Tax Increment Financing Eligibility Report

Harlem Avenue Redevelopment Project Area

Village of
Forest View, IL
Est. 1924 The Cinderella Village

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October 30, 2026

Prepared for the Village of Forest View

by Teska Associates Inc.

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Table of Contents

Introduction 3
Tax Increment Financing 4
Description of the Project Area 10
Age of Buildings 12
Statement of Designation 14
Dilapidation 15
Obsolescence 16
Deterioration 19
Illegal Use of Structures 29
Presence of Structures Below Minimum Code Standards 30
Excessive Vacancies 31
Lack of Ventilation, Light and Sanitary facilities 32
Inadequate Utilities 32
Excessive Land Coverage 33
Deleterious Land Use or Layout 33
Lack of Community Planning 34
Environmental Remediation 35
Decline in Equalized Assessed Valuation 37
Conclusion 38

Map Exhibits

Exhibit 1 Preliminary Boundary Map 11
Exhibit 2 Parcel Identification Numbers 11
Exhibit 3 Building Age Map 12
Exhibit 4 Building Deterioration Map 20
Exhibit 5 Site Deterioration Map 20
Exhibit 6 Eligibility Summary Table 39

DRAFT REPORT

Introduction

The Harlem Avenue Redevelopment Project Area (*the "Project Area"*) is located within the Village of Forest View, Illinois (*the "Village"*) and is situated primarily along the Harlem Avenue (Illinois Route 43) corridor and Canal Bank Drive. Land uses within the Project Area are primarily commercial and industrial in nature.

With the recognized goals of conserving the taxable value of land and buildings and protecting the character and the stability of this important commercial corridor and industrial area within the Village, and the Village of Forest View in general, the Village has retained Teska Associates, Inc. to evaluation of the Project Area in order to determine if it is eligible for designation as a Tax Increment Financing (*"TIF"*) district. If determined to be eligible, the Project Area can attract redevelopment by eliminating the conditions that inhibit private investment, weaken the Village's tax base, affect the safety of community residents, and hinder the Village's ability to promote cohesive development of compatible land uses. Public improvements may be constructed, and incentives provided, to encourage the type of private investment that will allow the Village to achieve its goals for the Project Area.

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Tax Increment Financing

Tax increment financing is permitted in Illinois under the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended (hereinafter the "Act"). This financing mechanism is only applicable in areas that meet certain specifications outlined in the Act.

The Tax Increment Allocation Redevelopment Act, as amended, stipulates specific procedures, which must be adhered to in designating a Redevelopment Project Area, as well as amendments thereto. The following terms referenced in this Eligibility Report are defined in the Act as follows:

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."

A "Blighted Area" is defined 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. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
    B. *Obsolescence. The condition or process of falling into disuse. Structures have 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 and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
    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 under-utilized 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 and kitchens, and*

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structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

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

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

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

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, provided that the remediation costs 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. *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

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

    A. *Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.*
    B. *Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*
    C. *Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.*
    D. *Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
    E. *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
    F. *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

3. *If vacant, the sound growth of the redevelopment 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:*

    A. *The area consists of one or more unused quarries, mines, or strip mine ponds.*
    B. *The area consists of unused rail yards, rail tracks, or railroad rights-of-way.*
    C. *The area, prior to its 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.*
    D. *The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*
    E. *The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.*

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A "Conservation Area" is defined 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:

- *A. Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
- *B. Obsolescence. The condition or process of falling into disuse. Structures have 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 and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
- *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 under-utilized 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 and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*
- *H. Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*
- *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 one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.*

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

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, provided that the remediation costs 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. *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.*

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Conservation Area Eligibility

The Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"), establishes the framework for designation of a Redevelopment Project Area. For an improved conservation area, at least 50% of structures must be 35 years or older, and at least three additional statutory factors must be present to a meaningful extent and reasonably distributed. Age is the conservation-area threshold rather than an additional factor.

This report applies the improved-land conservation framework to the proposed Harlem Avenue Redevelopment Project Area. The age information indicates older building stock, the supplied maps identify physical conditions, and the assessed value analysis identifies property valuation trends.

Field Analysis

This analysis evaluates properties within the proposed Harlem Avenue Redevelopment Project Area boundary. The existing conditions were documented on August 7, 2026, and supplemented with information and data provided by the Village, and various online sources and databases.

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Description of the Project Area

The Project Area consists of fifty-seven (57) structures on fifty-six (56) parcels totaling approximately three-hundred and five (305) acres, within the Village of Forest View, Cook County, Illinois. Land uses within the Project Area include commercial properties along Harlem Avenue north of the BNSF railroad right-of-way, and industrial properties off of Harlem Avenue and along Canal Bank Drive south of the Chicago Sanitary and Shipping Canal and north of Interstate 55.

