
**VILLAGE OF BROOKFIELD
8 CORNERS
TAX INCREMENT FINANCE DISTRICT/
REDEVELOPMENT PROJECT AREA
FIRST AMENDMENT TO THE
REDEVELOPMENT PLAN AND PROJECT**

Prepared jointly by:

Village of Brookfield

and

Kane, McKenna and Associates, Inc.

August, 2019

Document

Original Plan and Project
First Amendment to Plan and Project

Date

November, 2016
_____, 2019

The Village of Brookfield (the “Village”) 8 Corners TIF Redevelopment Plan and Project (attached as Exhibit 1) is amended as follows:

1. Section I entitled “Introduction” page 2, is amended by inserting after the third paragraph of page 2, a new paragraph to read as follows:

“The proposed First Amendment to the 8 Corners TIF includes property located at 9045 Monroe, 9038 Monroe, 9042 Monroe, 9048 Monroe and at the parking lot adjacent to 3415 Maple Avenue.”

2. Section I entitled “Introduction, Section A. Redevelopment Plan’ page 3, is amended by deleting the first sentence of the third paragraph and replacing with the following sentence:

“A map of the RPA boundaries as amended by the First Amendment is included in Exhibit 1 and is part of this Redevelopment Plan and Project.”

3. Section II, page 5, entitled “The Redevelopment Project Area (RPA) Legal Description,” is amended to read as follows:

“The Redevelopment Project Area legal description as amended is attached as Exhibit 2 and the legal description is attached hereto.

4. Section V entitled “TIF Qualification Factors page 9 is amended to add a new paragraph under A. “Findings”:

“The First Amendment to the RPA was studied in order to determine its qualifications under the Act. It was determined that the amended area qualifies under the Act and the Amended TIF Qualification Report is attached as part of Exhibit 3.”

5. Section V entitled “IIF Qualification Factors” page 9 is amended to add a new paragraph under “B. Findings”. “The First Amendment to the RPA was evaluated from March 2019 and continuing to the date of the preparation of this First Amendment to the RPA.

6. Section VII entitled Redevelopment Project, E Estimated Redevelopment Project Costs, page 23 is hereby replaced with the following chart:

**VILLAGE OF BROOKFIELD
8 CORNERS REDEVELOPMENT PROJECT
ESTIMATED PROJECT COSTS**

<u>Redevelopment Cost Items</u>	<u>Estimated Costs^(A)</u>
1. Land Acquisition and Assembly Costs (including relocation costs)	\$ 2,500,000
2. Utility Improvements (including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements)	\$ 1,500,000
3. Site Preparation and Demolition, including Environmental Remediation	\$ 2,500,000
4. Rehabilitation of Structures	\$ 3,500,000
5. Interest Costs Pursuant to the Act	\$ 1,500,000
6. Public Improvements, including Parking	\$ 500,000
7. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	\$ 1,000,000
8. School Tuition Costs (as provided for by the TIF Act)	\$ 500,000
9. <u>Job Training</u>	<u>\$ 500,000</u>
TOTAL ESTIMATED PROJECT COSTS	<u>\$14,000,000</u>

^(A) All project cost estimates are in year 2019 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of any obligations as well as to provide for capitalized interest, reasonably required reserves, and annual interest costs. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a total limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the total amount of payment for Estimated Project Costs shall not exceed the amount set forth above, as adjusted pursuant to the Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

7. Section VII entitled “Redevelopment Project “H Most Recent Equalized Assessed Valuation in the RPA” and “Anticipated Equalized Assessed Valuation for the RPA”, page 25 are hereby replaced with the following, which shall read as follows:

“Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area

The RPA base or initial EAV as certified by the Cook County Clerk for the 8 Corners TIF is \$7,371,667. The First Amendment to the Plan and Project EAV is expected to revise the Base EAV by \$593,398 (2018 EAV).

Anticipated Equalized Assessed Valuation (EAV) for the RPA

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period it is estimated that the EAV of the property within the RPA will be approximately \$15,000,000 to \$20,000,000.”

EXHIBITS

- Exhibit 1 – “Legal Description”, as amended, is attached hereto.
- Exhibit 2 – “Boundary Map”, as amended, is attached hereto.
- Exhibit 3 - “TIF Eligibility Report – First Amendment to the 8 Corners TIF is attached hereto.
- Exhibit 4 – “Existing Land Use Map”, as amended, is attached hereto.
- Exhibit 5 – “Future Land Use Map”, as amended, is attached hereto.

EXHIBIT 1

Legal Description, as amended

LEGAL DESCRIPTION - BROOKFIELD 8 CORNERS TIF- REVISED 7-24-2019

THAT PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE AND THE NORTH RIGHT-OF-WAY LINE OF MONROE AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE NORTHERLY, ALONG SAID EAST RIGHT-OF-WAY LINE TO SOUTH LINE OF A 16 FOOT EAST WEST ALLEY IN BLOCK 19 IN BROOKFIELD MANOR SUBDIVISION; BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 1914 AS DOCUMENT NUMBER 5455853, SAID POINT BEING ALSO THE NORTHWEST CORNER OF LOT 23 IN SAID BLOCK 19; THENCE EASTERLY, ALONG SAID SOUTH LINE OF ALLEY, TO THE NORTHEAST CORNER OF LOT 19 IN SAID BLOCK 19; THENCE SOUTHERLY, ALONG THE EAST LINE OF LOT 19, TO THE SOUTHEAST CORNER OF LOT 19; THENCE SOUTHWESTERLY, TO THE NORTHEAST CORNER OF LOT 6 IN BLOCK 24 IN BROOKFIELD MANOR SUBDIVISION, SAID CORNER BEING ON THE SOUTH RIGHT-OF-WAY LINE OF MONROE AVENUE; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER OF LOT 6, SAID CORNER BEING ON THE NORTH LINE OF A 16 FOOT EAST AND WEST ALLEY IN BLOCK 24; THENCE WEST, ALONG SAID NORTH LINE OF ALLEY, TO THE SAID EAST RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY TO A POINT OPPOSITE AND ADJACENT TO THE NORTH CORNER OF LOT 41 IN BLOCK 23 OF SAID BROOKFIELD MANOR SUBDIVISION, THENCE WEST TO SAID NORTH CORNER OF LOT 41, SAID NORTH CORNER ALSO BEING A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PARK AVENUE AND THE SOUTHEASTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY LYING SOUTHEASTERLY OF BROADWAY AVENUE IN

