

Village of Green Oaks

Community of Country Living

Redevelopment Project Area 1: Rondout Area

ELIGIBILITY STUDY

November 19, 2014

Technical Assistance Provided By:

ROLF C. CAMPBELL & ASSOCIATES
A MANHARD CONSULTING DIVISION

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I. INTRODUCTION AND BACKGROUND

The purpose of this Eligibility Study (Study) is to review the proposed Redevelopment Project Area 1: Rondout Area (RPA) for compliance with the eligibility requirements of a Tax Increment Finance (TIF) District as set forth in the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code (65 ILCS Section 5/11-74.4-3, et. Seq., as amended) (the Act). Rolf C. Campbell & Associates (RCCA) has completed this Study in coordination with the Village of Green Oaks staff and consultants.

In general, this Study documents the existing conditions within the RPA which may be sufficient to designate the area as a blighted or a conservation area in order to qualify for designation as a TIF District. RCCA staff surveyed and reviewed the existing conditions in the RPA to determine whether it qualified as a blighted or a conservation area and documented the qualifying conditions for eligibility. The improved and unimproved areas were surveyed and analyzed separately with different criteria as stipulated by the Act. The qualification criteria discussed within this report are defined pursuant to the Tax Increment Allocation Redevelopment Act.

The proposed RPA is an approximately one and half mile long corridor located along Illinois Route 176 (IL Route 176) in the south eastern portion of the Village with a small portion extending northward with frontage along Waukegan Road (IL Route 43) and Atkinson Road. Figure 1 illustrates the boundaries and the location of the RPA within the Village. Figures 2 and 3 exhibit the current Property Index Numbers (PINs) as of tax year 2013, parcels, and boundaries of the RPA.

The RPA is approximately 338 acres with the following general boundaries:

- East of U.S. Interstate 94:

North: The northern border is generally formed on the west half by the Metra railroad tracks and on the eastern half by the northern border of the Village with the exception to this boundary being a parcel extending northward in the east central portion of the RPA west of the unincorporated Forest Knoll Estates subdivision and two (2) parcels consisting of the former Hill Top Center which front onto Waukegan Road (IL Route 43) and Atkinson Road.

East: The eastern border is formed by the eastern border of the Village adjacent to the existing unincorporated Knollwood residential area.

South: The southern border is generally formed on the east half by the southern property line of the properties in the North Shore Bike Path and on the west half generally by the southern property lines of those non-residential developments incorporated in the Village.

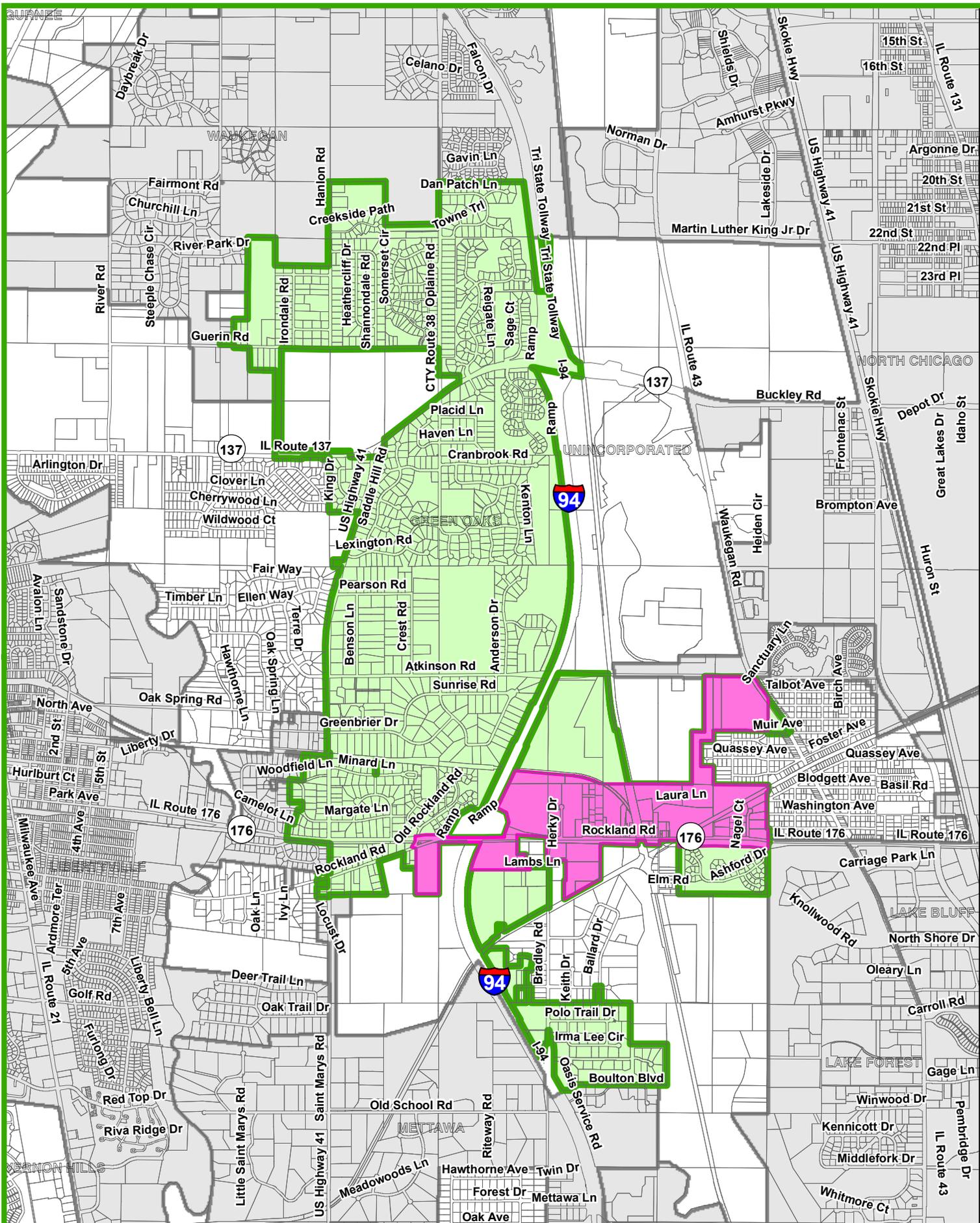
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- West of U.S. Interstate 94:

The first four (4) parcels south of IL Route 176 incorporated into the Village of Green Oaks west of Interstate 94.

With the exception of six (6) vacant parcels, the RPA consists of developed parcels with primarily commercial and industrial uses with most of the commercial uses located closer to the IL Route 176 frontage. The area also has five single family home lots located adjacent to the IL Route 176 frontage.

This Study used various sources of data to examine the area. The main source of information used for this Study includes field surveys and inventories of the RPA conducted in June 2014. Other sources include information gathered from the Village, Libertyville Township, and Lake County, such as the 2009 Comprehensive Plan, Assessor records, aerial photographic inventories, and various other similar sources.



VILLAGE OF GREEN OAKS
Community of Country Living
 RPA #1: Rondout Area

- Redevelopment Project Area
- Village Boundary

1"=3,000' 0 750 1,500 3,000 Feet

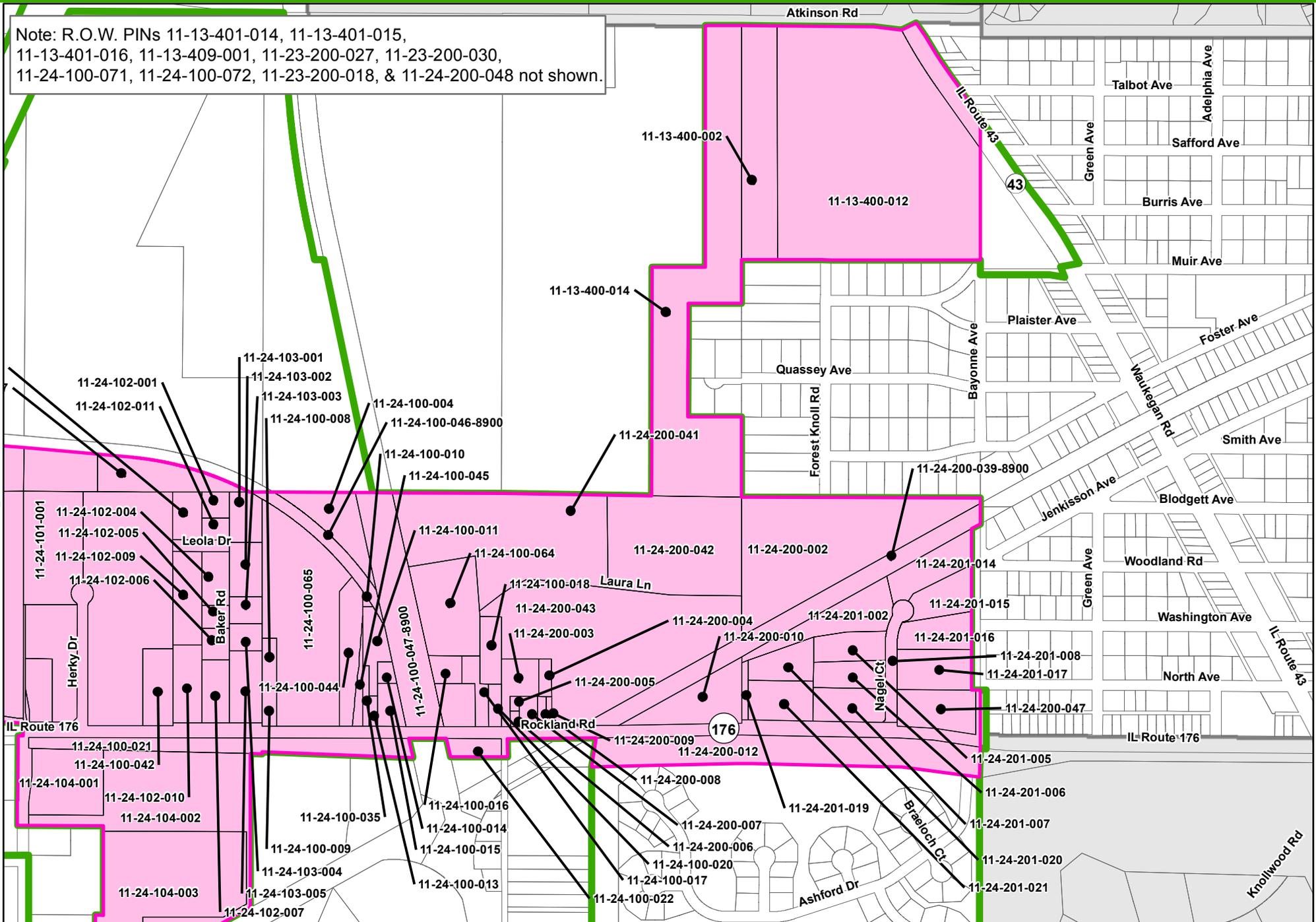


Fig. 1: Location Map

Date: 11/19/14

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Note: R.O.W. PINs 11-13-401-014, 11-13-401-015, 11-13-401-016, 11-13-409-001, 11-23-200-027, 11-23-200-030, 11-24-100-071, 11-24-100-072, 11-23-200-018, & 11-24-200-048 not shown.