Project Area Aerial Location Map

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Exhibit 1 – Project Area Boundary Map

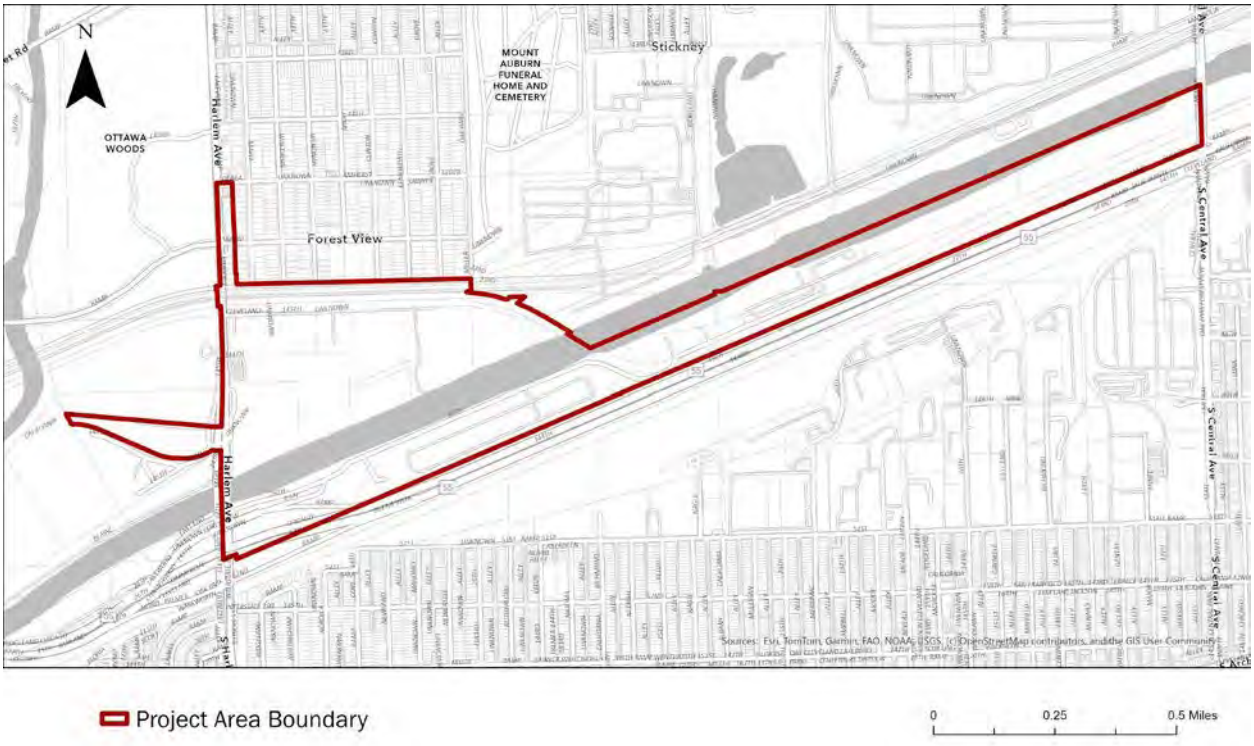

Exhibit 2 – Project Area Parcel Identification Numbers

18019990010000	19063150050000	19063300030000	19071000290000
18122000220000	19063150060000	19063300040000	19071000300000
19053000260000	19063150250000	19063300050000	19071000318002
19053000270000	19063150260000	19063300090000	19072000050000
19053000280000	19063150270000	19063300100000	19072000120000
19053000290000	19063150280000	19063300110000	19072000130000
19053000290000	19063150290000	19064020190000	19072000140000
19053000290000	19063230030000	19065000030000	19075010010000
19053000350000	19063230040000	19065010030000	19075020010000
19053000378003	19063230050000	19071000170000	19081000730000
19054000110000	19063230060000	19071000180000	19085000010000
19054000198003	19063230070000	19071000190000	
19055010010000	19063230170000	19071000210000	
19063150010000	19063230180000	19071000250000	
19063150020000	19063230240000	19071000280000	

Age of Buildings

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

For the conservation-area age threshold, at least 50% of structures must be 35 years or older. In 2026, structures built in 1991 or earlier exceed that threshold, subject to confirmation of actual construction dates. This assessment includes primary as well as secondary structures (sheds, storage buildings, storage tanks, etc.) located within the Project Area.

Exhibit 3 – Building Age Map

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Building Age Information

This analysis reviews building ages for all known structures within the Project Area. A total of thirty-three (33) structures are at least 35 years old (or older), This represents approximately fifty-eight percent (58%) of the structures within the Project Area, with recorded ages ranging from 40 to 103 years. The remainder of the structures are either less than 35 years in age, or definitive construction dates could not be confirmed.

Age Measure	Result
Total Buildings and Structures	57
Buildings and Structures 35 Years and Older	33 (58%)
Documented Building Age Range	40–103 years
Buildings and Structures Under 35 Years (or Unknown)	24 (42%)

Age Finding

As documented above, a majority of structures (over 50%) within the Project Area are over 35 years in age (58%) and therefore the Project Area can qualify as a 'conservation area' under the provisions of the Act. Due to this finding, the definition of 'conservation area' shall be used in this report to determine if a minimum of three (3) or more eligibility criteria are present within the Project Area.