SAID BLOCK 23; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO THE SOUTHWEST CORNER OF LOT 39 IN SAID BLOCK 23, SAID CORNER ALSO BEING A POINT OF INTERSECTION WITH THE EAST LINE OF A NORTH-SOUTH 16 FOOT ALLEY LYING WEST OF PARK AVENUE; THENCE SOUTH ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF LOT 47 IN BLOCK 7 OF GROSSDALE SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 1889 AS DOCUMENT NO. 1119370; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 47 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY ALLEY LYING NORTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 7; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 34 IN SAID BLOCK 7; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION, SOUTHEASTERLY LINE AND THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY-LINE OF SAID GRAND BOULEVARD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE TO THE NORTHEASTERLY CORNER OF LOT 11 IN BLOCK 8 OF SAID GROSSDALE SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 11 TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY LYING SOUTHWESTERLY OF GRAND BOULEVARD IN SAID BLOCK 8; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE TO A POINT THAT IS OPPOSITE AND ADJACENT TO THE SOUTHEAST CORNER OF LOT 53 IN SAID BLOCK 8; THENCE SOUTHWESTERLY ALONG A LINE TO SAID SOUTHEAST CORNER; THENCE WEST ALONG

THE SOUTH LINE OF SAID LOT 53 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST RIGHT-OF-WAY-LINE OF MAPLE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY IN BLOCK 1 OF PORTIA MANOR SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT RECORDED FEBRUARY 6, 1915 AS DOCUMENT NO. 5573274, SAID ALLEY LYING SOUTHEASTERLY OF BROADWAY AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 7 IN SAID BLOCK 1; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION TO A POINT ON THE NORTHWESTERLY LINE OF SAID NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY; THENCE NORTHWESTERLY ALONG A LINE TO A POINT ON THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 15 FEET OF LOT 8 IN SAID BLOCK 1, SAID POINT BEING 15 FEET NORTHWESTERLY OF SAID NORTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY (NOW VACATED) AS MEASURED ALONG SAID SOUTHWESTERLY LINE OF THE NORTHEASTERLY 15 FEET OF LOT 8; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BROADWAY AVENUE; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 19 IN BLOCK 2 OF SAID PORTIA MANOR SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION, SOUTHWESTERLY LINE AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY IN SAID BLOCK 2; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE TO THE SOUTHEAST CORNER OF LOT 1 IN CLARK AND JOHNSON'S RESUBDIVISION OF LOTS 24 AND 25 IN SAID BLOCK

2 IN PORTIA MANOR, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1948 AS DOCUMENT NO. 14426614; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 AND THE NORTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON AVENUE; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF LOT 36 IN BLOCK 53 OF S.E. GROSS' FIRST ADDITION TO GROSSDALE, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SAID SECTION 34, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1889 AS DOCUMENT NO. 1134257; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 36 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF A NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY LYING SOUTHWESTERLY OF GRAND BOULEVARD IN SAID BLOCK 53; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWEST CORNER OF LOT 37 IN SAID BLOCK 53; THENCE NORTHWESTERLY ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 48 IN SAID BLOCK 53, SAID CORNER ALSO BEING A POINT ON SAID SOUTHWESTERLY LINE OF THE NORTHWESTERLY-SOUTHEASTERLY 16 FOOT ALLEY; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 16 IN SAID BLOCK 53; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION, NORTHWESTERLY LINE AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF GRAND BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWESTERLY CORNER OF LOT 24 IN BLOCK 36 IN SAID S.E. GROSS' FIRST ADDITION TO GROSSDALE; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 24 TO THE NORTHWESTERLY CORNER OF SAID LOT 24, SAID CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF A NORTHWESTERLY-