VILLAGE OF GREEN OAKS
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 RPA #1: Rondout Area

Fig. 2: PIN Map - East Half

 Redevelopment Project Area
 Village Boundary

1"=700'



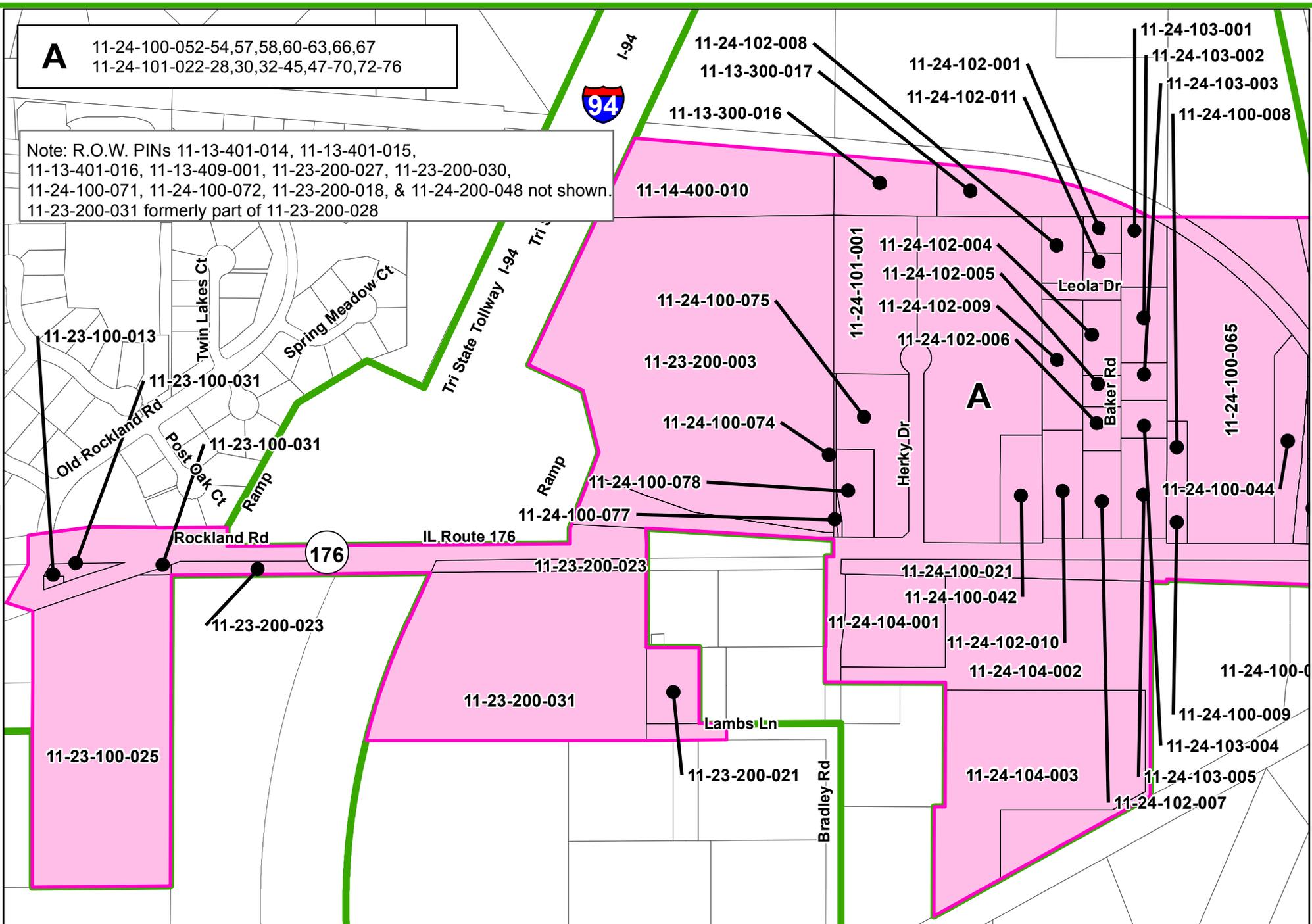
Date: 11/19/14

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A

11-24-100-052-54,57,58,60-63,66,67
11-24-101-022-28,30,32-45,47-70,72-76

Note: R.O.W. PINs 11-13-401-014, 11-13-401-015,
11-13-401-016, 11-13-409-001, 11-23-200-027, 11-23-200-030,
11-24-100-071, 11-24-100-072, 11-23-200-018, & 11-24-200-048 not shown.
11-23-200-031 formerly part of 11-23-200-028

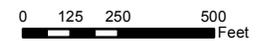


VILLAGE OF GREEN OAKS
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RPA #1: Rondout Area

Fig. 3: PIN Map - West Half

 Redevelopment Project Area
 Village Boundary

1":500'



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DESCRIPTION OF THE RPA

The Rondout area of the Village is the oldest portion of the Village in terms of overall age of development. In the 1870s, the Milwaukee & St. Paul Railroad completed the installation of railroad tracks in the area to link Chicago with Milwaukee. A branch line to Libertyville, Illinois was extended in the 1880s when the area became known as Libertyville Junction, but it was also known Sulfur Glen to the local residents. The community became known as Rondout in 1888, named in honor of Rondout, New York.

The Waukegan and Southwestern Rail built a third line through the area 1889, which was eventually acquired by the Elgin, Joliet and Eastern Railway. The area was connected to the eastern and western communities by the Chicago and Milwaukee Electric Railway with elevated tracks running parallel to Rockland Road (IL Route 176), which was later purchased by Samuel Insull and reorganized as the Chicago, North Shore, and Milwaukee line. This train line was finally converted years later to the North Shore Bike Trail. The area of the train tracks has not operated as a passenger stop for the railroads in a number of years.

As shown in Figure 4: Existing Land Use Map, this extensive interconnectivity by railroads in conjunction with Rockland Road and eventually the partial interchange with Interstate 94 has made the area a target for industrial and employment development. The largest industrial development Peter Baker & Son Co., an asphalt manufacturer and contractor, moved to the area in the 1950s from neighboring Lake Forest. Similarly other intensive industrial uses such as scrap metal recycling, metal manufacturers and fabricators, chemical processors and storage uses are located within the RPA. The area has also seen some incremental retail development including two restaurant uses with one development from an older bowling alley use. By and large, the previous residential uses in the RPA have for the most part been redeveloped with non-residential uses. Five (5) existing single-family home uses and two (2) potential residential units associated with commercial uses still exist in close proximity to industrial uses along with having limited setbacks from IL Route 176.

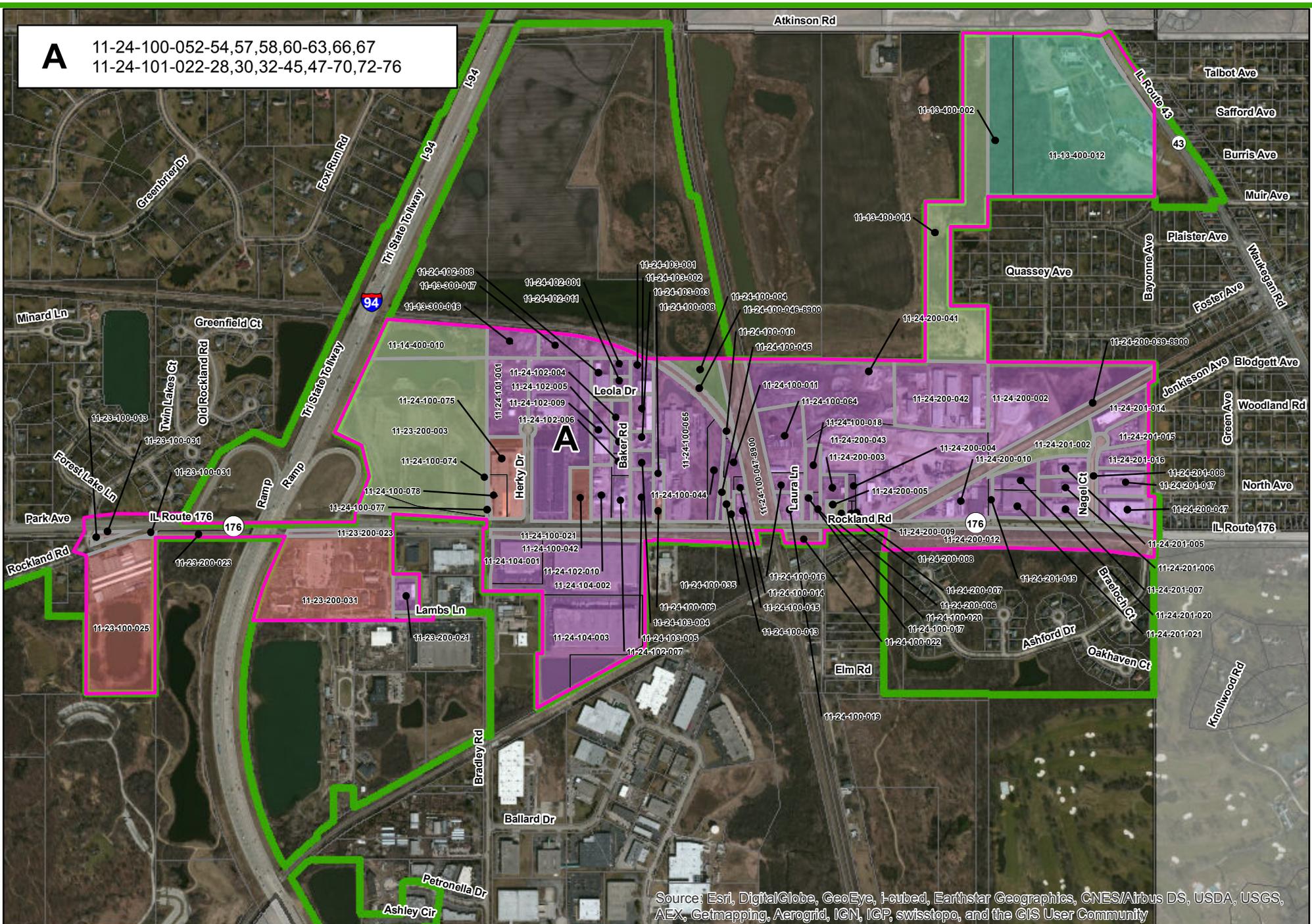
The overwhelming majority of this development occurred as unincorporated portion of Lake County. Due to the span of time over which the development of the area occurred as well as the incremental nature of the development, the development pattern has been inconsistent in terms of zoning standards and land use pattern. As result of this development pattern, many of the roadways were not fully improved and dedicated to modern standards and access on and off IL Route 176 is done frequently on a lot by lot basis, which creates adverse traffic conditions, particularly with respect to truck traffic. Similarly, public water and sanitary sewer infrastructure has been installed on an ad hoc basis to address only a particular development's needs instead of in a master planned manner to provide for the efficient provision of services to the entire area. Similarly, storm sewer infrastructure of adequate conveyance and detention are also extremely limited and are below modern standards under the Lake County Watershed Development Ordinance. This overall unregulated development, inadequate roadways and access, and deficient utility infrastructure has hindered further development and redevelopment of the

ELIGIBILITY STUDY

area in manner that reflects contemporary development standards. This condition has lead to continuous downgrading of the area in terms of routine maintenance of public facilities and common areas.

The Village incorporated the Rondout area in the 1990s to try address these described conditions and provide clear direction and oversight for future development. The Village adopted a Comprehensive Plan in 1991 that provided some direction for the continuing development of the Rondout Area. Under this guidance, the Village was able to begin trying to address the stormwater drainage of the area through obtaining grants that provided for the improvement and upkeep of the North Branch of the Chicago River that flows through the central portion of the RPA. In 2009, the Village completed a holistic update of its Comprehensive Plan which expanded greatly for providing development direction for the Rondout Area. The Comprehensive Plan specifically provided three (3) key development area text sections for the RPA Rondout area (Key Development Areas 2, 3, and 7). These plans call for addressing existing access conditions, providing for future land uses, and improving the utility infrastructure in a comprehensive manner. Due to the extensive nature of the issues that need to be addressed in the Rondout area, the Village has engaged in this Study to review the qualification of the Rondout area as an RPA.

A 11-24-100-052-54,57,58,60-63,66,67
 11-24-101-022-28,30,32-45,47-70,72-76



Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

VILLAGE OF GREEN OAKS
 Community of Country Living
 RPA #1: Rondout Area

Fig. 4: Existing Land Use Map

- Redevelopment Project Area
- Village Boundary
- Zoning Lot
- Single Family Residential
- Commercial
- Employment/Industrial
- Institutional
- Trails, Railroad, Utilities
- Vacant

1"=1,000'
 0 250 500 1,000 Feet

Date: 11/19/14

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OBJECTIVES OF REDEVELOPMENT AND TAX INCREMENT FINANCE DISTRICT (TIF) DESIGNATION

The potential for TIF designation is being reviewed in order to assist the Village's pursuit of an economic development strategy that is able to address comprehensively area-wide conditions of blight that have developed in the area. As discussed, the RPA area has been an area that has developed over the past century which in recent years has experienced limited new significant development and reinvestment in area infrastructure. If adopted, the RPA designation would allow for coordinated redevelopment of the area in a manner envisioned in the Village's Comprehensive Plan and provide the Village's ability both to sustain and improve the area. A potential TIF District would provide a means for this support through the development of an alternative financing mechanism to assist with much needed public improvement upgrades, such as roads, storm sewer, public water infrastructure, and other such facilities. This redevelopment and reinvestment in the area would also increase the tax base of the local taxing bodies.