Statement of Designation

Determination of eligibility of the Project Area for Tax Increment Financing is based on a comparison of data gathered through field observation by Teska Associates, Inc. (TESKA), document and archival research, and information provided by the Village of Forest View and Cook County, against the eligibility criteria set forth in the Act.

TESKA has determined that the proposed Project Area is eligible for designation as a 'conservation area' based on the age of buildings, and the following primary eligibility criteria, as defined in the Act:

1. Obsolescence;
2. Deterioration;
3. Inadequate Utilities;
4. Lack of Planning;
5. Environmental Remediation; and
6. Decline in Equalized Assessed Valuation.

In addition, the following secondary eligibility criteria are present within (and negatively impact) the Project Area, but are more limited in severity and distribution, and are not generally widespread throughout the entirety of the Project Area to be classified as a primary eligibility criteria:

1. Code Violations; and
2. Deleterious Land Use Relationships.

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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 include those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting, and plumbing), and secondary structural components in such combination and extent that (i) major repair is required or, (ii) the defects are so serious and so extensive that the buildings must be removed.

Although some commercial and industrial structures within the Project Area exhibit disrepair to varying degrees (see Deterioration, page 17), no structures were found within the Project Area exhibiting such extreme levels of disrepair as to be classified as dilapidated. Therefore, dilapidation is not considered as a contributing factor towards designation of the Project Area as a 'conservation area.'

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Obsolescence

Structures are typically built for specific uses or purposes with the design, location, height and space intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which limit the reuse and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or outdated design or layout, improper orientation of building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct. Generally, *functional* obsolescence relates to the physical utility of a property or structure, and *economic* obsolescence relates to the ability of a property or building to compete in the marketplace.

Roughly sixteen (16) buildings (9%) within the Project Area exhibit some level of building obsolescence. Both functional and economic obsolescence is present. Functional obsolesce is primarily present in industrial buildings along Canal Bank Drive which were constructed for specific industrial users and uses and would be very difficult to adapt to a new use. In addition, commercial uses on Harlem Avenue are aging and physically deteriorating. Some properties have been redeveloped such as the Dunkin Donuts and the car wash which are relatively newer developments, but remaining commercial uses exhibit outdated design, low ceilings, lack of modern amenities, etc. Structures exhibiting obsolescence pose challenges for re-use, and can remain vacant for extended periods of time.

Number	Obsolescence	Percent (%)	No Obsolescence	Percent (%)
57	16	28%	41	72%

In addition, a significant percentage of structures within the Project Area are liquid storage tanks (22 structures or 39%). These structures were not considered as exhibiting obsolescence but they could not be reused for another use, and any potential redevelopment of these sites would likely require significant environmental remediation efforts.

Obsolescence, both functional and economic, is present throughout the Project Area. Therefore, obsolescence is a contributing factor towards designation of the Project Area as a 'conservation area.'

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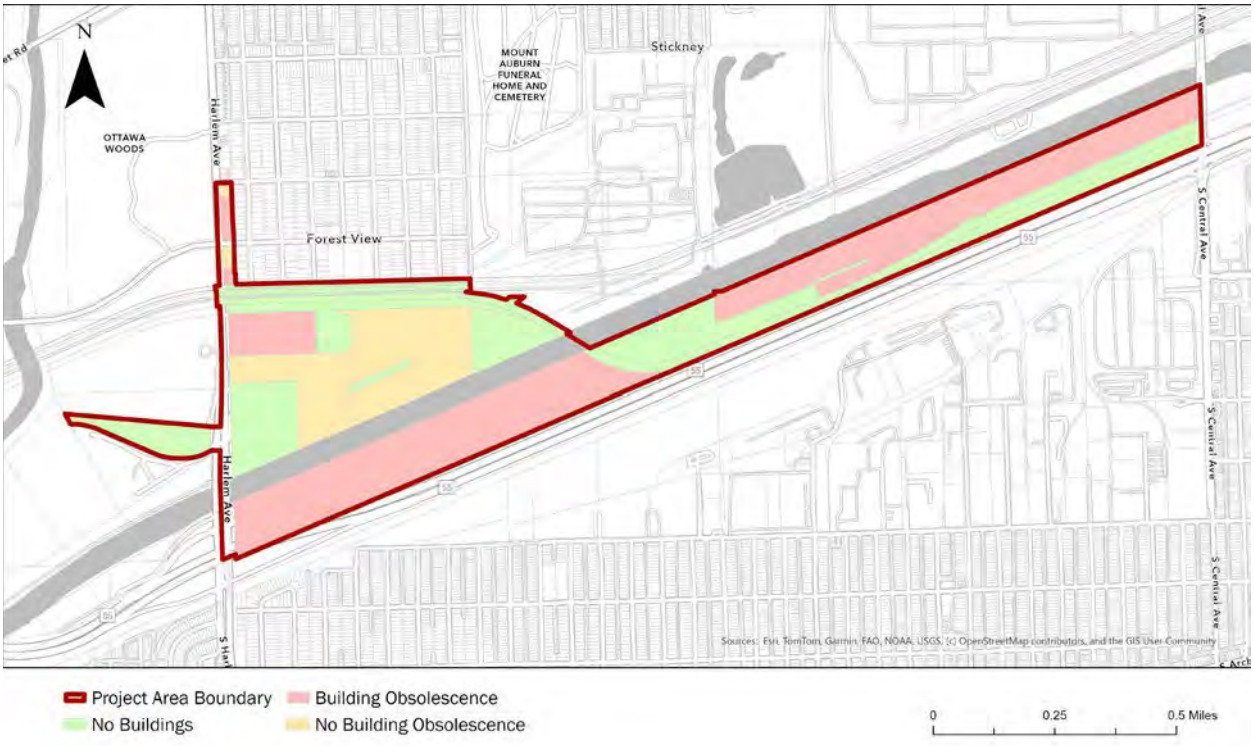
Exhibit 4 – Building Obsolescence Map



