exhibit more problems because of longer periods of active usage (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for many uses because of contemporary space and development standards.

Based on information provided by the Village of Oak Lawn, Cook County Assessor’s records, and the observed style and construction methods of the structures, at least 7 of the 13 primary buildings (54%) within the Cicero Gateway Project Area are older than 35 years (constructed pre-1978), and this age distribution is present throughout the Project Area. Field observations of building styles and construction methods indicate construction dates prior to 1978, and Cook County Assessor records confirm this conclusion. Of the 6 remaining buildings, 1 building age cannot be determined, and 2 buildings are scheduled for demolition.



TIF BUILDING AGE MAP

CICERO GATEWAY TAX INCREMENT FINANCING DISTRICT



Dilapidation

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

The exterior field survey conducted by Teska Associates, Inc. did not find any instances of structures in the Project Area that displayed this type of obvious extreme physical state. Therefore, dilapidation does not contribute towards designation as a Conservation Area.

Obsolescence

An obsolete building or improvement is one which is becoming obsolete or going out of use - not entirely disused, but gradually becoming so. Thus, obsolescence is the condition or process of falling into disuse. Obsolescence, as a factor, should be based upon the documented presence and reasonable distribution of buildings and other site improvements evidencing such obsolescence. Examples include the following sub categories:

Functional Obsolescence

Structures are typically built for specific uses or purposes with design, location, height and space arrangement each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which limit the re-use and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or out-dated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Many of the older commercial buildings within the Study Area exhibit functional obsolescence. In particular, the commercial buildings on the eastern frontage of Cicero Avenue were built 30 to 40 years ago, and do not meet modern standards for retail tenants. Tenant units are undersized relating to building depth, buildings are situated perpendicular to Cicero Avenue, and parking lots are poorly configured. Instances of functional obsolescence are widespread throughout the Study Area, and contribute to designation of the Study Area as a Conservation Area.

Obsolete Site Improvements

Site improvements, including sewer and water lines, public utility lines (gas, electric and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this obsolescence may include inadequate utility capacities, outdated designs, etc.

Obsolete site improvements are also widespread throughout the entire Study Area. Such obsolescence of site improvements includes driveways and parking areas, insufficient lighting, sidewalks, overhead electric lines, and insufficient parking.

Obsolete Platting

Obsolete platting includes issues such as parcels of limited or narrow size and configuration or parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements. Platting that created inadequate right-of-way widths for streets, alleys and other public rights-of-way or which omitted easements for public utilities, should also be considered obsolete.

Instances of obsolete platting are also widespread throughout the Study Area. The commercial buildings on Cicero Avenue are situated on multiple small lots, with buildings crossing over multiple lot lines. In addition, multiple parcels of irregular size and shape constrain opportunities for future redevelopment.

Obsolescence, including functional obsolescence, obsolete site improvements, and obsolete platting, is present to meaningful extent and distributed throughout the Study Area, and therefore contributes to the designation of the Study Area as a Conservation Area.

Deterioration

Deterioration refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair.

Deterioration of Buildings

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

Deterioration of buildings is prevalent throughout the Study Area. Instances of deterioration include issues such as broken windows and doors, deterioration of roofs, holes in walls, deterioration of masonry, and broken gutters. Deterioration is present on 9 of the 13 buildings (69%) within the Project Area.

Deterioration of Surface Improvements

The conditions of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration through surface cracking, crumbling, potholes, depressions, loose paving materials, and weeds protruding through the surface.

Deterioration of surface improvements is also significant and widespread throughout the entirety of the Study Area. Deterioration of surface improvements is present on all parcels in the Study Area, including parcels which do not exhibit building deterioration. Crumbling drives and parking areas are common. Potholes and cracking streets are common. Cracks in sidewalks and parking lots are common, as are weeds protruding through paved areas. Deterioration is present on 34 of 34 parcels (100%) within the Project Area.