The Village has determined that redevelopment within the RPA may only be feasible through the establishment of a TIF District. Any potential creation and utilization of a TIF District is intended by the Village to ameliorate or remove blighting conditions and to help provide the assistance required for the successful redevelopment of the RPA.

II. TIF QUALIFICATION CRITERIA

The qualifications for determining whether an area can be established as a Redevelopment Project Area are specifically outlined in the Act. If the area qualifies for a Redevelopment Project Area, the Village is then allowed to establish it as a TIF District.

Areas eligible to qualify for a TIF District must meet certain criteria of blight and must be at least one and a half (1 ½) acres in size. A “blighted area” means any improved area, vacant area, or a combination of both within the boundaries of a redevelopment project area located within the territorial limits of the municipality meeting the criteria as described in the Act that are related in this section. Furthermore, improved areas may qualify for being a “conservation area” by meeting other criteria of the Act that are also detailed in this section.

IMPROVED LAND

If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following criteria, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the criterion 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.

ELIGIBILITY STUDY

(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.

(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.

ELIGIBILITY STUDY

(K) Environmental clean-up needs. 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 criterion 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) Lag in EAV. The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment area is designated or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last calendar years prior to the year in which the redevelopment project area is designated.

UNIMPROVED LAND

Unimproved land has two sets of potential criteria.

Multiple Requirement Criteria

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

ELIGIBILITY STUDY

(A) Obsolete platting of vacant land. 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. Diversity of ownership of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

(C) Tax delinquencies. Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

(D) Deterioration of Adjacent Structures or Site Improvements. Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

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

ELIGIBILITY STUDY

Single Requirement Criteria

If vacant, the sound growth of the redevelopment project area is impaired by one (1) of the following criteria that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the criteria 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) Unused Quarries and mines. The area consists of one or more unused quarries, mines, or strip mine ponds.

(B) Unused rail structures. The area consists of unused railyards, rail tracks, or railroad rights-of-way.

(C) Flooding. 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) Disposal sites. 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.

(E) Town or village center designation. Prior to November 1, 1999, the area is not less than fifty (50) nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), the area meets at least one (1) of the Multiple Requirement Criteria, 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.

(F) Previously qualifying as blighted improved. 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.

CONSERVATION AREA (IMPROVED LAND)

For any redevelopment project area that has been designated pursuant to this Section by an ordinance adopted prior to November 1, 1999 (the effective date of Public Act 91-478), conservation area shall have the meaning set forth in this Section prior to that date.

On and after November 1, 1999, a “conservation area” means 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 thirty-five (35) years or more. Such an area is not yet a blighted area but because of a combination of three (3) or more of the following criteria is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural component 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.

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

(3) 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.

(4) 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.

(5) 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.

(6) 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.

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(7) 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 or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and mounts 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.

(8) 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.

(9) 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: 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 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.

(10) 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.

(11) 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 criterion 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.

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(12) Environmental Clean-up. 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.

(13) Lag in EAV. The total equalized assessed value of the proposed redevelopment project area has declined 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 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.

III. METHODOLOGY OF EVALUATION

In evaluating the area's potential qualification as a TIF District, the following methodology was utilized:

1. Site surveys and exterior evaluations of the area for qualifying criteria were completed for each parcel, zoning lot, and adjacent R.O.W. within the area by RCCA during June 2014 along with previous data collected by field reviews in August and September 2012.
2. RCCA reviewed various resources for qualifying criteria. Resources included tax information from the Lake County Assessor Office, tax information from the Libertyville Township Assessor, tax parcel maps, Village documents and studies, and an evaluation of region-wide factors that have affected the area's development. Village redevelopment goals and objectives for the area were also reviewed with Village officials and staff. A historical aerial photography analysis of the area was conducted and used to aid this evaluation.
3. Based on the sum of this analysis, the area was examined to assess the applicability for the different criteria required for qualification and how each parcel, structure, and/or improvement measures as to the presence and extent of the criteria. Improved land within the area was examined to determine the applicability of the thirteen (13) different blighting and conservation area criteria for qualification. Unimproved land was reviewed in relation to the six (6) multiple requirement criteria and the six (6) single requirement criteria. The RPA was analyzed for these various criteria by examining it as thirteen (13) study area sections (*See Figure 5: Study Area Sections Map*) to review the overall distribution of blighting and conservation area criteria for improved and unimproved land. Sections 1 through 4 were evaluated for qualifications of blighted improved land. Section 5 was evaluated for qualifications of blighted unimproved land.
4. With the extent and location of the criteria determined, the Study made a final determination of eligibility as to whether the proposed RPA qualifies for TIF District designation.

IV. STUDY AREA

The entire RPA is approximately 338 acres in size, including rights-of-way, with 156 individual tax parcel numbers (PINs) which includes both simple PIN parcels with land boundaries, condominium PINs, and ten (10) street R.O.W. PINs. The RPA only has eighty-eight (88) PIN parcels with land boundaries located on sixty-four (64) individual zoning lots¹. Since these the tax parcels with land boundaries and zoning lots have distinct geographical boundaries, they make up the primary geographic unit for which criteria were evaluated. The following are five (5) different study area sections used to evaluate the distribution of eligibility criteria. The improved area sections were defined upon relative geographic location and relative equal land area among each. While separate improved and vacant criteria are used to evaluate areas for eligibility, the RPA still forms a whole unit with interdependence between each part by which exhibited blighting conditions affect to some extent every other part of the RPA. Therefore, the findings with respect to each of these five (5) different sections combine to form a method for evaluating the RPA as a whole.

Figure 5: Study Area Sections Map on the next page exhibits the location of the sections with respect to the PINs listed below.

IMPROVED SECTIONS (1 - 4)

(82 PIN Parcels with Land Boundaries & 58 Zoning Lots)

Section 1 is located in the far eastern portion of the RPA made up of those improved parcels to the southeast of the Canadian National Railroad tracks. It consists of fifteen (15) PIN parcels with land boundaries and twelve (12) zoning lots.

Section 2 is located in the east central portion of the RPA north of IL Route 176 along with the former Hill Top facility fronting onto Waukegan Road (IL Route 43). It consists of twenty (20) PIN parcels with land boundaries and twelve (12) zoning lots.

Section 3 is located in the west central portion of the RPA north of IL Route 176. It consists of thirty-six (36) PIN parcels with land boundaries and twenty-seven (27) zoning lots.

Section 4 is located in eastern portion of the RPA made up of those lots south of IL Route 176. It consists of eleven (11) PIN parcels with land boundaries and seven (7) zoning lots.

UNIMPROVED SECTIONS (5)

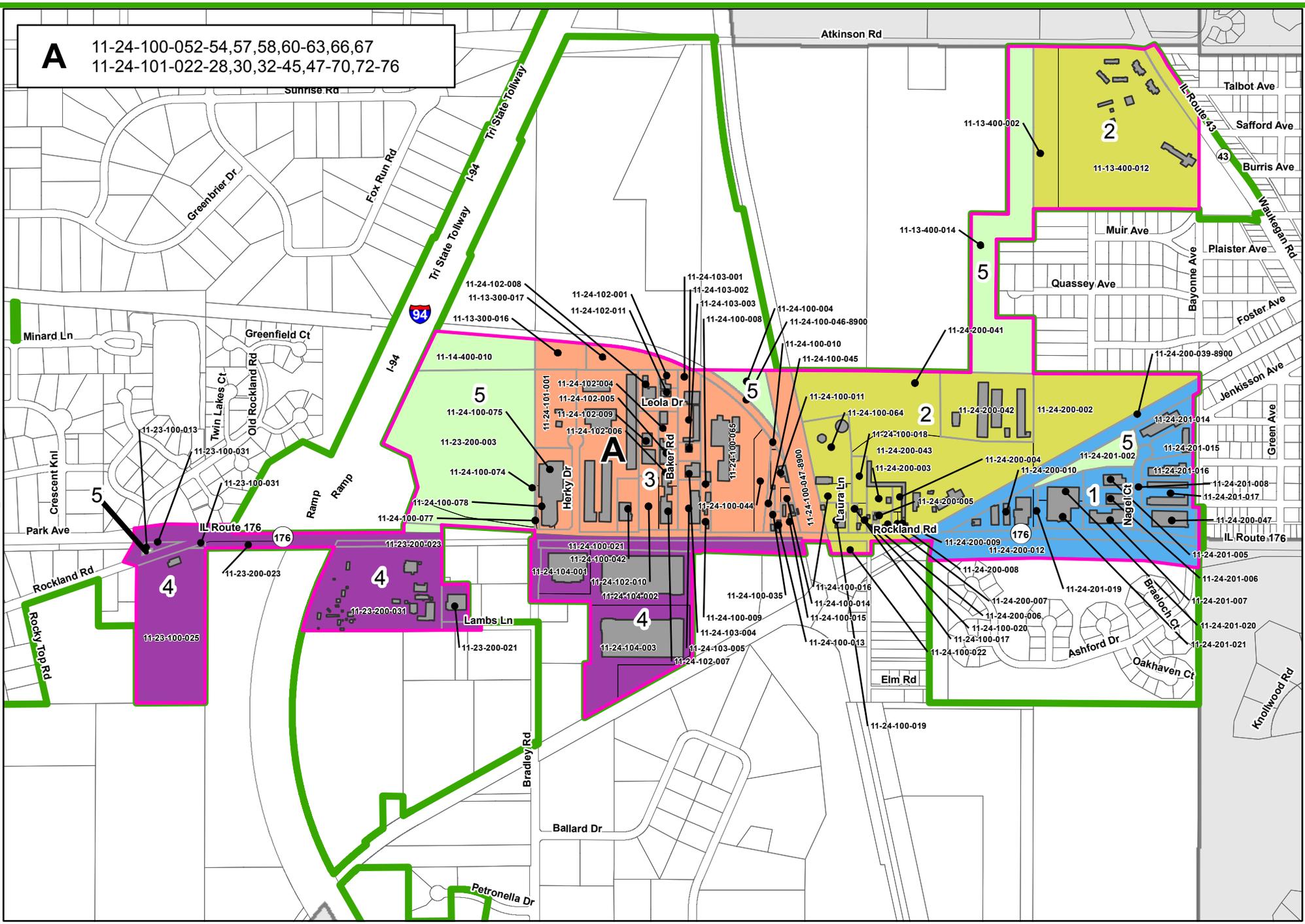
(6 PIN parcels with Land Boundaries & 6 Zoning Lots)

Section 5 consists of the vacant parcels located throughout the RPA which includes six (6) PIN parcels with land boundaries and six (6) zoning lots.

¹ For the purposes of this report, "ZONING LOT" is defined as a parcel of land, composed of 1 or more recorded lots, occupied or to be occupied by a principal building or buildings or principal use or uses along with permitted accessory buildings or uses for a common development.

A

11-24-100-052-54,57,58,60-63,66,67
11-24-101-022-28,30,32-45,47-70,72-76



VILLAGE OF GREEN OAKS
 Community of Country Living
 RPA #1: Rondout Area

Redevelopment Project Area
 Village Boundary

Study Area Section
 Structures
 Zoning Lot

1"=1,000'
 Date: 11/19/14

0 250 500 1,000 Feet

 ROLF C. CAMPBELL & ASSOCIATES
 A MANHATTAN CONSULTING DIVISION

Fig. 5: Study Area Sections Map

V. QUALIFICATION OF REDEVELOPMENT AREA AND FINDINGS OF ELIGIBILITY

Through RCCA's and the Village's analysis of the eligibility criteria detailed in the TIF Qualification Criteria section, the Study determined a number of these criteria to be present within the RPA. This section details the nature, quantity, and quality of each of these criteria. To this end, each criterion that was found to be affecting the area was analyzed by section as to whether it was present to a minor or a major extent. Major and minor extents are defined as meeting one or more of the following listed conditions for each criterion.