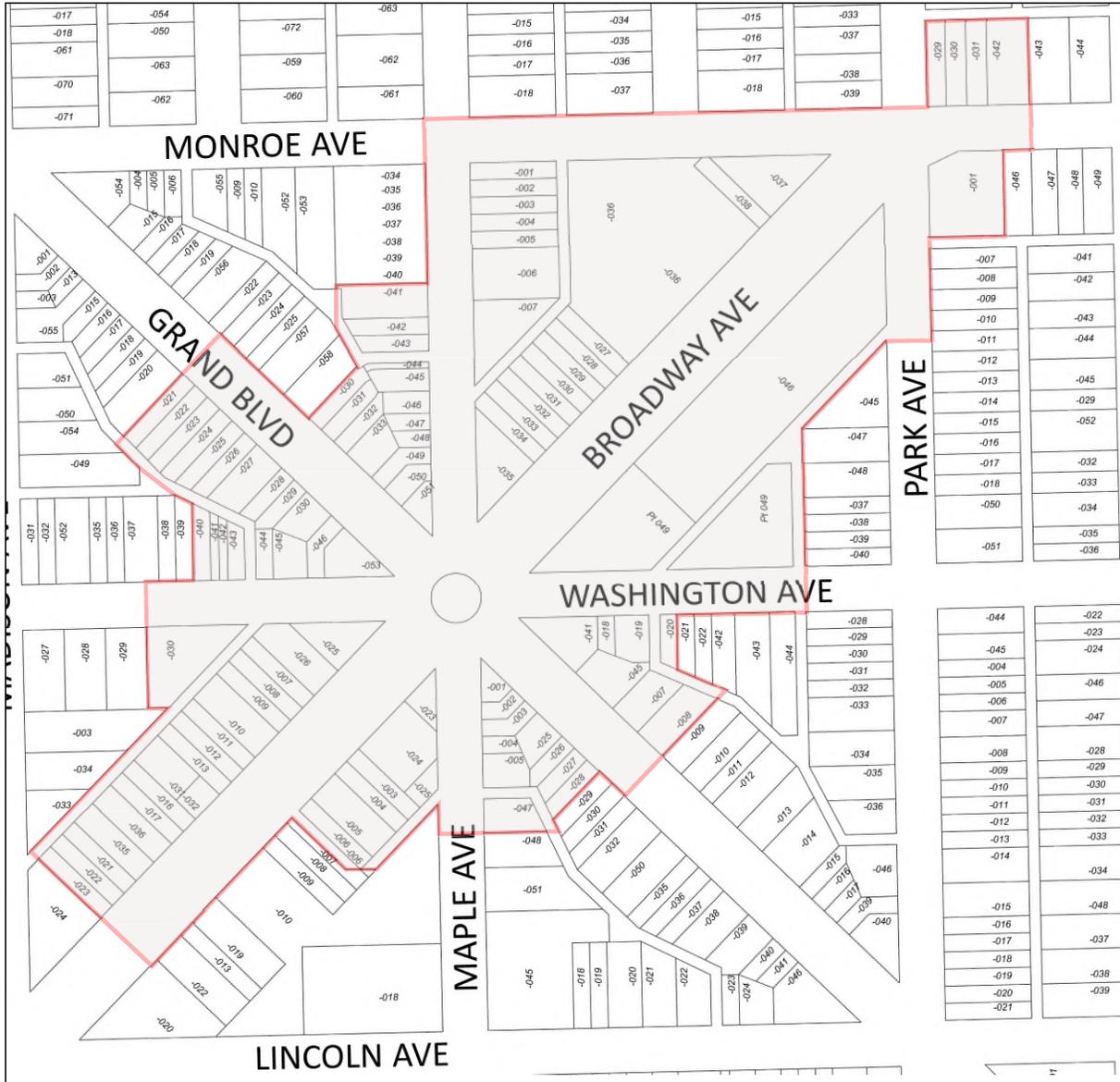
SOUTHEASTERLY 16 FOOT ALLEY LYING NORTHEASTERLY OF GRAND BOULEVARD IN SAID BLOCK 36; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE TO THE NORTHWESTERLY CORNER OF LOT 27 IN SAID BLOCK 36; THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 54 IN SAID BLOCK 36, SAID POINT ALSO BEING A POINT ON THE WEST LINE OF A VACATED NORTH-SOUTH 16 FOOT ALLEY LYING WEST OF MAPLE AVENUE IN SAID BLOCK 36; THENCE EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 54, TO A POINT ON THE CENTERLINE OF SAID VACATED NORTH-SOUTH 16 FOOT ALLEY; THENCE NORTH ALONG SAID CENTERLINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN SAID BLOCK 36; THENCE EAST ALONG SAID WESTERLY EXTENSION AND SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF MAPLE AVENUE; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

EXHIBIT 2

Boundary Map, as amended



VILLAGE OF BROOKFIELD 8 CORNERS TIF DISTRICT 2019



-  Parcel Lines
-  TIF Area

EXHIBIT 3

**TIF Eligibility Report –
First Amendment to the 8 Corners TIF Plan and Project**

**VILLAGE OF BROOKFIELD, ILLINOIS
ELIGIBILITY REPORT
FIRST AMENDMENT TO THE
8 CORNERS TIF DISTRICT**

A study to determine whether all or a portion of an area located in the Village of Brookfield qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Jointly Prepared by:

Village of Brookfield, Illinois

and

Kane, McKenna and Associates, Inc.

August, 2019

**VILLAGE OF BROOKFIELD, ILLINOIS
ELIGIBILITY REPORT
FIRST AMENDMENT TO THE
8 CORNERS TAX INCREMENT FINANCE DISTRICT**

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Appendix A: Tax Parcels for Amended RPA

Appendix B: Boundary Map of Amended RPA

EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Brookfield (the “Village”) to conduct an analysis of the qualification of certain properties for the first amendment (the “First Amendment”) to the 8 Corners Tax Increment Finance (TIF) District, in order to promote the revitalization of underutilized properties and the overall improvement of the 8 Corners area. Said properties are defined herein as the Amendment Area.

In the context of planning for the amendment of the 8 Corners Tax Increment Financing District (the “TIF District,” the “TIF,” “Redevelopment Project Area,” or “RPA”), the Village has initiated the study of certain additional parcels adjacent to the 8 Corners area to determine whether they qualify in aggregate under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the “TIF Act” or “Act”) for inclusion in the First Amendment to the TIF District.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the RPA, as amended:

- 1) *The Amendment Area properties qualify as a conservation area* – The Amendment Area qualifies as a “conservation area” as defined under the TIF Act. The TIF Act states that an area may only qualify as a conservation area if 50% or more of the structures are 35 years or older. Four structures are present in the Amendment Area and they are all over 35 years of age. The Amendment Area is also in danger of declining toward a blighted condition due to the presence of certain factors as defined in the TIF act and identified in this report. Thus, the RPA meets all statutory criteria for consideration as a conservation area.
- 2) *The current conditions impede redevelopment* – The existence of certain conditions present a barrier to the area’s successful redevelopment. Because the current conditions in the RPA, as amended, are impediments to redevelopment, an environment exists where it is reasonable to assume redevelopment would not take place “but for” the use of the TIF Act. The factors present negatively impact coordinated and substantial private sector investment in the overall area. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) *Viable redevelopment sites could produce incremental revenue* – Within the amended RPA, there are several parcels which potentially could be redeveloped and thereby produce incremental property tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the entire RPA.
- 4) *TIF amendment is recommended* – To mitigate conservation area conditions, promote private sector investment, and foster the economic viability of the RPA, KMA recommends that the Village proceed with the formal TIF amendment process to include the properties described within this report.