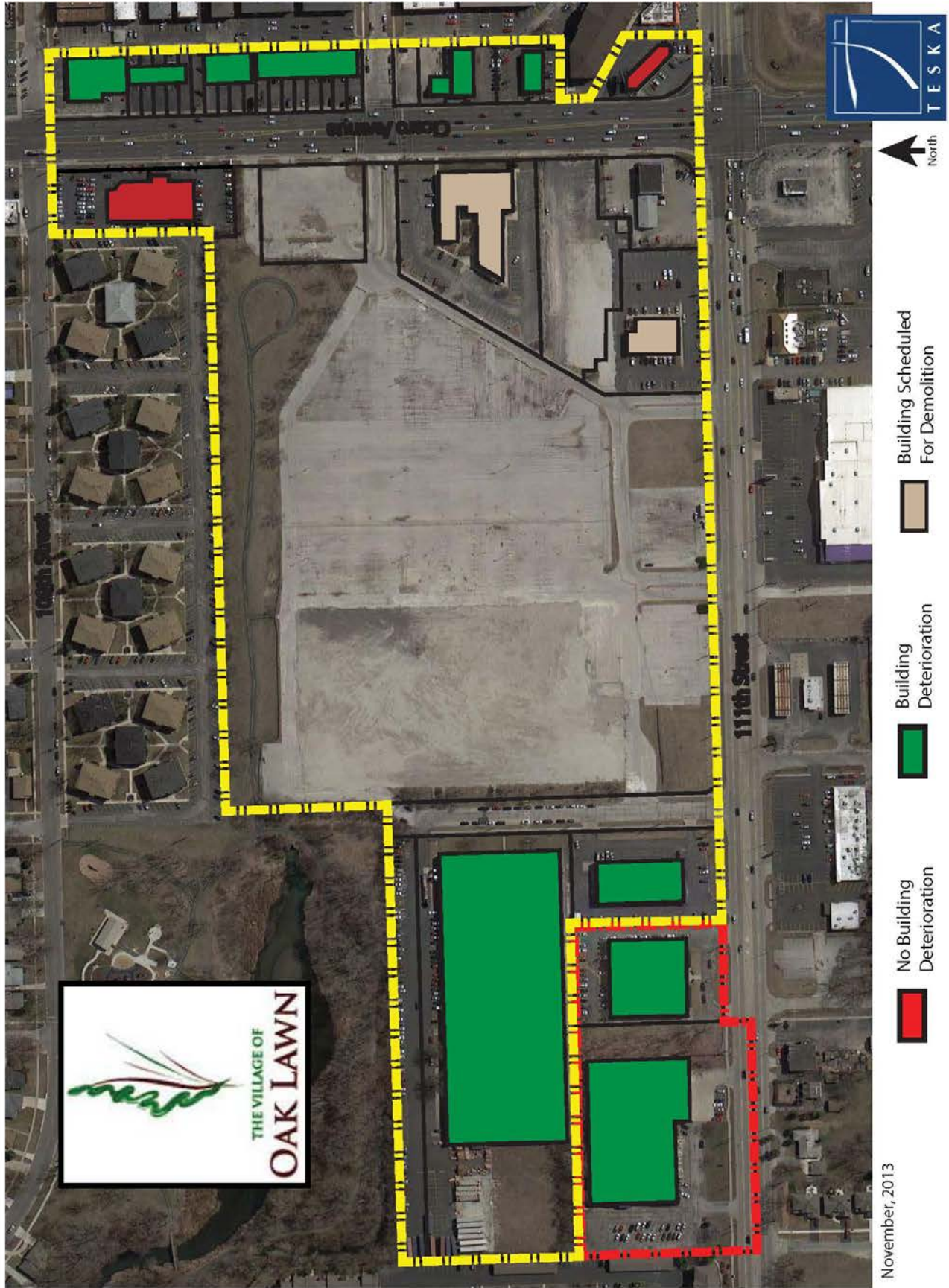
Deterioration of buildings and deterioration of surface improvements are significant and widespread throughout the Study Area, and both contribute to the designation of the Project Area as a Conservation Area.



Examples of Building Deterioration within the Study Area



Examples of Site Deterioration within the Study Area





Illegal Use of Individual Structures

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

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

The exterior field survey conducted by Teska Associates, Inc. did not find any instances of obvious illegal or non-conforming uses. Therefore, illegal use of individual structures is not a contributing factor towards designation as a Conservation Area.

Presence of Structures Below Minimum Code Standards

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

The exterior field survey conducted by Teska Associates, Inc. did not find any instances of obvious code violations. Therefore, presence of structures below minimum code standards is not a contributing factor towards designation as a Conservation Area.

Excessive Vacancies

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

There are a number of vacant or partially vacant buildings scattered throughout the Study Area. Vacancies occur in commercial areas, including vacant buildings and partially vacant buildings. The

remaining multi-tenant commercial building west of Cicero Avenue is completely vacant and scheduled to be demolished. There are also commercial tenant vacancies along Cicero Avenue.

Although vacancies are present within the Study Area, they are concentrated and not evenly distributed throughout the entire Study Area. Therefore, excessive vacancies do not contribute towards designation of the Study Area as a conservation area.