- Major extent:
 - Over one-third (33%) of the section's area was affected by the blight criterion.
 - The presence of the blight criterion could affect health, safety, or public welfare severely.
 - The presence of the criterion impairs or detracts from the overall character of the section to a significant degree.
 - Several additional improvements or other actions would be needed to address and to remove the presence of the criterion itself.
 - The presence of the criterion is a health, safety, or economic hazard, or will soon become a hazard if it is not removed or ameliorated.
 - At least two (2) types of indicators for the blighting criterion are present.

- Minor extent:
 - Between approximately ten percent (10%) and thirty-three percent (33%) of the section's area was affected by the blighting criterion.
 - The presence of the blighting criterion could affect health, safety, or public welfare to a limited degree.
 - The presence of the criterion impairs or detracts from the overall character of the section to a minor extent.
 - The criterion is limited to such an extent that it can be improved by addressing a specific area or structure without affecting other structures or areas within an analysis section.
 - The presence of the criterion acts as a nuisance to the general area.

ELIGIBILITY STUDY

GENERAL AGE OF STRUCTURES WITHIN THE RPA

As described as a condition for designating a Redevelopment Project Area as a conservation area, the general improved area must meet the following requirement.

Age “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 thirty-five (35) years or more.”

Evidence Criteria

- In order for the RPA to meet this criterion 50% of the structures must be thirty-five years (35) or older, which means they must have been built in or before 1979.
- The improved sections of the RPA contain a total of 123 structures according to Lake County GIS data records and conducted field reviews, which includes both principal and accessory structures. Principal structures define the primary use of the zoning lots and therefore, define the extent of the improved nature of the RPA. Per a review of the 1974 aerial photograph in conjunction with records from the Libertyville Township Assessor, at least forty-five (45) out of eighty-nine (89) principal structures within the improved portions of the RPA were built in or before 1979. Thus, at least approximately fifty percent (50.5%) of the principal structures within the RPA were at least thirty-five (35) years old or older.

Findings

In the improved sections of the RPA, sufficient evidence exists to show that just over fifty percent (50%) of the principal structures were over thirty-five (35) years old. This condition qualifies all of the improved sections of the RPA as being capable of being considered for a Conservation Area.

IMPROVED AREA BLIGHTING AND CONSERVATION AREA CRITERIA **(Sections 1 - 4)**

The following section provides a review of the improved blighted and conservation area criteria qualifications present in the proposed RPA.

1. **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.”

Evidence Criteria

- As is detailed later under the Deterioration Criterion, approximately ten percent (10%) of the fifty-eight (58) improved zoning lots exhibit buildings in need of at least major repair. These conditions are present in Sections 2, 3, and 4.
- As is detailed later under the Deterioration Criterion, approximately fifty percent (50%) of the fifty-eight (58) improved zoning lots have site improvements in need of at least major repairs. These conditions are present in Sections 1, 2, 3, and 4.
- As is detailed later under the Deterioration Criterion, approximately nine percent (9%) of the fifty-eight (58) improved zoning lots have public improvements in need of at least major repairs. These conditions are present in Sections 1 and 3.

Findings

As exhibited by the evidence factors, the Dilapidation criterion is present to a major extent in Sections 2 and 3 and to a minor extent in Sections 1 and 4.

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

Evidence Criteria

- In Section 2, the former Hill Top Center, a Christian Science nursing home (11 structures; PINs 11-13-400-002 & 11-13-400-012) has fallen into significant disrepair and dilapidation of buildings and site improvements. As a facility specifically developed to address the unique medical and elder care-giving practices of a particular religious faith, the use of the existing facilities, even if in good condition, would be limited due to this design element. Due to this conditions, the facility suffers from obsolescence.

ELIGIBILITY STUDY

- In Section 4, the former Jamaican Gardens facility (1 structure, PIN 11-23-100-025) has been used as a wholesale or retail flower and plant production facility since the early 1900s with records indicating ownership by the Chicago Rose Company in 1905. The Jamaican Gardens facility opened in 1970 and closed in 2010. With over a century of use, this building is specifically tailored to meet the needs of a garden center and green house facility. In addition to the deterioration of the building and site improvements, the building has lost its former owner and operator. With a limited market of potential garden center and green house users (i.e. the general market area already contains numerous garden centers and green houses, including Lowe's in Vernon Hills, Home Depot in Vernon Hills and Waukegan, Wal-Mart in Waukegan, Pasquesi Home and Garden in Lake Bluff, etc.), the facility is extremely limited for future use options, which has made the facility obsolete.

Findings

Based on the presented evidence, twelve (12) structures in Sections 2 and 4 suffer from obsolescence. Therefore, obsolescence is present to a minor extent in Sections 2 and 4.

3. **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.”

Evidence Criteria

- As part of field reviews, a qualitative visual survey of conditions with respect to building, site, and public improvements was conducted for each of the fifty-eight (58) improved zoning lots (*See Appendix B*). Building improvements include principal and secondary buildings and structures. Site improvements include parking lots, access drives, free standing signage, free standing lighting and other such private site improvements. Public improvements include roadways, sidewalks, street signs, street lighting, manholes and sewer grates, curbs and gutters, and other such public improvements. The general character of the improvements were assigned one of the following ratings:
 - i. **Excellent Condition**: Improvements showed little to no signs of wear or repairs needed exhibited.

ELIGIBILITY STUDY

- ii. Maintained Condition: Improvements showed aging but in general appeared to show little to no signs of repairs needed.
- iii. Minor Repairs Needed: Improvements exhibited signs of need for minor cosmetic and functional repairs. For buildings, these conditions included wear of paint, need for tuck point, visual wear of shingled roofs, and other such conditions. For site and public improvements, these conditions include signs of need for minor cracking and seal coating repairs of paved parking and road areas, refurbishment of signage, and other such conditions.
- iv. Major Repairs Needed: Improvements exhibited signs of need for major functional repairs needed and/or significant, multiple minor repairs needed. For buildings, these conditions included cracking or rotting of facade materials, cracking and/or slumping of foundation elements, bowing of roofs or other visual super structure issues, and similar such conditions. For site and public improvements, these conditions include significant buckling, cracking, and potholing of pavement, dilapidation or leaning of signage and light pole fixtures, visible signs of drainage issues, and other such conditions.
- v. Severe Condition: Improvements exhibit signs that deterioration had occurred to the extent of lack of functionality or complete dilapidation. For buildings, these conditions include collapsing of walls, visual signs of foundation or structural failure, broken windows, and other such conditions. For site and public improvements, these conditions include signs of cracking, buckling, and potholing of pavement to the extent complete replacement was necessary, lack of improved paved drives and roads, collapsed or missing signage and light poles, extensive visual signs of drainage including standing water in roadways and drives and other such conditions.
- vi. Not Present/Not Applicable: Improvements were not present for review.

ELIGIBILITY STUDY

The following tables outlined the distribution of findings for the visual survey.

Table 1: Building Rating by Zoning Lot

Study Area Section	Excellent Condition	Maintained Condition	Minor Repairs Needed	Major Repairs Needed	Severe Condition	Not Present/ Not Applicable
1	4	5	1	0	0	2
2	0	3	4	2	1	2
3	5	9	5	2	0	6
4	2	1	0	0	1	3
Total:	11	18	10	4	2	13
Percent of Improved Area (58 Zoning Lots)	19.0%	31.0%	17.2%	6.9%	3.5%	22.4%

Sources: RCCA Field review 06/25/14.

Prepared by Rolf C. Campbell and Associates, November 2014

Table 2: Site Improvement Ratings by Zoning Lot

Study Area Section	Excellent Condition	Maintained Condition	Minor Repairs Needed	Major Repairs Needed	Severe Condition	Not Present/ Not Applicable
1	3	1	4	0	2	2
2	0	2	1	1	6	2
3	1	1	4	1	17	3
4	0	1	1	1	1	3
Total:	4	5	10	3	26	10
Percent of Improved Area (58 Zoning Lots)	7.0%	8.6%	17.2%	5.2%	44.8%	17.2%

Sources: RCCA Field review 06/25/14.

Prepared by Rolf C. Campbell and Associates, November 2014

ELIGIBILITY STUDY

Table 3: Public Improvements Ratings by Zoning Lot

Study Area Section	Excellent Condition	Maintained Condition	Minor Repairs Needed	Major Repairs Needed	Severe Condition	Not Present/ Not Applicable
1	3	3	3	3	0	0
2	1	6	4	0	0	1
3	2	7	7	0	2	9
4	3	2	2	0	0	0
Total:	9	18	16	3	2	10
Percent of Improved Area (58 Zoning Lots)	15.5%	31.0%	27.7%	5.2%	3.4%	17.2%

Sources: RCCA Field review 06/25/14.

Prepared by Rolf C. Campbell and Associates, November 2014

Table 4: Zoning Lots Needing At Least Minor Repairs

Study Area Section	Improved Zoning Lots in Section	Building Rating		Site Improvement Rating		Public Improvement Rating	
		Count	Percent	Count	Percent	Count	Percent
1	12	1	8.3%	6	50.0%	6	50.0%
2	12	7	58.3%	8	66.7%	4	33.3%
3	27	7	25.9%	22	81.5%	9	33.3%
4	7	1	14.3%	3	42.9%	2	28.6%
Percent of Improved Area (58 Zoning Lots)	58	16	27.6%	39	67.2%	21	36.2%

Sources: RCCA Field review 06/25/14.

Prepared by Rolf C. Campbell and Associates, November 2014

- For building improvements, approximately twenty-eight percent (28%) of the zoning lots exhibited conditions of needing at least minor repairs with the Sections 2 and 3 exhibiting the buildings in most need of repair.
- For site improvements, approximately sixty-seven (67%) of the zoning lots exhibited conditions of needing at least minor repairs and the evidence of these conditions being fairly universal present in each section of the RPA.

ELIGIBILITY STUDY

- For public improvements, approximately thirty-six percent (36%) of the zoning lots exhibited conditions of needing at least minor repairs with exhibited conditions especially prominent in Sections 1 and 3.
- Each study area section exhibits at least thirty-three percent (33%) of its zoning lots exhibited conditions of needing at least minor repairs for at least one of the three rating categories.
- As outlined in Appendix C-C, the Village Engineer has conducted a review and assessment of site improvements and public improvements. Based on the findings of this review each of the study area sections suffers from deterioration of site or public improvements, particularly public/private roadways and storm water infrastructure. The findings provide a number of photographic examples displaying the negative impact of these deteriorated improvements.

Findings

The identified evidence in Table 1 and 4 displays the presence of deterioration located throughout the RPA with evidence exhibited to a significant extent in each study area section. In Sections 1, 2, 3, and 4, the Deterioration criterion is present to a major extent.

4. **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.”

Evidence Criteria

- A review of existing conditions for each of the fifty-eight (58) improved zoning lots with respect to the Village of Green Oaks Zoning Ordinance standards for required setbacks and lot coverage based on the standards for Chapter 5 and 7 for the SR-2 Suburban Residence District, O Office District LI Limited Industrial District, GI General Industrial District, II Intensive Industrial District, and GB General Business District,² Based on measurement with respect to the Lake County GIS data and current aerial photography to document non-conformances was conducted.
- Approximately twenty-one percent (21%) of lots were non-conforming with respect to front yard setbacks. Front yard setback non-conformances were present in all but Section 1.
- Approximately twenty-six percent (26%) of lots were non-conforming with respect to rear yard setbacks. Rear yard setback non-conformances were present in all but Section 4.

² Note: Where a zoning lot had multiple district designations, the least restrictive standards were applied.