CONVENIENCE FOOD & LIQUORS
VAPERZ
TOOLS
CONVENIENCE FOOD & LIQUORS

Deterioration

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

The Project Area exhibits extensive deterioration of both buildings and surface improvements, and such deterioration is widely distributed throughout the entirety of the Project Area. Building deterioration is present on approximately twenty-six (26) out of fifty-seven (57) structures (46%), and site deterioration is present on approximately forty-nine (49) out of fifty-six (56) parcels (88%). Instances of building deterioration including issues such as cracks in masonry, deteriorating roofs, broken windows and doors, deteriorating stairs/porches and railings, etc. Site improvements also exhibit deterioration such as cracks and potholes in parking lots, interior drives, and sidewalks, cracked curbs and broken gutters, broken lighting fixtures and signage. Site deterioration is also widespread on public rights-of-way, including streets and sidewalks with severe cracks and potholes.

Parcels	Deterioration	Percent (%)	Buildings	Deterioration	Percent (%)
56	49	88%	57	26	46%

Therefore, deterioration of both buildings and site improvements is present and widely distributed throughout the entirety of the Project Area and is a significant contributing factor towards designation of the Project Area as a 'conservation area.'

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Exhibit 5 – Building Deterioration Map

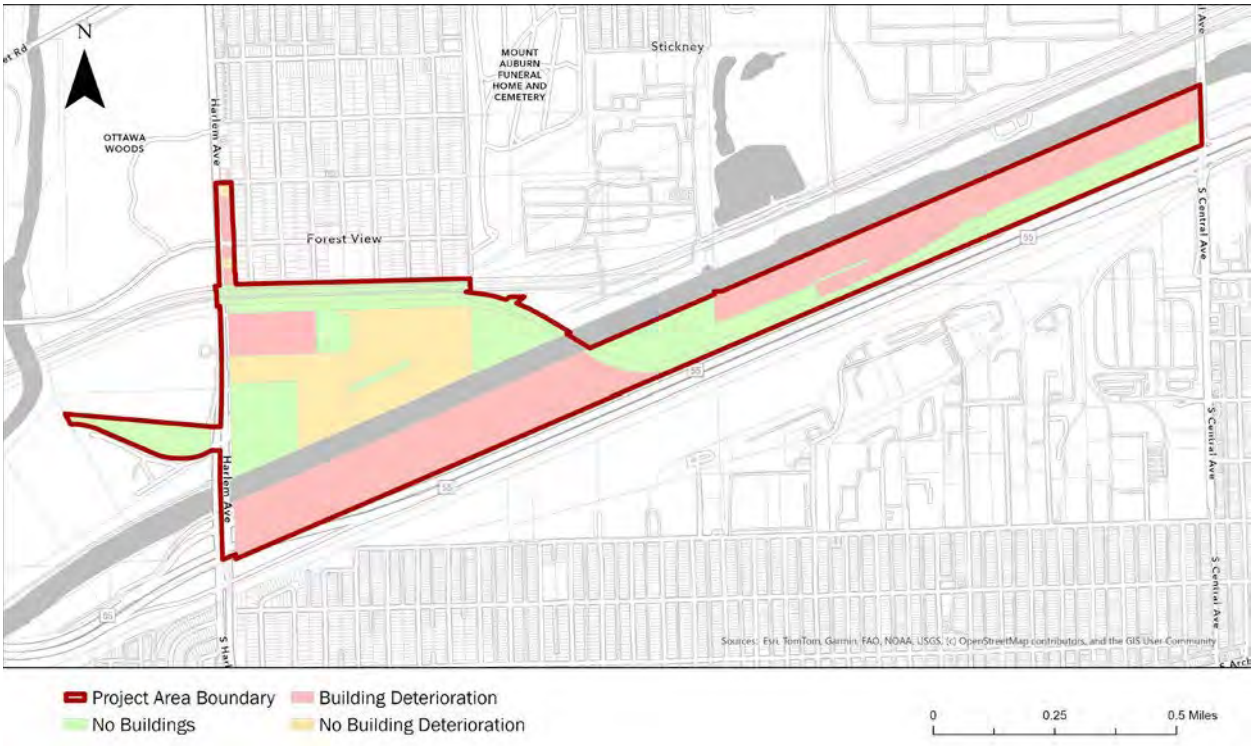
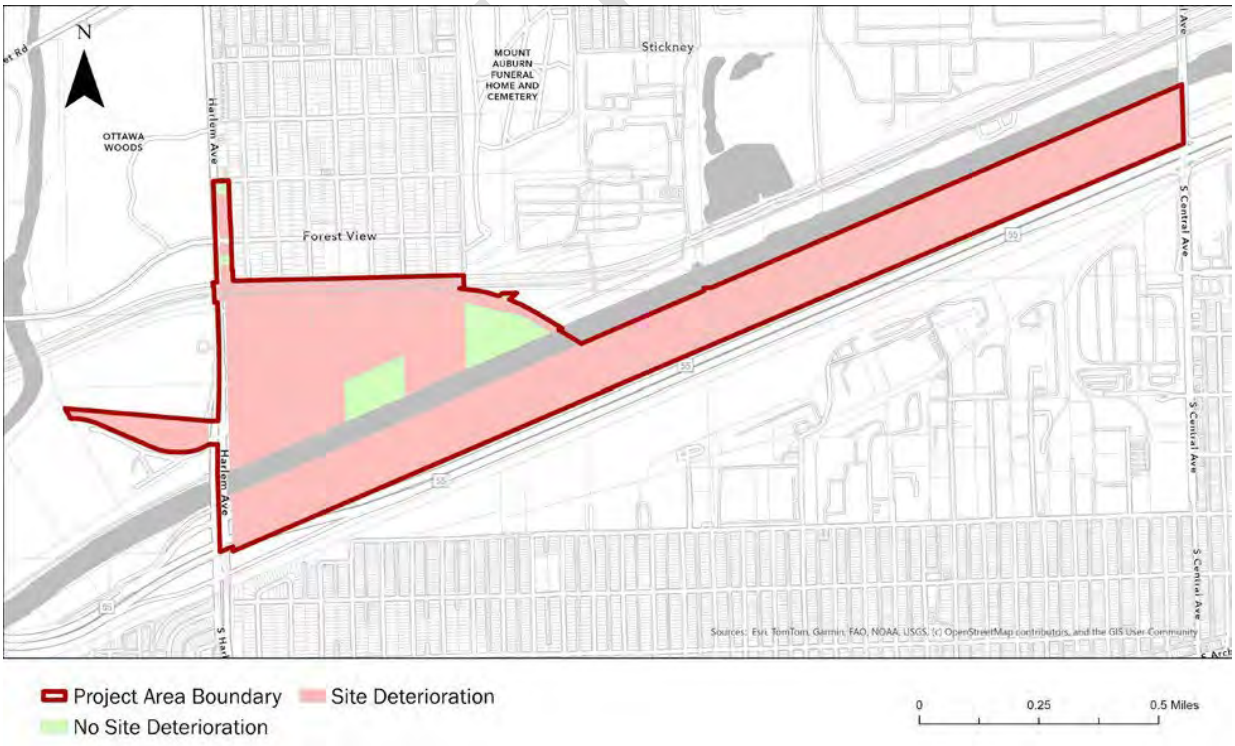