TIF VACANT BUILDINGS MAP

CICERO GATEWAY TAX INCREMENT FINANCING DISTRICT



November, 2013



Partial Vacant Building



Vacant Building



No Vacancy



Lack of Ventilation, Light, or Sanitary Facilities

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

Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in spaces/rooms without windows, i.e., bathrooms, and dust, odor or smoke-producing activity areas;
- Adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios;
- Adequate sanitary facilities, i.e., garbage storage/enclosure, bathroom facilities, hot water, and kitchens; and
- Adequate ingress and egress to and from all rooms and units.

The exterior field survey conducted by Teska Associates, Inc. did not find any instances of obvious lack of ventilation, light or sanitary facilities. Therefore, lack of ventilation, light, or sanitary facilities is not a contributing factor towards designation as a Conservation Area.

Inadequate Utilities

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

As documented in the existing 111th Street / Cicero Avenue TIF Eligibility / Qualification Report, March 2006, significant infrastructure issues are present within the Project Area, including:

- Numerous curb cuts and driveways intersect arterial streets (111th Street and Cicero Avenue). Coordination of these approaches will be needed to reduce conflicts and improve traffic flow as a part of any redevelopment plan.
- Water, sewer, gas, and electric lines and easements restrict redevelopment opportunities. Relocation of existing utility lines and easements is required in order to accommodate redevelopment.
- Many parcels are located within a 100-year floodplain. New construction must be constructed in accordance with strict requirements relating to elevation of improvements

and compensatory fill. Regional compensatory storage basins and floodplain map revisions may also be necessary.

Inadequate utilities can therefore be considered to be a contributing factor towards designation as a Conservation Area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

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

The exterior field survey conducted by Teska Associates, Inc. did not find any significant instances of excessive land coverage and overcrowding of structures and community facilities. Therefore, excessive land coverage and overcrowding of structures and community facilities is not a contributing factor towards designation as a Conservation Area.

Deleterious Land Use or Layout

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

Instances of incompatible land use relationships are present within the Study Area. Instances of industrial adjacent to residential uses, and insufficient buffering between commercial and residential uses, are present within the Project Area. However, these incompatible land use relationships are not widespread and evenly distributed throughout the entire Project Area, and deleterious land use or layout is therefore not a contributing factor towards designation as a Conservation Area.

Lack of Community Planning

Lack of community planning may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the area's development. Lack of planning may be documented by establishing the date of adoption of the City's Comprehensive Plan (or other plans which may be relevant) and determining whether the area

developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding.

The majority of parcels along 111th Street and Cicero Avenue were developed prior to floodplain regulations. As a result, some structures within the Project Area were constructed in areas that were later designated as floodway and floodplain areas. These structures may contribute to flooding in the area, and discourage future redevelopment as significant flood management measures may be required.

Some land use conflicts exist, including industrial adjacent to residential uses, and insufficient buffering between commercial and residential uses. Modern development would discourage these types of conflicts. In addition, irregular and insufficient lot sizes and building crossing over lot lines are present in commercial areas along Cicero Avenue.