There are approximately 25 residential units in the proposed RPA; as amended; and the Village has previously certified that it will not dislocate 10 or more residential units. Therefore, a Housing Impact Study pursuant to the TIF Act will not be conducted by the Village as part of this amendment.

I. INTRODUCTION AND BACKGROUND

The Village of Brookfield is located approximately 13 miles west of downtown Chicago in Cook County, Illinois. Brookfield is an established inner-ring suburb of Chicago of approximately 3.1 square miles. The Village has convenient access to and from the City of Chicago, and is home to three Metra stations along the Burlington Northern/Santa Fe railway, which provides service to the City of Chicago (east), City of Naperville (west), and City of Aurora (west).

The 8 Corners TIF District (or “RPA”) is located in the central portion of the Village of Brookfield, in an area that has a diverse mix of commercial, retail, residential, and office uses, many of which uses can be classified as “centralized commercial”. The 8 Corners intersection is comprised of Grand Boulevard, Maple Avenue, Broadway Avenue, and Washington Avenue, which meet at an intersection that includes a landscaped roundabout. The roundabout plays an important role in creating an active economic corridor by providing a welcoming aesthetic feature and provides for slower vehicle speeds as they pass through the area.

In the surrounding area, the most common housing type is single-family homes, and the concentration of residences in the immediate area surrounding the 8 Corners intersection make it a popular area for shopping. The majority of the commercial buildings in the RPA are predominantly older one-story buildings with large storefront windows and are built up to the street. The RPA is generally bounded by Monroe Avenue to the north, Madison Avenue to the west, Lincoln Avenue to the south, and Park Avenue the east. The proposed First Amendment to the RPA includes property located at 9039 Monroe Avenue, 9038 Monroe Avenue, 9042 Monroe Avenue, 9048 Monroe Avenue and the parking lot adjacent to 3415 Maple Avenue. Please see Appendix A for a list of the proposed parcels for amendment to the TIF District.

The RPA is a significant contributor to the Village’s tax base, and the economic success and viability of the commercial areas remains a top priority for the Village. The area was identified in the Village’s 2020 Master Plan (2004) as a key focus area and one primed for potential growth. The RPA is also identified in the 8 Corners Subarea Plan of the newly adopted Comprehensive Plan (2018) as an area that could be subject to redevelopment in the near future.

Objectives - The Village has several economic development objectives which would be fulfilled by the amendment of the TIF District. Table 1 summarizes a sample of these objectives stated in the Village’s most recent Comprehensive Plan (2018).

Table 1. Comprehensive Plan Goals & Objectives Relevant to RPA

Element	Goals/Objectives
Land Use	<ul style="list-style-type: none">- Improve the appearance and competitiveness of retail and commercial shopping areas in existing commercial nodes in the Village - Create a connected system of pedestrian and bicycle access and circulation that integrates with the existing urban fabric and ensures safe and convenient travel between commercial corridors

	<ul style="list-style-type: none"> - Identify, inventory, and assemble underutilized parcels for redevelopment within the commercial corridors and nodes - Prioritize the 8 Corners area and the Downtown Brookfield Metra Station area as the Village’s primary mixed-use pedestrian-oriented environments - Provide Opportunities for redevelopment in Brookfield’s residential neighborhoods and commercial nodes
Housing & Neighborhoods	<ul style="list-style-type: none"> - Encourage and support the development of diverse housing products at various price points and sizes, including senior and multi-family housing - Support neighborhoods for all ages and abilities that are compact, walkable and connected to major commercial nodes and available transportation
Transportation	<ul style="list-style-type: none"> - Promote a multi-modal transportation system that maximizes mobility options - Use transportation as a tool to enhance the character of the Village and the quality of life for its residents - Support economic development with transportation strategies that increase access and connectivity to destinations in the Village and prioritize multi-modal improvements

Source: Village of Brookfield Comprehensive Plan (2018).

Given the Village's objectives as well as the conditions described in this report, the Village has made a determination that it is highly desirable to promote the redevelopment of the underutilized areas of the RPA as amended. Without an implementation plan for redevelopment, Village officials believe adverse conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the RPA, which will not only benefit the entire community, but also generate additional tax revenues to support municipal services.

Determination of the “But For” - The Village has determined that planned redevelopment for the RPA, as amended, is feasible only with public finance assistance. The utilization of a TIF redevelopment plan and redevelopment agreements are intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA as amended, and to improve the tax base and job creation within the Village.

TIF Mechanism - The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By doing so, it would result in increased property taxes compared to the previous land use (and/or absence

of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

Amendment Area Land Use - Land uses include a commercial building, a restaurant/bar, a parking lot and two adjacent single-family residences.

The Amendment Area suffers from a variety of economic development impediments identified in the TIF Act. Specifically, it experiences lagging or declining equalized assessed valuations (EAV), lack of community planning, deleterious land use or layout, obsolescence, and deterioration. Section V of this report identifies other impediments to redevelopment.

General Scope and Methodology - KMA formally began its analysis by conducting a series of meetings and discussions with Village staff starting in March 2019 and continuing up to the issuance of this report. The purpose of the meetings was to establish boundaries for initial analysis and to gather data related to the qualification criteria for parcels included in the RPA. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF. KMA made numerous site visits to the area to examine the tax parcels and conditions. KMA also utilized the Village of Brookfield's Comprehensive Plan (2018) in addition to other Village plans and reports.