Exhibit 6 – Site Deterioration Map



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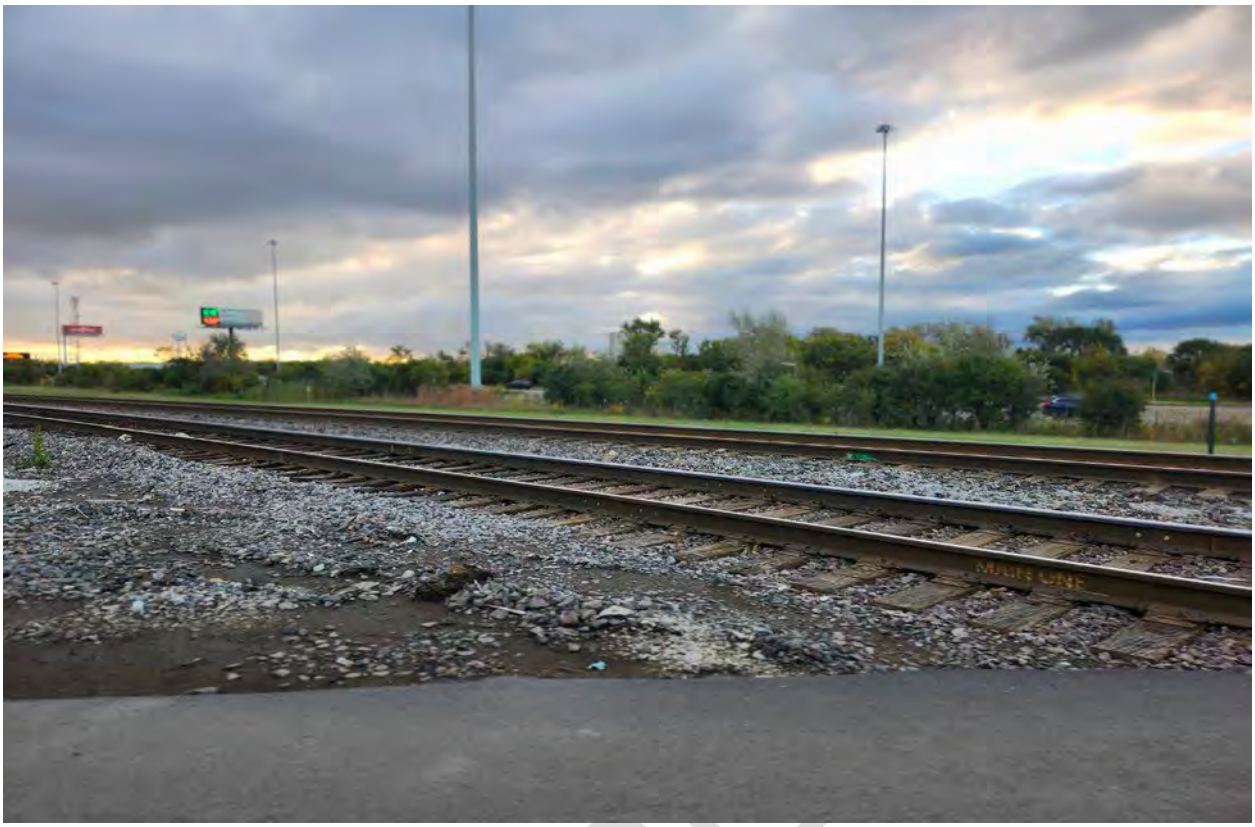

Illegal Use of Structures

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

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

There are no known documented illegal uses within the Project Area. Illegal uses are not prevalent and widespread throughout the entirety of the Project Area. Therefore, illegal use of structures is not a contributing factor towards designation of the Project Area as a 'conservation area.'

Presence of Structures Below Minimum Code Standards

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

Information provided by the Village indicate that there are no active code violations related to buildings and structures within the Project Area. However, there have been multiple documented cases of Illegal dumping within the Project Area, particularly along Canal Bank Drive adjacent to the Chicago Sanitary and Shipping Canal in recent years. Documented instances of illegal dumping have occurred since 2024 at the flowing locations within the Project Area:

- Canal Bank Drive - 2004
- 6400 Canal Bank Drive - 2013
- 6201 Canal Bank Drive – 2024
- Harlem Avenue and Canal Bank Drive - 2025
- 6800 Canal Bank Drive - 2026
- Harlem Avenue and Canal Bank Drive - 2026
- Canal Bank Drive - 2026
- Harlem Avenue and Canal Bank Drive - 2026

Additional documented code violations include:

- Shell gas station cited for rodent activity.
- Shell gas station cited for light encroachment onto neighboring residential properties.
- Tool store property in the commercial strip center cited for rodent activity, excessive garbage property maintenance, and light encroachment onto neighboring residential properties.
- Tavern cited for rodent activity and property maintenance
- Dunkin Donuts cited for lack of back-flow testing and excessive garbage and rodent activity.

Code violations are present within the Project Area in the form of illegal dumping within the industrial areas adjacent to the canal, and such illegal dumping has a negative effect on neighboring properties and the Village as a whole. Additional violations relating to property maintenance and rodent activity is also present in the commercial areas on Harlem Avenue. However, these violations are not widespread throughout the entirety of the Project Area or of significant enough impact to be a major contributing factor towards designation of the Project Area. Therefore, the presence of structures below minimum code standards is a lesser secondary contributing factor towards designation of the Project Area as a 'conservation area' – it contributes to designation but to a lesser degree than statutorily required.

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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.

Commercial uses along Harlem avenue are mostly full with no obvious vacancies. There are a small number of isolated industrial vacancies but they are not widespread and distributed throughout the Project Area. Excessive vacancies is not a significant contributing factor towards designation of the Project Area as a 'conservation area.'

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Lack of Ventilation, Light, or Sanitary Facilities

Many older structures fail to provide adequate ventilation, light or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criteria used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building Officials Code of America (BOCA), 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.

Lack of ventilation, light or sanitary conditions is not a contributing factor towards designation of the Project Area as a 'conservation area.'