ELIGIBILITY STUDY

- Approximately, forty-eight percent (48%) of the lots were also non-conforming with respect to side and street yard setbacks. Side and street yard setbacks non-conformances were located in all sections.
- The following table outlines the complete findings of this review:

Table 5: Setback & Lot Coverage Non-Conformances by Zoning Lot

Study Area Section	Improved Zoning Lots in Section	Non-Conforming Minimum Front Yard		Non-Conforming Minimum Rear Yard		Non-Conforming Minimum Side/Street Yard	
		Count	Percent	Count	Percent	Count	Percent
1	12	0	0.0%	3	25.0%	4	33.3%
2	12	7	58.3%	3	25.0%	9	75.0%
3	27	4	14.8%	9	33.3%	14	51.9%
4	7	1	14.3%	0	0.0%	1	14.3%
Percent of Improved Area (58 Zoning Lots)	58	12	20.7%	15	25.9%	28	48.3%

Sources: RCCA Field review 06/25/14. Measurements with respect to Lake County GIS Data and Esri Aerial Photography. 2011.

Prepared by Rolf C. Campbell and Associates, November 2014

- A review of existing improved and marked parking spaces for each of the fifty-eight (58) improved zoning lots with respect to the Village of Green Oaks Zoning Ordinance standards for required total off-street parking to have a definitely designated stall adequate for each motor vehicle. It was determined that approximately forty-three percent (43%) of zoning lots lacked specifically designated stalls for required off-street parking spaces. This condition was present in each study area section.
- A review of existing improved and marked parking spaces for each of the fifty-eight (58) improved zoning lots with respect to Illinois Accessibility Code for required, designated accessible spaces. It was determined that approximately fifty-seven percent (57%) of lots lacked the minimum number of required marked accessible spaces. This condition was present in each study area section.

ELIGIBILITY STUDY

Table 6: Parking Non-Conformances by Zoning Lot

Study Area Section	Improved Zoning Lots in Section	Non-Conforming Due To Lack of Marked Parking Spaces		Non-Conforming Minimum Accessible Parking Spaces	
		Count	Percent	Count	Percent
1	13	7	53.8%	7	53.8%
2	11	4	36.4%	5	45.5%
3	27	13	48.1%	19	70.4%
4	7	1	14.3%	2	28.6%
Percent of Improved Area (58 Zoning Lots)	58	25	43.1%	33	56.9%

Sources: RCCA Field review 06/25/14. Measurements with respect to Lake County GIS Data and Esri Aerial Photography, 2011.

Prepared by Rolf C. Campbell and Associates, November 2014

Findings

The identified evidence indicates that RPA as a whole and in its individual sections contains numerous developments below the minimum code requirements of the Village Zoning Ordinance and the Illinois Accessibility Code. In Sections 1, 2, 3 and 4, the Presence of Structures Below Minimum Code criterion is present to a major extent.

ELIGIBILITY STUDY

5. **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."

Evidence Criteria

- In Section 2, the former Hill Top Center nursing home facility (PINs 11-13-400-002 & 11-13-400-012) has been vacant for 4 years having closed in 2010.
- In Section 4, the former Jamaican Gardens facility (PIN 11-23-100-025) has been vacant for 4 years having closed in 2010.

Findings

The outlined evidence indicates that the RPA is suffering from excessive vacancies to a minor extent in Sections 2 and 4.

6. **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."

Evidence Criteria

- Per the Village Engineer's review (Appendix C-C) of water mains and sanitary sewer facilities in the RPA, the existing water mains servicing large portions of Sections 2 and 3 are undersized to provide effective fire protection, which is of great concern given the intensive nature of some of the industrial uses in these sections.
- Per a review by the Village Engineer (Appendix C-C), the RPA suffers from improper stormwater utilities which cause drainage issues with respect to a number properties. The key area suffering from adverse drainage due to lack of proper storm utilities are those parcels located in the vicinity of Herky Drive and Baker Road, although adverse drainage patterns exist throughout the RPA. Similarly, a number of parcels contain flood plain areas that hinder their continued use and future redevelopment. A number of parcels also contain wetland features whose integrity is threatened by lack of proper stormwater conveyance systems that limit unfiltered discharge into these natural resource areas.

ELIGIBILITY STUDY

The following are PIN parcels with land boundaries that suffer from inadequate stormwater storm water facilities to accommodate drainage by study area section:

- i. In Section 3, twelve (13) parcels (PINs 11-24-100-008; 11-24-100-042, 11-24-102-004, 11-24-102-005, 11-24-102-006, 11-24-102-007, 11-24-102-009, 11-24-102-010, 11-24-103-002, 11-24-103-003, 11-24-103-004, & 11-24-103-005) of thirty-six (36) parcels, or thirty-six percent (36%).

The following are PIN parcels with land boundaries that are limited from future development due to the drainage issues associated with accommodating existing floodplain and wetland areas:

- i. In Section 1, five (5) PIN parcels with land boundaries (PINs 11-24-200-012, 11-24-200-039 (8900), 11-24-201-014; 11-24-201-020, & 11-24-201-021) of fifteen (15) parcels, or thirty-three percent (33%).
 - ii. In Section 2, three (3) PIN parcels with land boundaries (PINs 11-24-100-064; 11-24-200-002, & 11-24-200-041) of twenty (20) parcels, or fifteen percent (15%).
 - ii. In Section 3, twelve (12) parcels PIN parcels with land boundaries (PINs 11-24-100-011, 11-24-100-013, 11-24-100-014, 11-24-100-015, 11-24-100-035, 11-24-100-044, 11-24-100-045, 11-24-100-052 et al., 11-24-100-065, 11-24-100-075, 11-24-100-078, & 11-24-101-001) of thirty-six (36) parcels, or thirty-three percent (33%).
 - iii. In Section 4, five (5) PIN parcels with land boundaries (PIN 11-23-100-025, 11-23-200-028* (*Re-numbered to 11-23-200-031), 11-24-100-021, 11-24-104-002, & 11-24-104-003) of eleven (11) parcels, or forty-five percent (45%) of the Section;
- Furthermore per the Village Engineer's evaluation (Appendix C-C), the RPA as a whole was developed incrementally over time on a parcel by parcel basis without any master planning for storm sewer, sanitary sewer and public water utilities or dedicated R.O.W.s with associated easements to accommodate needed utilities. This condition has created a situation where the existing utilities are below current standards and inadequate to support further development/redevelopment of the RPA. A new master plan for utilities is needed to support the sound redevelopment of the RPA.

ELIGIBILITY STUDY

Findings

The outlined evidence indicates that the RPA is suffering from inadequate utilities to the degree that current uses are not serviced sufficiently and future redevelopment of the area is greatly limited. In Sections 1, 2, 3, and 4, the Inadequate Utilities criterion is present to a major extent.

7. **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.”

Evidence Criteria

- The following PIN parcels with land boundaries lack proper frontage access on any publicly dedicated right-of-way or on any dedicated road that connects to another publicly dedicated road.
 - i. Seven (7) of twenty (20) PIN parcels with land boundaries (PINs 11-24-100-016, 11-24-100-018, 11-24-100-064, 11-24-200-004, 11-24-200-005, 11-24-200-041, & 11-24-200-042), or thirty-five percent (35%), in Section 2; and
 - ii. Sixteen (16) of thirty-six (36) PIN parcels with land boundaries (PINs 11-24-100-008, 11-24-100-010, 11-24-100-011, 11-24-100-014, 11-24-102-001, 11-24-102-004, 11-24-102-006, 11-24-102-008, 11-24-102-009, 11-24-102-011, 11-24-103-001, 11-24-103-002, 11-24-103-003, 11-24-103-004, 11-13-300-016, & 11-13-300-017), or forty-four percent (44%), in Section 3.
- As outlined earlier for the Presence of Structures below Minimum Code criterion, approximately twenty-one percent (21%) of zoning lots were non-conforming with respect to front yard setbacks, approximately twenty-six percent (26%) were non-conforming with respect to rear yard setbacks, and approximately forty-eight (48%) were non-conforming with respect side/street yard setbacks. These conditions reflect that a number of the lots have been developed below present-day development standards. These conditions were evident in Sections 1,2, 3, and 4.

ELIGIBILITY STUDY

- As outlined earlier for the Presence of Structures below Minimum Code criterion, approximately fifty-seven percent (57%) of zoning lots did not have the minimum number of required accessible parking spaces. This condition was evident in Sections 1, 2, 3, and 4.

Findings

As the evidence indicates, significant portions of the RPA lack adequate access to a public right-of-way and many lots do not provide an adequate number of marked required accessible parking spaces. In Sections 1, 2, 3, and 4, the Excessive Land Coverage and Overcrowding of Structures and Community Facilities criterion is present to a major extent.

8. **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.”

Evidence Criteria

- Section 1, PIN 11-24-200-010 contains four (4) buildings with three (3) curb access cuts onto IL Route 176. One of these curb cuts is approximately 170 feet wide, which is extremely wide compared to most standard curb cut sizes between twenty-four (24) and thirty (30) feet. This arrangement creates a condition of uncoordinated and unrestricted access onto and off IL Route 176, which can generate adverse traffic conditions. The site also lacks properly marked parking spaces and access drives which contributes to these unfavorable access conditions.
- In Section 2, the former Hill Top Center contains curb cuts and placement onto Waukegan Road (IL Route 43) designed only to serve the existing development pattern and intensity with no access curb cuts on Atkinson Road. The existing curb cut sizes significantly limit the development of this zoning lot in present condition for any redevelopment use, and any such redevelopment will also most likely need access both to Waukegan Road (IL Route 43) and Atkinson Road to accommodate any increase in intensity of the zoning lot.
- In Section 2, the Peter Baker & Son asphalt plant occupies a significant portion of the study area section. Presently, there are three (3) existing single-family home uses (PINs 11-24-200-005, 11-24-200-006, & 11-24-200-007) in close proximity to this plant (less than 200 feet from the center of the furthest away home to the plant's property lines). Numerous non-affiliated less intensive commercial and industrial businesses (such as landscape contractor, dog wash/kennel, tree trimming service, etc.) also exist in close proximity to the plant boundaries. The close proximity of

ELIGIBILITY STUDY

such an intensive use in terms of smell, sounds, vibrations, and truck traffic present an extremely adverse land use relationship to these less intensive uses.

- Section 3 contains two (2) single family homes (PINs 11-24-100-013 & 11-24-100-035) on properties directly abutting the existing Rondout Iron and Metal scrap metal yard. This use is extremely intensive in terms of sounds, vibrations, and truck traffic, which create an extremely adverse land use relationship to these residential uses.
- As outlined under the Excessive Land Coverage and Overcrowding of Structures and Community Facilities criterion, Sections 2 and 3 have twenty-three (23) PIN parcels with land boundaries that lack adequate access to publicly dedicated R.O.W.

Findings

As the evidence indicates, the RPA contains a number of areas where an extremely intensive industrial uses are inappropriately situated next to residential uses and less intensive commercial and intensive use that create adverse land use relationships due to smell, noise, vibration, and truck traffic levels. For Sections 1 and 2, parcels contain inappropriate access to IL Route 176 for current or potential future uses that could create traffic and safety hazards. Based on these conditions, the Deleterious Land Use or Layout criterion is present to a major extent in Sections 2 and 3 and to a minor extent in Section 1.

9. **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 criterion 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.”

Evidence Criteria

- The Village adopted its first Comprehensive Plan in 1979 based in part on previous work that the Village and Lake County had developed with respect to the future growth of the Village. This 1979 Plan primarily only addressed the orderly development of residential development west of the I-94 Tollway. This 1979 Plan was amended in 1981 to address in more detail residential growth and acceptable development densities west of the I-94 Tollway. The Village did not fully address areas east of the I-94

ELIGIBILITY STUDY

Tollway until the development of its 1991 Comprehensive Plan, which was brought about by the Village commencing annexations of development east of the I-94 Tollway. The principle purpose of this addition of the Rondout area into the Village's planning area was to begin to provide guidance on orderly development of this area that would be compatible with the development of the portions of the Village west of the I-94 Tollway. The Future Land Use Plan primarily designated these areas with their existing zoning under the Village or Lake County. Despite being included in this 1991 Plan with specific guidance provided for the Rondout RPA area, the area was already by and large developed with primarily industrial and commercial prior to this inclusion, which created a condition whereby lacked the Village's comprehensive planning guidance and direction. Similar to the 1991 Comprehensive Plan, the Village adopted a new Comprehensive Plan in 2009 to continue to attempt to provide direction on how to redevelop the area in orderly manner with property planning and oversight by the Village.