For the purpose of the study, properties within the RPA were examined in the context of the TIF Act governing improved areas. The qualification factors discussed in this report qualify the Amendment Area as a conservation area, as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to, and was assisted by, Village staff on its findings regarding TIF qualification and feasibility prospects for the Amendment Area. Based on these findings the Village (a) made refinements to the RPA boundaries and (b) directed KMA to complete this report and to move forward with the preparation of the First Amendment.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

II. QUALIFICATION CRITERIA

With the active assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the RPA to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a RPA/Redevelopment Project Area. By definition, a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the Act, conservation area means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

TIF Qualification Factors for a Conservation Area- In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the RPA would qualify as a conservation area. First, KMA analyzed the threshold factor of age to determine if 50% or more of structures were 35 years of age or older.

If a proposed conservation area meets the age threshold, then the following factors are examined to determine TIF qualification:

If a conservation area, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three 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: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building 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.

(B) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

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

(D) 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.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) 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.

(G) 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, kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities: Inadequate underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services. 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.

(I) 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 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, or a lack of reasonably required off-street parking or inadequate provision for loading service.

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

(K) 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. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

(L) 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.

(M) Lagging or Declining EAV: The total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or 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.

III. THE AMENDED REDEVELOPMENT PROJECT AREA

The First Amendment to the RPA contains seven (7) tax parcels located adjacent to the RPA. The tax parcels include a single-story commercial building, a single-story restaurant/bar, a parking lot and two single-family residences.

IV. METHODOLOGY OF EVALUATION

The RPA was examined to assess the applicability of the different factors required for qualification for TIF amendment under the Act. KMA collected data from the Village and Cook County which was used to determine relevance and severity of conditions compared against the statutory factors. Land and buildings within the RPA were examined to determine the applicability of the 13 different factors for qualification for TIF designation under the Act. The following steps were undertaken in this process:

- 1) Site visits to the RPA were undertaken by representatives from the Village and KMA. Such visits required the area to be walked multiple times by the same team while taking notes, filling out site surveys and taking photographs. Site surveys were completed for each parcel within the amendments to the RPA. The purpose of these visits included parcel counts, address matches and review of current land uses, building conditions, lot conditions and traffic flow. Site surveys were completed for each parcel within the amendments to the RPA.
- 2) To determine if the Amendment Area qualified as a conservation area the ages of the buildings were ascertained by matching site surveys to Cook County tax and building records.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions relevant to the qualifying factors on the site surveys.
- 4) KMA reviewed the 2013-2018 tax information from Cook County, parcel tax maps, site data, local history (discussions with Village staff) for an evaluation of area-wide factors that have affected the area's development to determine the presence of qualifying factors.
- 5) KMA performed EAV trend analysis to ascertain whether EAV growth in the First Amendment to the RPA underperformed relative to EAV growth in the balance of the Village and the Consumer Price Index-All Urban Consumers.

V. QUALIFICATION FINDINGS FOR RPA

Based upon KMA’s evaluation of parcels in the First Amendment to the RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the Amendment Area as a conservation area.

Table 2
Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in RPA
13	3	5 <ul style="list-style-type: none"> • Lagging or Declining EAV • Obsolescence • Lack of Community Planning • Deterioration • Deleterious Land Use or Layout

Note: In addition to 5 qualifying factors above, the RPA meets the statutory age threshold that 50% or more of the structures are 35 years or older.

CONSERVATION AREA FACTORS

Finding as a Conservation Area- The Amendment Area is found to qualify as a conservation area under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed an area-wide assessment, finding that 50% or more of structures within the conservation area were over 35 years of age. Based upon Cook County Assessor and site survey data, the four (4) structures, or 100%, were over 35 years in age (See **Table 3** below).

Table 3
Conservation Area Structures

Conservation Area Findings	
Total Number of Structures in RPA	4
Total Number of Structures 35 Years or Older	4
Percentage of Structures 35 Years or Older	100%

OTHER CONSERVATION AREA FACTORS (MUST INCLUDE THREE OR MORE ADDITIONAL FACTORS)

- 1) Lagging or Declining EAV: This factor is present when one of three conditions is present: (1) If the total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated; or (2) if the EAV of the proposed Redevelopment Project Area 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; or (3) if the EAV of the proposed Redevelopment Project Area 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. The RPA need only meet one of these measurements to qualify. Please see Table 3 on below for further detail.

The RPA’s EAV has declined for three (3) of the last five (5) years, has lagged behind the balance of the Village for three (3) of the last five (5) years and has lagged behind the CPI-U (Consumer Price Index-All Urban Consumers) for three (3) of the last five (5) five years.

Table 4. Village EAV Trends

	2018	2017	2016	2015	2014	2013
Total EAV	593,398	650,254	698,838	666,170	686,397	638,561
% Change from Previous Year	-8.7%	-7.0%	4.9%	-2.9%	7.5%	-
Village of Brookfield	395,870,051	408,699,522	347,060,816	331,041,900	340,065,226	360,599,223
Balance of Village EAV	395,276,653	408,049,268	346,361,978	330,375,730	339,378,829	359,960,662
Percent increase/Decrease	-3.1%	17.8%	4.8%	-2.7%	-5.7%	-
CPI – All Urban Consumers	2.4%	2.1%	1.3%	0.1%	1.6%	-

- 2) Obsolescence: The Act states that obsolescence is the condition or process of property and/or structures falling into disuse or structures that have become ill-suited for their original use, so that the area exhibits both economic and functional obsolescence. The RPA exhibits area-wide obsolescence in terms of insufficient investment and redevelopment for attracting new tenants.

The onset of obsolescence can be measured through qualitative and quantitative means. Building age, EAV, deterioration in buildings and lots, traffic flows, infrastructure and vacancy rates can signify obsolescence as proxies.

The commercial structures in the Amendment Area exhibits design features or components that are either outdated in relation to market conditions or non-conforming with aspects of original area use. These conditions further contribute to a lack of conformity among buildings and uses throughout the RPA, and detracts from the area’s consumer appeal (e.g.,

buildings retrofitted for new uses that replaced the original outmoded use for the building). Signage, façade and exterior treatments, and site improvements in many cases are “dated” and appear outmoded in relation to newer properties. Deterioration of site improvements or building components also contributes to the outmoded or “tired” appearance of many structures and facilities.