Inadequate Utilities

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

Discussions with Village staff indicate that public infrastructure is sufficient for existing commercial development along Harlem Avenue. However, future redevelopment opportunities on vacant parcels south of the railroad and east along Canal Bank Drive will need significant infrastructure improvements to support future redevelopment opportunities. Specific required infrastructure improvements include the following:

- Water line improvements/upgrades/reconstruction
- Sewer line improvements/upgrades/reconstruction
- Stormwater management to support new (re)development

Due to significant required public infrastructure improvements to support new development within the Project Area, inadequate utilities is a significant contributing factor towards designation of the Project Area as a 'conservation area.'

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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.

Excessive land coverage and overcrowding of structures is not a contributing factor towards designation of the Project Area as a 'conservation area.'

Deleterious Land Use or Layout

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

There are existing deleterious land use relationships within the Project Area along Harlem Avenue where existing commercial uses directly abut neighboring single-family residential uses. There is an existing gas station and car wash that directly abut single-family homes to the east. Due to insufficient screening and buffering, these conditions contribute to noise and light and sound encroachment onto residential properties and negatively impact those residences. However, these deleterious land use relationships are limited to Harlem Avenue, and are not widely and evenly distributed throughout the entirety of the Project Area. Industrial uses are isolated on Canal Bank Drive between the highway and the canal, and do not negatively impact residential properties in the area.

Therefore, deleterious land use relationships are present and have a minor/secondary impact on the eligibility of the Project Area, but do not significantly impact the Project Area as a major qualifying factor towards designation of the Project Area as a 'conservation area.'

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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 Village's Comprehensive Plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding, including adverse or incompatible land use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size and shape to meet contemporary development standards.

The majority of the built environment within the Project Area developed prior to the official adoption of a comprehensive plan. The Village has never officially adopted a Comprehensive Plan. As documented in the Age of Buildings section (page 12), a majority of structures within the Project Area were constructed between 40 and over 100 years ago, prior to adoption of any long-range plan for the Village of Forest View.

Development of the Project Area without the guidance of a comprehensive plan has resulted in deleterious land use relationships (page 33), widespread platting issues surrounding the railroad right-way such as buildings crossing lot lines, parcels of inadequate size and shape to support development, parcels with no street access, and insufficient public infrastructure to support redevelopment (page 32).

Therefore, lack of community planning is a contributing factor towards designation of the Project Area as a 'conservation area.'

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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.

SAMPLING AND ANALYSIS PLAN FOR SUPPLEMENTAL PHASE II ENVIRONMENTAL SITE ASSESSMENT

FORMER LAKE RIVER TERMINAL, PARCELS 2 AND 3
LYONS, ILLINOIS

Prepared for:

Metropolitan Water Reclamation District of Greater Chicago
Site Remediation Section, General Division, M&O Department
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Willow Springs, Illinois 60480

Prepared by:

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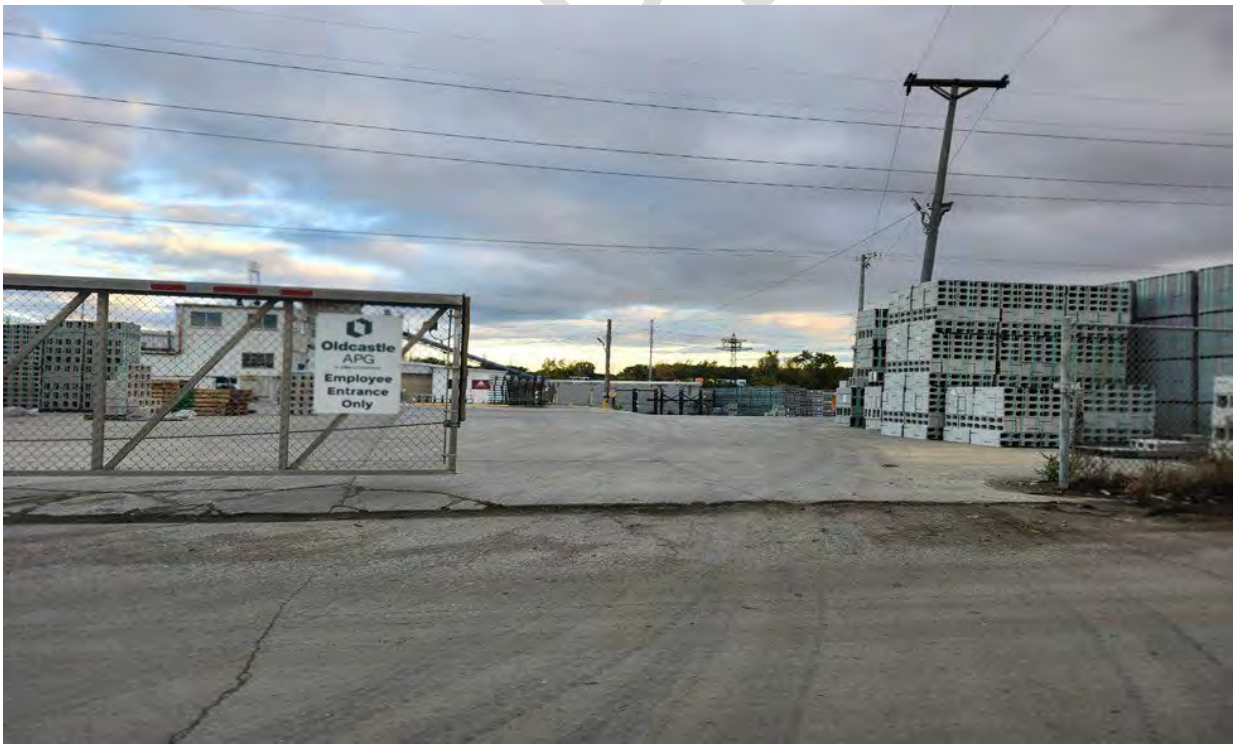
Chicago, IL 60606