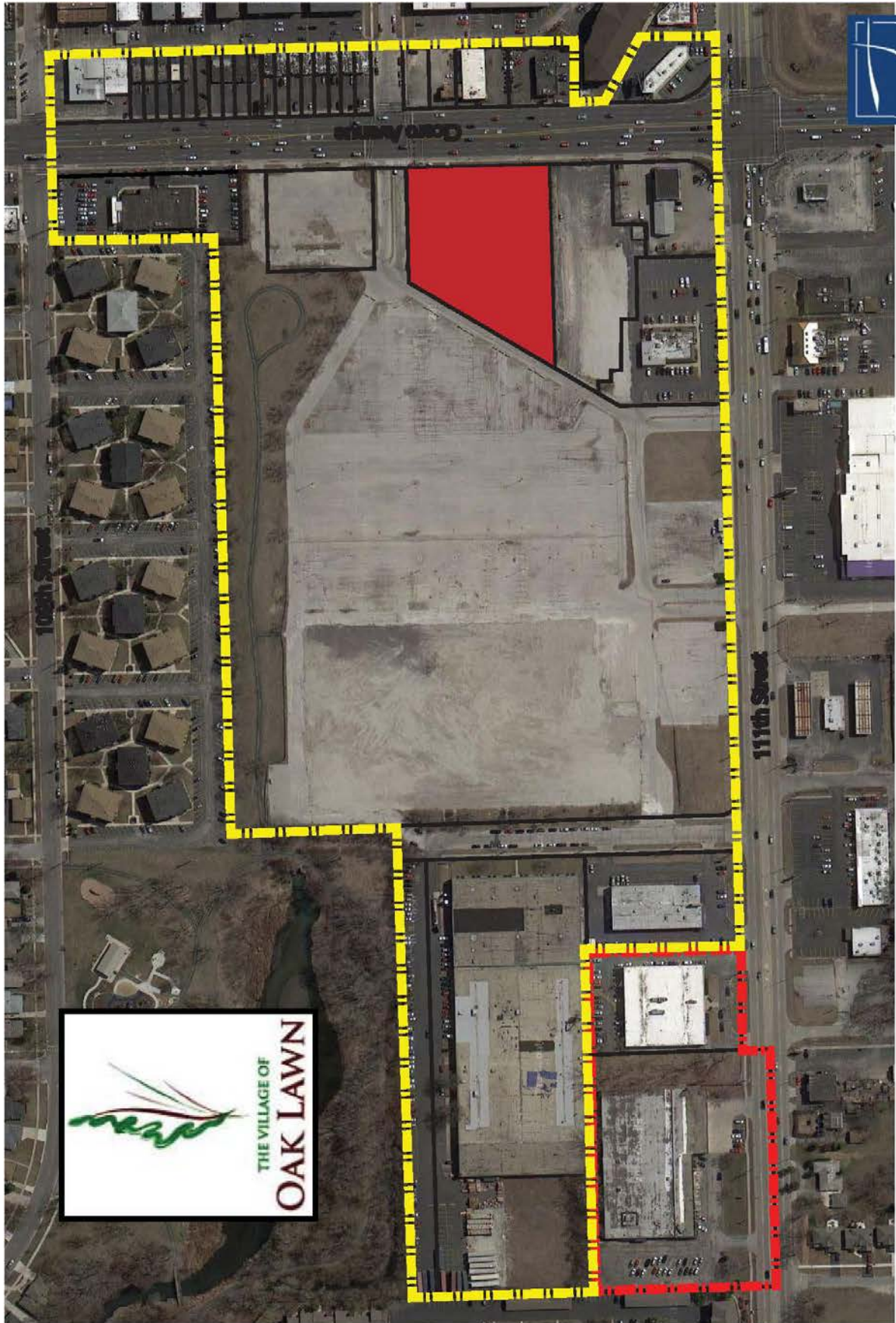
Lack of Community Planning is therefore considered to be a contributing factor towards designation as a Conservation Area.

Environmental Remediation Costs Impeding Development

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

A Phase I Environmental Site Assessment was prepared for the parcel located at 11004 – 11016 South Cicero Avenue. This report identified environmental concerns within the Study Area, but concluded that the environmental concerns identified do “not reveal the potential for impacts to the subject property.”

Therefore, environmental remediation costs impeding development is not a contributing factor towards designation as a Conservation Area.



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Potential Environmental Concerns



Decline or Minimal Marginal Increase in the Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the Amendment Area has declined for 3 of the last 5 calendar years in which information is available, or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

YEAR	EAV	% CHANGE
2009	\$20,488,580	
2010	\$18,579,684	-9.32%
2011	\$14,671,416	-21.04%
2012	\$5,181,833	-64.68%
2013*	\$2,043,414	-60.57%

** 2013 EAV has not yet been certified by the Cook County Assessor, and may be subject to change*

As shown in the table above, the Project Area Equalized Assessed Valuation (EAV) has decreased significantly in each of the previous 3 years. Therefore, decline or minimal marginal increase in the EAV of the Project Area does contribute towards designation of the Project Area as a Conservation Area.

Conclusion

The Redevelopment Project Area as a whole qualifies for designation as a Tax Increment Financing District. The improved parcels within the Project Area qualify as a "Conservation Area" based on 50% of structures over 35 years of age, and meeting at least 3 of 5 eligibility criteria outlined in the Act. The unimproved / vacant parcels within the Project Area qualify as a "Blighted Area" based on the fact that these parcels qualified as a blighted area immediately prior to becoming vacant.

The improved areas within the Redevelopment Project Area qualifies as a "Conservation Area" according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:

1. Age of buildings;
2. Deterioration of Buildings and Site Improvements;
3. Obsolescence;
4. Inadequate Utilities;
5. Lack of Planning; and
6. Decline or Minimal Marginal Growth in EAV

Each of these factors contributes significantly to the eligibility of the Cicero Gateway TIF Project Area as a "Conservation Area" in order that redevelopment might occur.

The unimproved / vacant areas within the Redevelopment Project Area qualifies as a "Blighted Area" according to the criteria established by the Act, based on the predominance of parcels exhibiting the following characteristics:

1. The area immediately prior to becoming vacant qualified as a blighted improved area.