Overall, the physical restrictions of the outdated commercial structures and the presence of deterioration have resulted in fewer opportunities for area industrial/retailer/commercial establishments to remain competitive in comparison to alternative locations. This puts pressure on the remaining tenants to seek opportunities elsewhere. As a result, these functional and economic factors in aggregate establish a case for the qualification of the properties for the obsolescence factor.

- 3) Lack of Community Planning: The Act states that if the proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan the factor is present. 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.

The first municipal plan governing land use - the zoning ordinance - was adopted in 1964. The 2020 Master Plan, the Village’s first formal land use plan, was adopted in 2004. By contrast, most of the RPA was already developed by the time modern land use planning processes were put into effect. All four of the structures in the Amendment Area were built before 1964, thus, prior to the Village’s zoning ordinance and first formal land use plan.

In addition to the historical land use inadequacies within the RPA, there are certain impediments to future redevelopment. Parcels are inadequately shaped and sized to meet contemporary development standards. For example, attracting modern retailers would necessitate the assembly of parcels to create a larger “footprint” for redevelopment, greater depth, and the requisite space for the efficient, safe routing of vehicular traffic. This would be consistent with one of the goals of improving “...the appearance and competitiveness of retail and commercial shopping areas in existing commercial nodes in the Village”, stated in the Village’s most recent Comprehensive Plan (2018).

Additional concerns include an area-wide lack of buffering between residential and commercial areas within the RPA. Lack of buffering between uses is present within the Amendment Area.

- 4) Deterioration: The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

Deterioration was observed throughout many of the parcels and structures, primarily among surface improvements. The parking lot adjacent to the former bowling alley property evidenced widespread cracking as well as potholes and depressions.

- 5) Deleterious Land Use or Layout: The Act states that deleterious land use and layout occurs with the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses are considered to be noxious, offensive or are unsuitable for the surrounding area.

The RPA suffers from several issues which in aggregate create land use and layout deficiencies and these deficiencies impact the Amendment Area properties.

Incompatible Land Use Relationships

The 8 Corners Area presents several instances of incompatible land use relationships that qualify the Deleterious Land Use or Layout factor to be present within the RPA. In particular, the 3400 block of Maple Avenue is comprised of several non-complementary uses: multi-family, vacant commercial, enclosed storage, a gas station, and retail commercial uses. Additionally, on the opposite side of Maple Avenue for the same block, there exist commercial, single-family, and multi-family land uses, along with instances of single-family uses being converted into commercial uses. Such a land use layout is not consistent with conventional planning standards, locates high-intensity uses with low-intensity uses, and overall creates a pervasive “disharmony” of uses within the area. These incompatibilities are further exacerbated by an area-wide lack of buffering or transitional space between competing land uses. Such inconsistent and piecemeal land uses create undesirable parcel assembly for future development opportunities.

Conflicting Modes of Transportation –Unsuitable/Inappropriate Uses

As a result of historical land use inadequacies throughout the RPA, there exist issues with pedestrian safety and conflicting modes of transportation. Often, pedestrians and automobiles are in direct conflict and neither have a clearly designated path to their destinations. According to Village documents, many pathways in the Redevelopment Project Area are designated as “unrewarding,” which presents an unwelcoming environment for pedestrians and discourages patrons and activity in the commercial area. For example, the First National Bank building on Broadway and Washington Ave, was not designed for a pedestrian oriented area, but was designed as single use building with minimal setback and little transparency.

Furthermore, the “layout” of a rotary or traffic circle located at the center of the TIF District itself exacerbates transportation issues. This is due in part because (a) rotaries are nearly non-existent in the greater Chicago area (so drivers are not accustomed to using them), (b) four roads rather than two roads converge at the circle and (c) the limited traffic configuration of the site. The current rotary layout lacks wide lanes, ample signage, and a clear configuration or path for the motorist to travel, all of which are necessary in more modern and contemporary traffic circle design. Indeed, the Villages recently adopted

Active Transportation Plan (2017) calls for improvements to the 8 Corners rotary to reduce pedestrian/driver conflicts.

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the Village's First Amendment to the RPA.

1. The RPA (including the Amendment Area properties) is contiguous and is greater than 1½ acres in size;
2. The proposed Amendment Area will qualify as a conservation area. Further, the conservation area factors are present to a meaningful extent and are distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the RPA and the Amendment Area would substantially benefit by the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The RPA, as amended would not be subject to redevelopment without the investment of public funds, including incremental property tax revenue.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider inclusion of the Amendment Area properties in the RPA.