- Due to a lack of appropriate planning, the Bradley Road and IL Route 176 intersection is insufficiently designed to accommodate expansion northward, which would service traffic and development north of it. As it is currently designed, the centerline of what would be the northward extension of Bradley Road intersects into a private drive. The Village of Green Oaks has acquired some land in this area to accommodate future development of the north side intersection improvement, but due to the proximity of the existing commercial building and the grades of land northward with respect to an existing wetland/storm water detention basin limit the construction of these improvements due to increased costs. The need for the extension of Bradley Road and possible ways to accommodate it are detailed in the Village's 2009 Comprehensive Plan. Without this improvement, the RPA properties in its vicinity as well as a whole are hindered from a well designed and efficient access to the regional north-south collector that Bradley Road functions as.
- In tandem with the limitations on extending Bradley Road, Sections 1, 2, and 3 were designed with four dead-end single access streets (Herky Drive, Baker Road, Laura Lane, and Nagel Court) off of IL Route 176. None of these roads has controlled lighted intersection despite being roadways that accommodate large truck traffic along with employee and visitor vehicle traffic to numerous commercial and industrial uses. This arrangement creates adverse traffic patterns, particularly during peak travel times, due to uncoordinated traffic movements and delays caused by large trucks making turning movements onto and off of IL Route 176. Furthermore, this arrangement creates limited access arrangements for emergency response vehicles (e.g. fire trucks, ambulances, etc.), which is extremely detrimental to the area give the intensive industrial nature of some of the uses. These access arrangements occurred due to lack of

ELIGIBILITY STUDY

master development planning in combination with the piece-meal development nature that occurred in the Rondout area over the last approximately 100 years. To potentially correct these conditions, additional R.O.W. and/or easements would need to be acquired across parcels that are by and large already developed and then, improved with the appropriate roadways or access drives. It would require a substantial cost to complete these improvements.

- As outlined under the Excessive Land Coverage and Overcrowding of Structures and Community Facilities criterion and the Deleterious Land Use and Layout criterion, Sections 2 and 3 contain numerous parcels that are not accessible by publically dedicated roads which is the result of improper planning and development prior to approval of the Village's current Subdivision and Zoning Ordinances.
- As outlined under the Deleterious Land Use or Layout criterion, Section 1 has a parcel (PIN 11-24-200-010) that contains four (4) buildings which contains multiple and oversized curb access cuts onto IL Route 176 with no coordination for on-site traffic circulation striping for parking and drive lanes. This condition is due to a lack of appropriate planning and development review as currently conducted by the Village.
- As outlined earlier for the Presence of Structures Below Minimum Code criterion, all sections have developed zoning lots that were non-conforming with respect to the present Zoning Ordinance standards for at least one type of required setback yard.
- As outlined earlier for the Presence of Structures Below Minimum Code criterion, approximately forty-three percent (43%) of zoning lots lacked specifically designated stalls for required off-street parking spaces, and approximately fifty-seven percent (57%) of lots lacked the minimum number of required marked accessible spaces. This condition was present in each study area section.
- As outlined in the Deleterious Land Use or Layout criterion, Sections 2 and 3 contain incompatible land use arrangements with extremely intensive industrial uses (i.e. asphalt plant and metal scrap yard) directly abutting or extremely close to residential uses or less intensive commercial and industrial uses. Incompatible land use arrangements of this degree are a clear indicator of a lack of planning and proper application of common zoning practices for buffering dissimilar land use intensities.
- As outlined under the Inadequate Utilities Criterion, the Village Engineer in his report (Appendix C-C) has outlined how the RPA was developed without a master plan for storm sewer, sanitary sewer and public water

ELIGIBILITY STUDY

utilities that has created a condition of utilities below modern standards to serve both current uses as well as future redevelopment of the area.

Findings

As outlined, the RPA exhibits a number of conditions that indicate that it was developed with a lack of planning with respect to land uses, zoning regulations, utilities, roadways and access arrangements. As these conditions are present within each study area section as well as exhibited in the RPA as a whole, the Lack of Community Planning criterion is present to a major extent in Sections 1, 2, 3, and 4.

10. **Environmental Clean-up.** “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.”

Evidence Criteria

- Per the Village Engineer's review (Appendix C-C), the parcel formerly used for the Acme Scrap, Inc. yard (PIN 11-24-100-018) in Study Area Section 2 is currently subject to an Illinois Environmental Protection Agency (IEPA) violation (LPC# 0970755080). The environmental contamination violation that has occurred with respect to this site has the potential to affect the surrounding study area sections further redevelopment and use.
- Per Illinois Environmental Protection Agency records, the improved portions of the RPA contains/contained two (2) documented Leaking Underground Storage Tanks (LUSTs) that required Corrective Action Plans :
 - i. 1261 Rockland Road (PIN 11-24-200-010) in Section 1; and
 - ii. 124 Baker Road (PIN 11-24-103-001) in Section 3.

While these sites may be in compliance with corrective actions in regards to the on-site LUSTs, damage beyond what was readily documentable could have occurred in the sub-strata of the ground which could limit future use and redevelopment of these parcels due to possible further remediation action.

ELIGIBILITY STUDY

- In Section 4, the former Jamaican Gardens facility (PIN 11-23-100-025) was documented in Phase I (R3 Environmental Management, Inc., 2012; Testing Service Corporation, 2014) and Phase II (R3 Environmental Management, Inc., 2012; Testing Service Corporation, 2014) reports to have the following environmental clean-up issues:
 - i. Arsenic, lead, and mercury contamination of shallow soils.
 - ii. Dieldrin and to a lesser extent Lindane, two types of pesticides, contamination of shallow soils.
 - iii. Two undocumented, former gasoline underground storage tanks whose potential subsurface contamination has not been fully reviewed and documented.
 - iv. One former 20,000 gallon fuel tank that was removed in 1988 but whose potential subsurface contamination has not been fully reviewed and documented.

Findings

Based on the outlined evidence, the Environmental Clean-up criterion is present to a major extent in Section 2 and to a minor extent in Sections 1, 3, and 4.

ELIGIBILITY STUDY

11. **Lag in 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 less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment area is designated.”

Evidence Criteria

- For the years 2009 to 2013, the total EAV for the improved portions of the RPA has lagged behind the Consumer Price Index for All Urban Consumers for three (3) out of the five (5) years (2009, 2010, & 2011).

Table 7: Comparison of Change in the Improved Portion of the RPA's Equalized Assessed Value (EAV) and the Consumer Price Index (CPI)

Year	Improved TIF EAV	Improved EAV Percent Change	CPI (Avg. Annual)	CPI (Avg. Annual) Percent Change
2008	\$ 32,509,105		215.303	
2009	\$ 30,985,576	-4.69%	214.537	-0.36%
2010	\$ 31,408,278	1.36%	218.056	1.64%
2011	\$ 31,114,100	-0.94%	224.939	3.16%
2012	\$ 31,856,069	2.38%	229.594	2.07%
2013	\$ 32,636,947	2.45%	232.957	1.46%

Sources: Libertyville Township Assessor, July 2014;

Consumer Price Index (CPI) for All Urban Consumers (Annual Average) U.S. Department of Labor, Bureau of Labor and Statistics.

Prepared by Rolf C. Campbell and Associates, November 2014

Findings

This factor is representative of the improved portions as a whole, and thus, it is found in Sections 1, 2, 3, and 4. The Lag in EAV criterion is found to be present to a major extent in Sections 1, 2, 3, and 4.

Other Improved Area Blighting and Conservation Area Criteria Evaluated

The presence of all other blighted improved and conservation area criteria, which included:

- Illegal Use of Individual Structures
- Lack of Ventilation, Light, or Sanitary Facilities

were evaluated, but these criteria did not appear to be present within the RPA to any significant extent.

UNIMPROVED AREA CRITERIA

(Section 5)

The following section reviews the blighted unimproved criteria for Section 5 of the RPA.

Multiple Requirement Criteria

1. **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-way 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.”

Evidence Criteria

- PIN 11-34-400-014 meets the current LI Zoning District standards for minimum lot width and area, but it is an extremely deep, approximately 2,600 feet, of only a 200 foot wide strip makes it obsolete for developing the interior portions of the lot for LI District uses that would have access to Atkinson Road.
- PIN 11-24-100-004 fails to meet the LI Zoning District standard of having at least 130 feet of frontage on to a roadway and in fact, this PIN parcel is completely isolated with no roadway frontage which hinders its future development.
- PIN 11-14-400-010 lacks any frontage access on any publically dedicated road.
- PIN 11-23-100-013 is below the minimum lot area and minimum lot width requirements of the SR-1 Zoning District (Minimum Lot Area of 40,000 sq. ft. vs. approximately 3,000 sq. ft. in the lot and Minimum Lot Width of 130 feet vs. approximately 53 feet in the lot).

Findings

Four (4) of the six (6) PIN parcels in Section 5 exhibit sites of irregular and non-conforming platting. The Obsolete Platting of Vacant Land Criterion is found to be present to a major extent in Section 5.

ELIGIBILITY STUDY

2. **Deterioration of Adjacent Structures or Site Improvements.** “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”

Evidence Criteria

- PIN 11-24-201-002 is adjacent to Study Area Section 1 which was shown under the Improved Area Criteria section to suffer from deterioration of improvements.
- PIN 11-23-400-014 is adjacent to Study Area Section 2 which was shown under the Improved Area Criteria section to suffer from deterioration of improvements.
- PIN 11-24-100-004 is adjacent to Study Area Section 3 which was shown under the Improved Area Criteria section to suffer from deterioration of improvements.
- PINs 11-14-400-010 and 11-23-200-003 are adjacent to Study Area Sections 3 and 4 which were shown under the Improved Area Criteria section to suffer from deterioration of structures and improvements.
- PIN 11-23-100-013 is adjacent to Study Area Section 4 which was shown under the Improved Area Criteria section to suffer from deterioration of improvements.

Findings

Six (6) of the six (6) PIN parcels in Section 5 were shown to be adjacent to areas which were determined to suffer from deterioration of adjacent structures and site improvements. The Deterioration of Adjacent Structures and Site Improvements is present to a major extent in Section 5.

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

ELIGIBILITY STUDY

Evidence Criteria

- For the years 2009 to 2013, the total EAV for the vacant portions of the RPA has lagged behind the Consumer Price Index for All Urban Consumers for four (4) out of five (5) years (2010, 2011, 2012, & 2013).

Table 8: Comparison of Change in Unimproved Portion of the RPA's Equalized Assessed Value (EAV) and the Consumer Price Index (CPI)

Year	Unimproved EAV	Unimproved EAV Percent Change	CPI (Avg. Annual)	CPI (Avg. Annual) Percent Change
2008	\$1,913,902		215.303	
2009	\$1,972,090	3.04%	214.537	-0.36%
2010	\$1,990,509	0.93%	218.056	1.64%
2011	\$2,001,383	0.55%	224.939	3.16%
2012	\$2,009,463	0.40%	229.594	2.07%
2013	\$2,002,161	-0.36%	232.957	1.46%

Sources: Libertyville Township Assessor, July 2014;
 Consumer Price Index (CPI) for All Urban Consumers (Annual Average) U.S. Department of Labor, Bureau of Labor and Statistics.

Prepared by Rolf C. Campbell and Associates, November 2014

Findings

This factor is representative of the vacant portions of the RPA as a whole. The Lag in EAV criterion is found to be present to a major extent in Section 5.

Single Requirement Criteria

1. **Flooding.** “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.”