TETRA TECH

May 2014

Due to the heavy industrial nature of properties on Canal Bank Drive within the Project Area have a high likelihood of environmental contamination. Properties contain large above-ground and under-ground chemical storage tanks, and significant trucking and distribution activities. At least one property (the former Lake River Terminal) consisting of five (5) parcels and as many as two-hundred and thirty-five (235) underground storage tanks, has known contamination and an environmental study was prepared by Tetra Tech in May, 2014.

Industrial remediation efforts to address environmental contamination is expensive and prohibits future redevelopment of large portions of the Project Area. Therefore, environmental remediation costs impeding development is a significant contributing factor towards designation of the Project Area as a 'conservation area.'


Oldcastle
APG
Employee
Entrance
Only

Year	Total EAV	Annual EAV change	Total Village EAV (excluding Project Area)	Annual Village EAV change	Annual CPI change	AV below CPI
2020	$17,518,331	Baseline	$82,388,461	Baseline	1.2%	Baseline
2021	$15,856,814	-9.48%	$74,754,367	-9.27%	4.7%	Yes
2022	$15,629,144	-1.44%	$101,400,332	35.64%	8.0%	Yes
2023	$17,294,100	+10.65%	$112,857,464	11.30%	4.1%	No
2024	$17,404,187	+0.64%	$103,964,815	-7.88%	2.9%	Yes
2025	$17,372,653	-0.18%	$106,925,035	2.85%	2.6%	Yes

Sources: Cook County Assessor; U.S. Bureau of Labor Statistics, CPI U.S. city average, annual average percentage changes

Decline in the Equalized Assessed Valuation

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

The equalized assessed value of the Project Area has decreased in three (3) of the previous five (5) years (2021, 2022 and 2025).

The Project Area has increased at an annual rate that is less than the Consumer Price Index (CPI) in four (4) of the previous five (5) years (2021, 2022, 2024 and 2025).

The Project Area has increased at an annual rate that is less than the annual increase of the Village of Forest View (excluding the Project Area) in two (2) of the previous five (5) years (2021 and 2024).

As shown in the table above, the Project Area equalized assessed valuation has declined in at least three (3) of the previous five (5) years. Therefore, decline in the equalized assessed value of the Project Area is a contributing factor towards designation of the Project Area as a 'conservation area.'

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Conclusion

Based on the results of the field investigation by TESKA, and information obtained from the Village of Forest Park, as well as various Stickney Township and Cook County online resources, it is the finding of TESKA that the approximately three-hundred and five (305) acre Project Area, taken in its entirety as depicted in Exhibit 1 - Project Area Boundary Map (page 11), is eligible for designation as a 'conservation area' based on meeting a minimum of at least three (3) eligibility criteria, as defined in the Act.

As documented in this report, the following eligibility criteria significantly contribute towards the designation of the Project Area as a 'conservation area':

1. Obsolescence;
2. Deterioration;
3. Inadequate Utilities;
4. Lack of Planning;
5. Environmental Remediation; and
6. Decline in Equalized Assessed Valuation.

The following secondary eligibility criteria are also present within (and negatively impact) the Project Area, but are more limited in severity and distribution, and are not generally widespread throughout the entirety of the Project Area to be classified as a primary eligibility criteria:

1. Code Violations; and
2. Deleterious Land Use Relationships.

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Exhibit 6 – Eligibility Summary Table

Each of these factors contributes to the overall eligibility of the Project Area. Combined, all of these characteristics point towards the need for the designation of the Project Area as a 'conservation area' to be followed by public intervention in order that future redevelopment might occur.

Criteria	Primary Criteria	Secondary Criteria
Dilapidation		
Obsolescence	Yes	
Deterioration	Yes	
Illegal Use		
Code Violations		Yes
Excessive Vacancies		
Lack of Ventilation/Light/Sanitary		
Inadequate Utilities	Yes	
Excessive Land Coverage		
Deleterious Land Use		Yes
Environmental Remediation	Yes	
Lack of Planning	Yes	
Decline in EAV	Yes	
TOTAL	6	2

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