APPENDIX A
Amended Tax Parcels for RPA

Village of Brookfield, IL First Amendment to 8 Corners TIF

15-34-223-001-0000

15-34-221-004-0000

15-34-221-005-0000

15-34-216-029-0000

15-34-216-030-0000

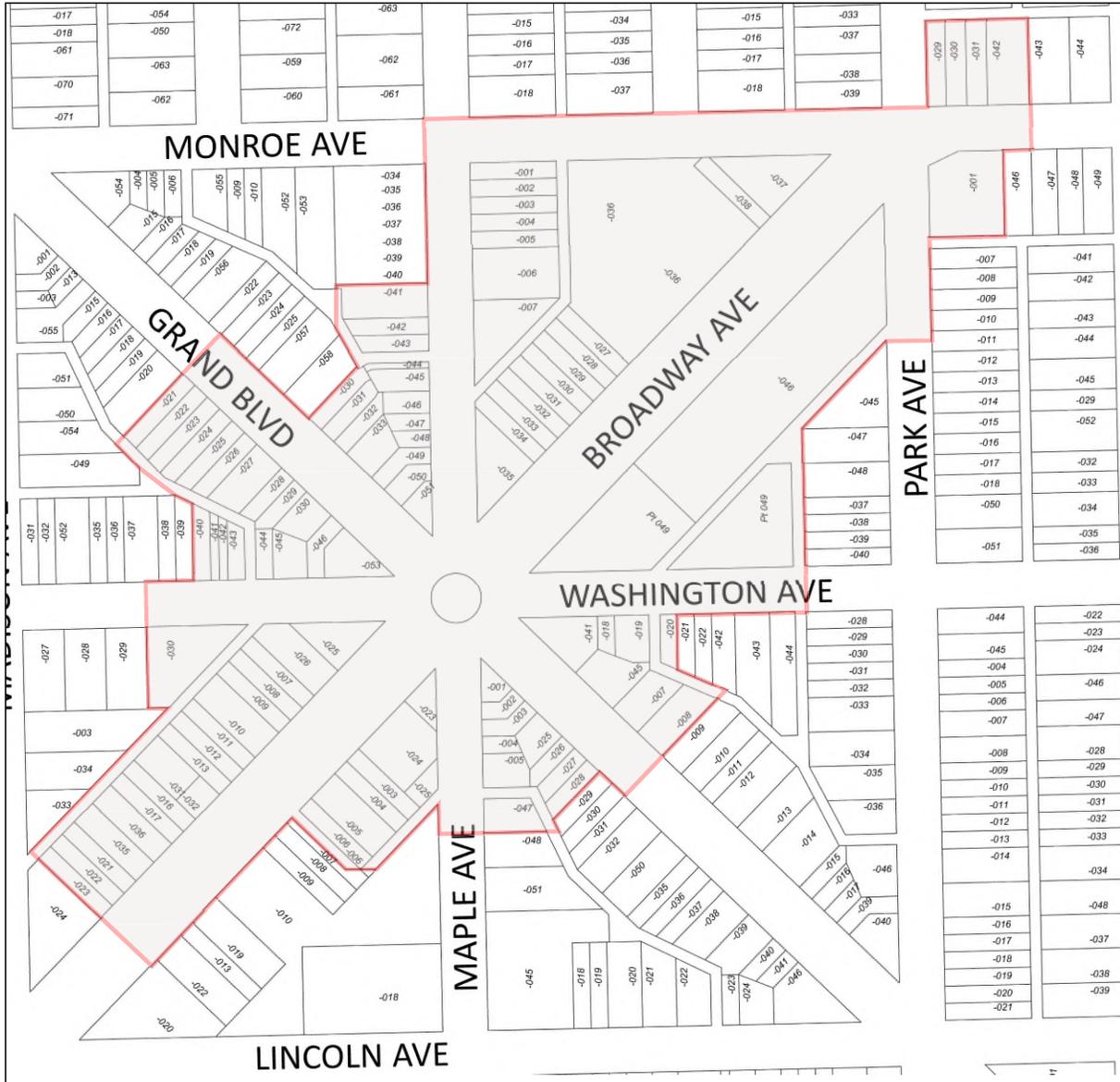
15-34-216-031-0000

15-34-216-042-0000

APPENDIX B
Boundary Map of RPA as Amended



VILLAGE OF BROOKFIELD 8 CORNERS TIF DISTRICT 2019

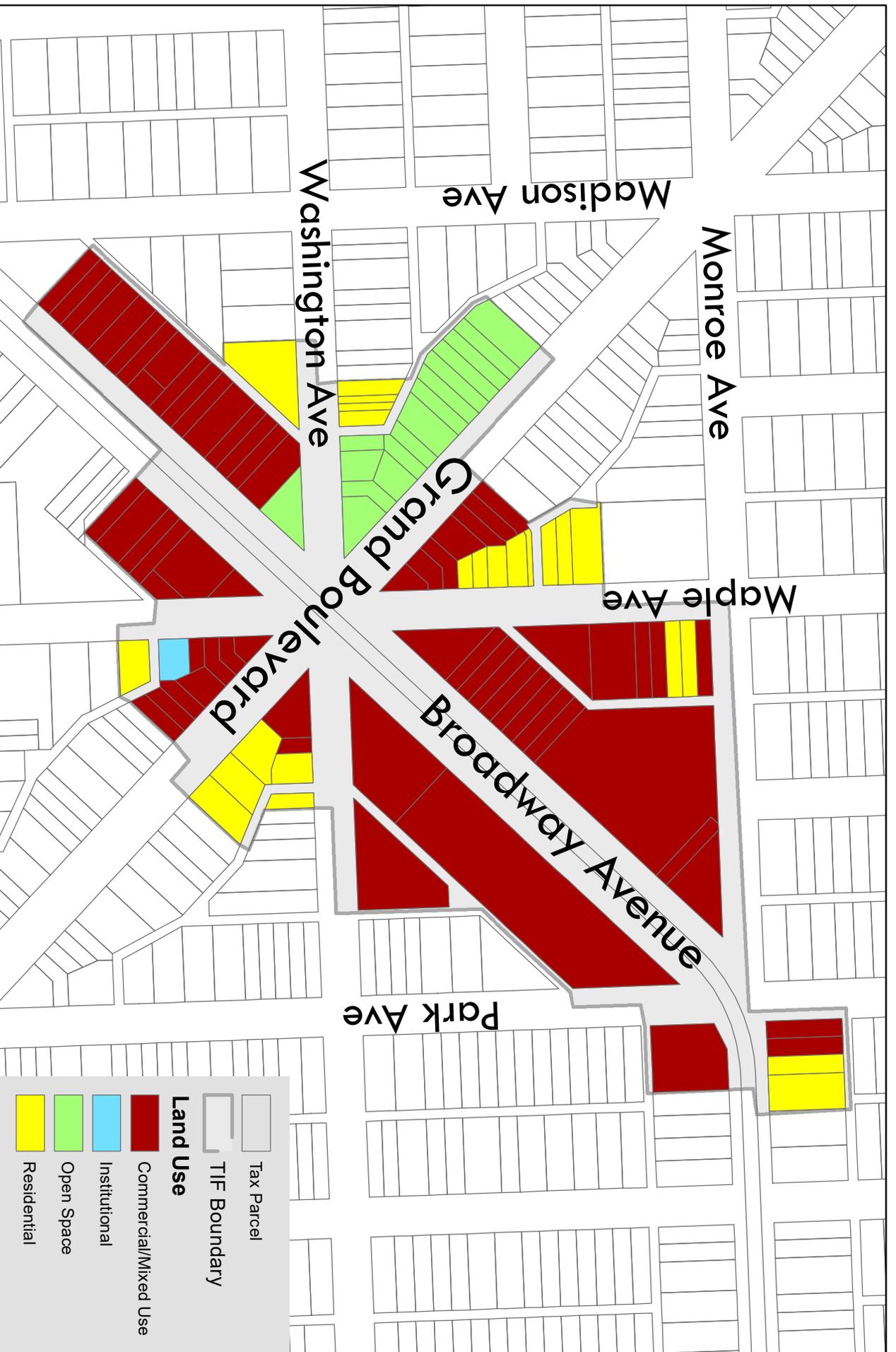


-  Parcel Lines
-  TIF Area

EXHIBIT 4

Existing Land Use Map, as amended