Evidence Criteria

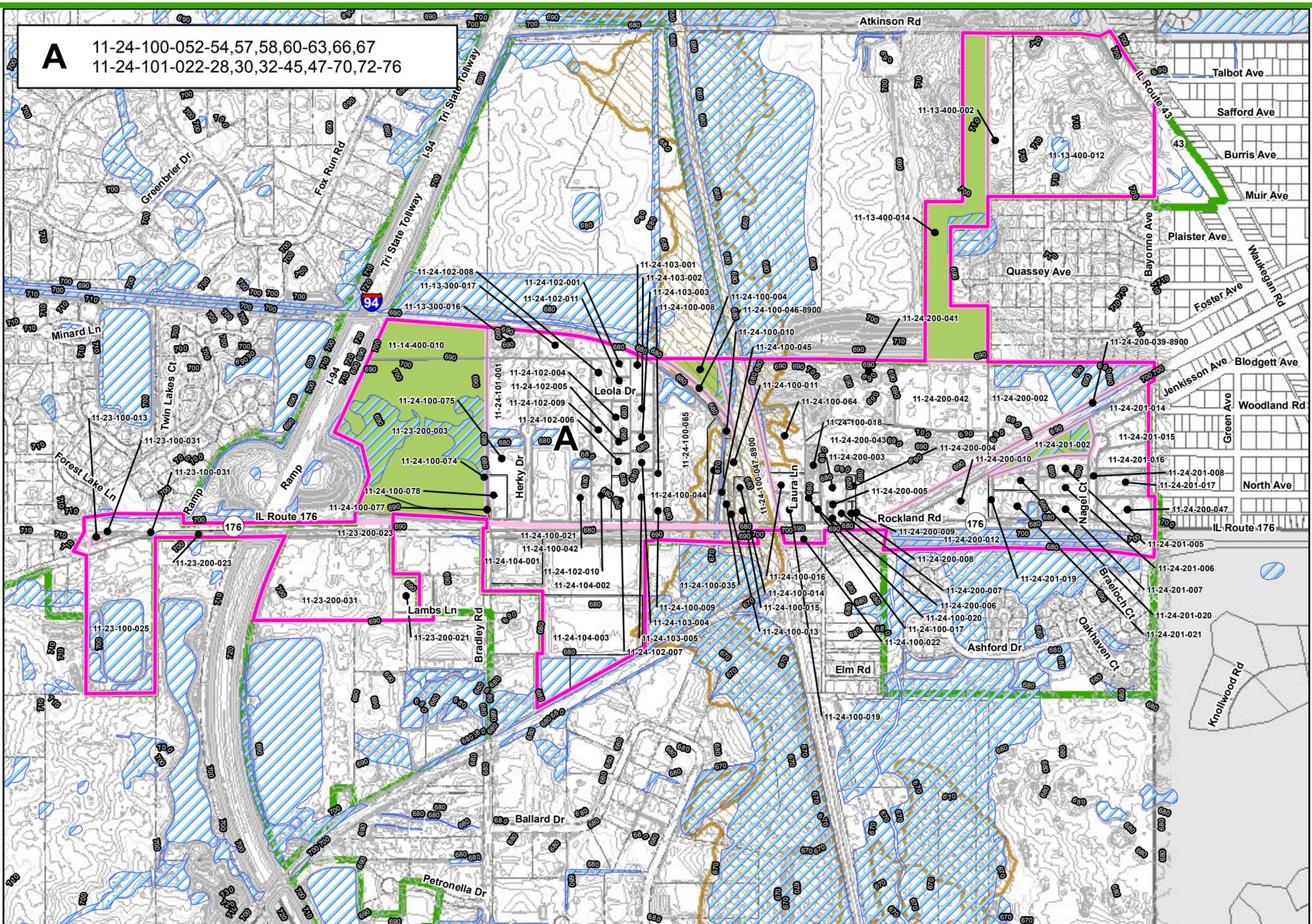
- As determined by a review of the Village Engineer (Appendix C-C), the following parcels are subject to adverse drainage patterns due to the presence of floodplain or wetlands that need to be addressed through improvements in order to accommodate development:
 - PIN 11-23-200-003;
 - PIN 11-24-100-004; and
 - PIN 11-24-201-002.

Findings

The Flooding criterion is found to be present to a major extent for the listed PINs.

A

11-24-100-052-54,57,58,60-63,66,67
11-24-101-022-28,30,32-45,47-70,72-76



VILLAGE OF GREEN OAKS
 Community of Country Living
 RPA #1: Rondout Area

- Redevelopment Project Area
- Village Boundary
- Study Area Section
- Zoning Lot
- Wetlands
- 100-Year Floodplain
- Vacant Parcel

1"=1,000'



Fig. 6: Environmental Features Exhibit

Date: 11/19/14

ROLF C. CAMPBELL & ASSOCIATES
 A MANHATTAN CONSULTING DIVISION

Other Unimproved Area Blighting Criteria Evaluated

The presence of all other blighted unimproved area criteria, which included:

- Diversity of Ownership
- Environmental Hazard Costs
- Tax Delinquencies
- Unused Quarries and Mines
- Unused Rail Structures
- Disposal Sites
- Town or Village Center Designation
- Previously Qualifying as Blighted Improved

were evaluated, but these criteria did not appear to be present within the RPA to a significant extent.

VI. DISTRIBUTION OF ELIGIBILITY CRITERIA

All of the criteria that were present were distributed reasonably throughout the RPA. Table 9 and Figure 7 on the following pages illustrate the presence and extent of each criterion.

IMPROVED SECTIONS (1 - 4):

In **Section 1**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. In addition, Dilapidation, Deleterious Land Use or Layout, and Environmental Clean Up were present to a minor extent.

In **Section 2**, Dilapidation, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, Environmental Clean Up and Lag in EAV were criteria that were present to a major extent. In addition, Obsolescence and Excessive Vacancies were present to a minor extent.

In **Section 3**, Dilapidation, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Deleterious Land Use or Layout, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. In addition, Environmental Clean Up was present to a minor extent.

In **Section 4**, Deterioration, Presence of Structures Below Minimum Code Standards, Inadequate Utilities, Excessive Land Coverage and Overcrowding of Structures, Lack of Community Planning, and Lag in EAV were criteria that were present to a major extent. Obsolescence, Excessive Vacancies, and Environmental Clean Up were present to a minor extent.

UNIMPROVED SECTIONS (5):

In **Section 5**, Obsolete Platting of Vacant Land, Deterioration of Adjacent Structures of Site Improvements, Lag in EAV, and Flooding were present to a major extent.

Table 9: Distribution of Eligibility Criteria by Study Area Sections

Criteria	Improved Sections				Unimproved Sections
	1	2	3	4	5
Improved Criteria					
Dilapidation	□	■	■	□	
Obsolescence		□		□	
Deterioration	■	■	■	■	
Presence of Structures below Minimum Code Standards	■	■	■	■	
Excessive Vacancies		□		□	
Inadequate Utilities	■	■	■	■	
Excessive Land Coverage and Overcrowding of Structures and Community Facilities	■	■	■	■	
Deleterious Land Use or Layout	□	■	■		
Lack of Community Planning	■	■	■	■	
Environmental Clean Up	□	■	□	□	
Lag in EAV	■	■	■	■	
Unimproved Criteria					
Obsolete Platting of Vacant Land					■
Deterioration of Adjacent Structures or Site Improvements					■
Lag in EAV					■
Flooding					■

□ : Present to a Minor Extent ■ : Present to a Major Extent

Prepared by Rolf C. Campbell and Associates, Inc., November 2014

VII. SUMMARY OF ELIGIBILITY FINDINGS

For both improved and unimproved parcels, the RPA meets or exceeds the minimum requirements of blight. Since over fifty percent (50%) of the structures are thirty-five (35) years old or older, the improved portions of the RPA qualify for consideration as a conservation area. The improved parcels qualify as being blighted improved land and a conservation area by exhibiting eleven (11) out of the thirteen (13) eligibility criteria. This level meets and exceeds the minimum number of three (3) criteria for a conservation area and this level also meets and exceeds the minimum number of five (5) blighting criteria for a blighted improved redevelopment project area. The unimproved parcels evaluated qualify as being blighted by exhibiting four (4) of the twelve (12) criteria. Three (3) of the multiple requirement criteria and one (1) of the single requirement criteria were present in the unimproved parcels. This level meets and exceeds the minimum number of two (2) multiple requirement blight criteria or one (1) single requirement blight criteria. The qualifying criteria for both improved and unimproved areas of the RPA were generally found to be reasonably distributed throughout the RPA. In sum, the quantity and distribution of improved and unimproved blighting criteria qualifies the RPA as a whole as eligible for consideration for a TIF District.

The following Improved Criteria were identified as being present throughout sections of the improved land:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of Structures below Minimum Code Standards
5. Excessive Vacancies
6. Inadequate Utilities
7. Excessive Land Coverage and Overcrowding of Structures and Community Facilities
8. Deleterious Land Use or Layout
9. Lack of Community Planning
10. Environmental Clean Up
11. Lag in EAV

The following Unimproved Criteria were identified as being present throughout some sections of the unimproved land:

Multiple Requirement Criteria

1. Obsolete Platting of Vacant Land
2. Deterioration of Adjacent Structures or Site Improvements
3. Lag in EAV

Single Requirement Criteria

1. Flooding

VIII. CONCLUSION

As exhibited by the findings of this Study, the proposed RPA meets the necessary eligibility criteria to qualify according to Illinois State Statutes to be considered for designation as a TIF District. The area suffers from criteria that would significantly impede development or redevelopment from occurring. As such, the Village's contemplated TIF District designation for each Section and the RPA as a whole is consistent with the intent of the Tax Increment Allocation Redevelopment Act.

IX. Appendix C - A: Source Documents

1. Aerial Photograph, Esri, 2011.
2. Comprehensive Plan, Village of Green Oaks; 1991 & 2009.
3. Field Review and Visual Inspection Survey, Rolf C. Campbell & Associates; June 25, 2013.
4. Field Review. Rolf C. Campbell & Associates: August 23 & 29, September 6, and October 16, 2012.
5. Illinois Environmental Protection Agency Leaking Underground Storage Tank Incident Tracking Database (<http://epadata.epa.state.il.us/land/ust/>); July 2014 (Current).
6. Lake County Assessor Records; June & July 2014 (Current).
7. Lake County GIS/Mapping Division Data, Records, & Aerial Photography (1974 & 2010); May 2014 (Current).
8. Libertyville Township Assessor Records; July 2014 (Current).
9. Phase I Environmental Site Assessment - Former Jamaican Gardens North Property, Testing Service Corporation, January 8, 2014.
10. Phase I Environmental Site Assessment - Jamaican Gardens North, R3 Environmental Management, Inc., March 5, 2012.
11. Phase II Environmental Site Assessment - Former Jamaican Gardens North Property, Testing Service Corporation, April 11, 2014.
12. Phase II Environmental Site Assessment - Jamaican Gardens North, R3 Environmental Management, Inc., September 7, 2012.
13. Tax Increment Allocation Redevelopment Act (65 ILCS Section 5/11-74.4-3, et. Seq., as amended), (Current).
14. Subdivision Ordinance, Village of Green Oaks, (Current).
15. Village Engineer Report, Rezek, Henry, Meisenheimer, and Gende, Inc.; July 16, 2014.
16. Zoning Ordinance, Village of Green Oaks, (Current).

X. Appendix C - B: Example Condition Photographs



Example of site improvements in need of repairs in Section 1 5 (PIN 11-24-201-007).



Example of site improvements in need of repairs, improper drainage conditions, and unmarked parking spaces in Section 1 (PIN 11-24-201-007).



Example of Nagel Court in need of repairs and improper drainage conditions in Section 1 adjacent to Section 5 (PIN 11-24-201-002).



Example of Nagel Court in need of repairs and improper drainage conditions in Section 1 (PIN 11-24-201-015).

Village of Green Oaks - Redevelopment Project Area 1: Rondout Area
ELIGIBILITY STUDY



Example of severe condition of site improvements in Section 2 (PIN 11-24-100-020).



Example of severe condition of site improvements & unmarked, unpaved parking in Section 2 (PIN 11-24-100-019).



Example of incompatible land use relationships with residential homes adjacent to asphalt plant and structures below modern development setback standards in Section 2 (PINs 11-24-200-005 & 11-24-200-006).



Example of severe condition of Laura Lane in Section 2 (PIN 11-24-200-042).



Example of building and site improvements in severe condition in Section 2 (PIN 11-24-400-012).



Example of building and site improvements in severe condition in Section 2 (PIN 11-24-400-012).