Village of Brookfield, IL First Amendment to 8 Corners TIF District Existing Land Use



Prepared for the Village of Brookfield, IL on 07/16/2019

Source: KMA Site Surveys Spring 2019



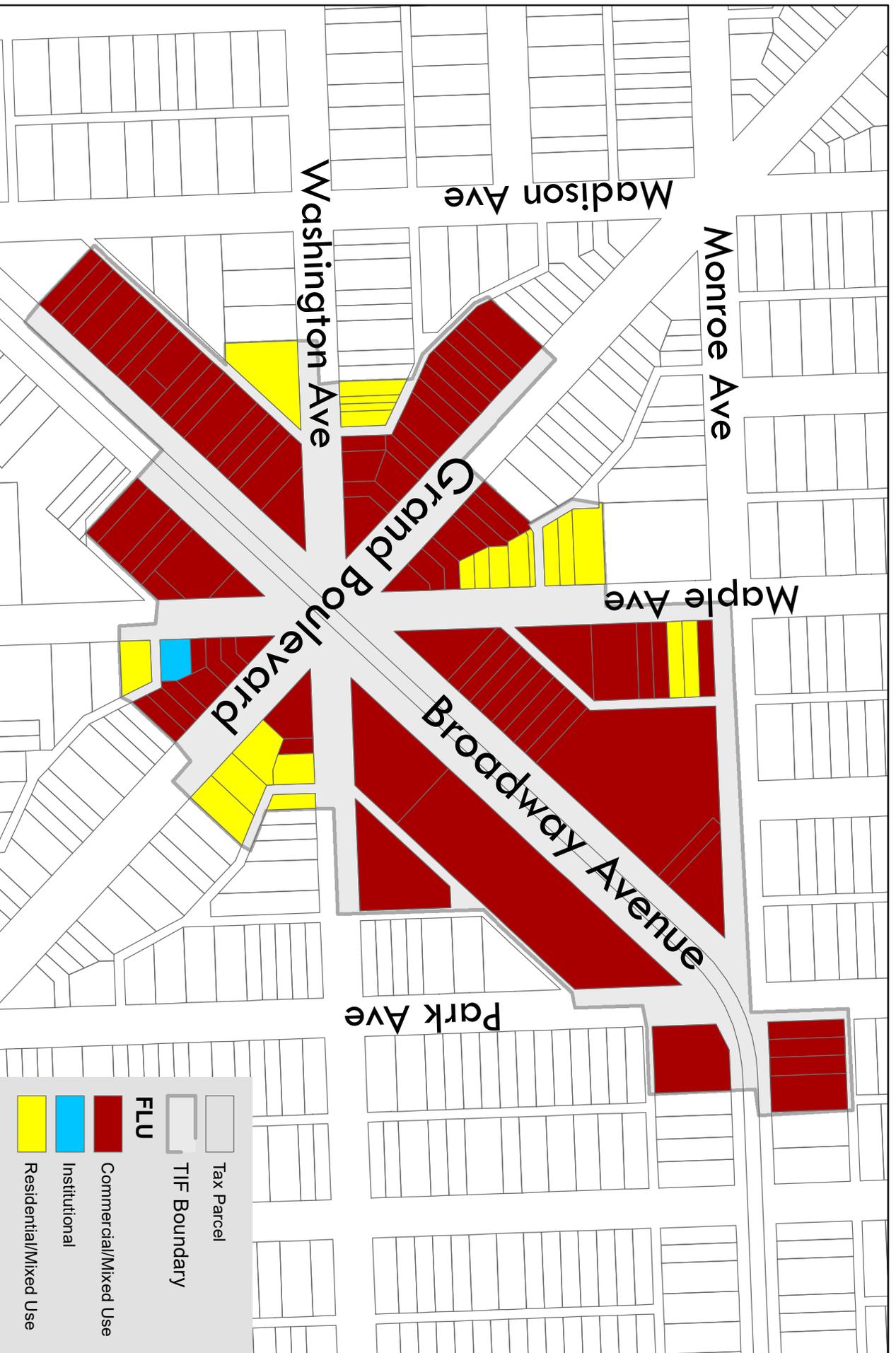
Kane, McKenna
and Associates, Inc.



EXHIBIT 5

Future Land Use Map, as amended

Village of Brookfield, IL First Amendment to 8 Corners TIF District Future Land Use



Prepared for the Village of Brookfield, IL on 07/16/2019

Source: 8 Corners TIF Redevelopment Plan