Example of site improvements in need of repairs in Section 3 (PIN 11-24-100-052 et al.)



Note by business owner as to the need for Accessible Parking spaces in Section 3 (PIN 11-24-100-052 et al.)



Example of site improvements in need of repairs in Section 3 (PIN 11-24-100-052 et al.)



Example of severe condition of Baker Road, lack of proper drainage, and unpaved, unmarked parking in Section 3 (PIN 11-24-102-004).



Example of severe condition of Baker Road in Section 3 (PINs 11-24-103-004 & 11-24-103-005).



Example of severe condition of Leola Drive with lack of proper drainage in Section 3 (PINs 11-24-102-004 and 11-24-102-011).



Example of scrap yard use that abuts to residential homes in Section 3 (PIN 11-24-100-011)



Example of building and site improvements in severe condition in Section 4 (PIN 11-23-100-025).



Example of building and site improvements in severe condition in Section 4 (PIN 11-23-100-025).



Example of site improvements in need of repairs and improper drainage in Section 4 (PIN 11-24-100-052 et al.)

XI. Appendix C - C: Village Engineer Report



RHMG ENGINEERS, INC.

July 16, 2014

www.rhmg.com

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847.362.5959 | Fax 847.362.0864

535 Tollgate Road, Suite F, Elgin, IL 60123
847.742.5959 | Fax 847.742.0863

Mr. Dennis Dorsey
Village Trustee
Village of Green Oaks
2020 O'Plaine Road
Green Oaks, IL 60048

Re: Green Oaks TIF District Phase 1
Eligibility Study – Engineering Issues
Project No. 21405069

Dear Trustee Dorsey,

We have reviewed the parcels as identified on the Revised Potential Study Areas Map showing the proposed Redevelopment Project Area (RPA) prepared by Rolf C. Campbell and Associates (copy enclosed) and have identified areas with inadequate stormwater conveyance or detention capacity that may adversely impact development of vacant parcels or redevelopment of improved parcels. We have examined the locations, size and age of the watermains and sanitary sewers within the limits of the proposed RPA and their ability to continue to service the existing and future development. We have also examined the condition of the roads within the proposed RPA with regards to their capacity and condition to adequately service the existing and anticipated traffic loads.

Stormwater Considerations

1. There is mapped FEMA floodplain and floodway located within the proposed TIF district primarily along the Middle Fork of the North Branch of the Chicago River. The properties which contain mapped floodplain are already improved. "Engineering A" appendix contains a list of parcels that contain mapped floodplain and/or floodway. Properties that contain 100% floodway will not be eligible for redevelopment. Additional studies are necessary to determine and quantify the impact of the presence of floodplain and floodway on redevelopment for the parcels in question.
2. There are wetlands within the proposed TIF boundary. There are other wetlands along the EJ&E Railroad, which may impact redevelopment. The enclosed "Engineering A" appendix contains an inventory of parcels with mapped wetlands on the property. Lake County Watershed Development Ordinance regulations present a barrier to redevelopment in these areas in regards to protecting and/or mitigating wetlands. Development within lots that contain wetlands would incur extraordinary expenses due to mitigation requirements or the purchase of wetland credits. Additional detailed study is required to determine the exact impacts of wetlands on development/redevelopment.
3. A portion of the proposed TIF north of Route 176 between I-94 and the Metra Railroad Tracks (Herky-Baker Basin) has inadequate drainage facilities for the conveyance of stormwater. During rain events that exceed a 10-year return period, significant flooding occurs along the rear portion of improved parcels. There is detention and storm sewer within the basin, but the storm sewers are undersized and cannot adequately convey stormwater. There also is not an adequate overland relief route. Appendix "Engineering B" contains photos of drainage issues and recent flooding within the proposed TIF

Mr. Dennis Dorsey
Village Trustee
Re: Green Oaks TIF District Phase 1
Eligibility Study – Engineering Facilities
July 16, 2014
Page 2

district. The inadequate stormwater facilities will adversely affect the redevelopment of developed parcels. During flooding events, Baker Road is inaccessible due to standing water on the pavement.

Sanitary Sewer and Watermain

4. The sanitary sewer and water system within the proposed TIF district were each constructed prior to the Village annexing the territory into Village limits. There have been recent infiltration and inflow studies within a portion of one sanitary sewer basin. Additional in-depth analyses and a Master Plan would be required to determine the existing conditions, required capacity, and improvements required to serve a redeveloped area. Note that south of 176, all sanitary sewers are owned and operated by North Shore Sanitary District.
5. The majority of the watermain and associated appurtenances within the proposed TIF district are owned and operated by Lake County Public Works Department; however there are several private watermain systems. The majority of the watermains within the proposed TIF district are 6-inch diameter mains which are inadequate for fire protection purposes. 6-inch diameter mains are located within the Herky Industrial Park, along Baker and Leola Drive, and along Laura Lane. There are also many dead-end and unlooped watermains, which further limit fire flows; and also pose potential water quality concerns.

Roadway Improvements

6. The condition of Herky Drive, Baker Road and Leola Drive is poor and would adversely impact developed areas and potential redevelopment. Reconstruction of the roads would be necessary to serve the developed/redeveloped area. Substantial storm sewer improvements and curb and gutter installation will be required as part of the reconstruction of Baker Road and Leola Drive. Additionally, Right-of-Way acquisition along Baker Drive would be necessary as this road is currently a private road.
7. The intersection of Bradley Road and Route 176 will need to be improved as development and redevelopment occurs. Additional signalization, turn lanes and right-of-way acquisition will be necessary as vacant parcels develop. The costs for intersection improvements will be substantial. A traffic study is necessary in order to determine the extent of improvements required.
8. Special access requirements will be necessary for the parcel at the southwest corner of Illinois Route 43 and Atkinson Road. Depending on the scale of redevelopment, turn lanes (and in turn pavement widening) will be necessary along Route 43. Additionally, turn lanes may be required by the City of North Chicago along Atkinson Road. Both of these improvements require pavement widening and would add extraordinary costs to



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redevelopment of the subject parcel. A traffic study and consultation with the local Agencies is required to confirm the extent of improvements required.

9. Laura Lane is a private road utilized by several business owners to access property north of 176. The road is in poor condition and would adversely impact developed areas and potential redevelopment. Reconstruction of the road, establishment of proper drainage facilities, and acquisition of Right-of-Way would all be necessary to serve the redevelopment of the area.
10. There is not a local road to convey traffic from the RPA district directly north to Atkinson Road. Presence of a roadway to connect Atkinson Road and IL Route 43 directly to the RPA to facilitate alternative travel ways during peak traffic hours and to promote access to facilitate redevelopment within the RPA. The need for such a road was identified in the Village's Comprehensive Plan. A traffic study is required to identify the requirements of such a roadway.

Environmental Considerations

11. There is one parcel (13522 Rockland Road, 11-24-100-018) that is currently subject to an Illinois Environmental Protection Agency (IEPA) violation (LPC# 0970755080). The parcel is in the construction phase of a Remedial Action Plan. This parcel was formerly occupied by Acme Scrap, Inc. and prior tenants were also involved in junkyard/scrapyard uses. The violations are related to the junkyard activities.
12. There are other existing junkyard-type and industrial uses (e.g. an asphalt plant, auto repair, etc.) within the proposed TIF district. Consequently, it is anticipated that there may be other environmental concerns on other parcels within the proposed TIF district.

Please review the above information and the enclosed exhibits. If you have any questions, please do not hesitate to contact me.

Thank you.

Sincerely yours,

RHMG ENGINEERS, INC.

A handwritten signature in black ink, appearing to read "William R. Rickert", with a long horizontal line extending to the right.

William R. Rickert, P.E., BCEE, CFM
President
Green Oaks Village Engineer

WRR/bm



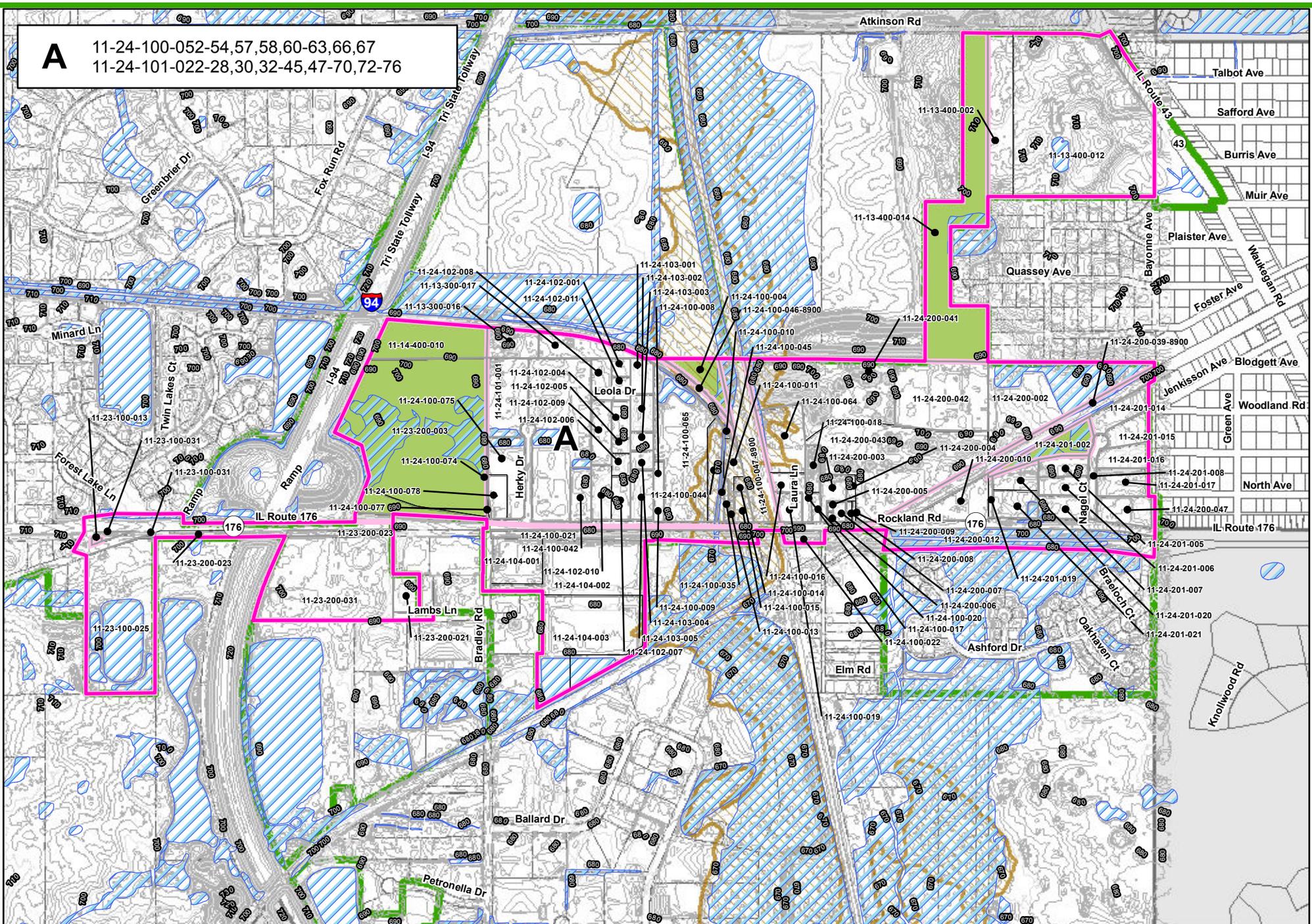
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Enclosure

cc: Mr. Al Maiden – Rolf C. Campbell and Associates, Inc.
Mr. Jeremiah Yeksavich – Rolf C. Campbell and Associates, Inc.

A

11-24-100-052-54,57,58,60-63,66,67
11-24-101-022-28,30,32-45,47-70,72-76



VILLAGE OF GREEN OAKS
 Community of Country Living
 RPA #1: Rondout Area

- Redevelopment Project Area
- Village Boundary
- Study Area Section
- Zoning Lot
- Wetlands
- 100-Year Floodplain
- Vacant Parcel

1"=1,000'



Fig. 6: Environmental Features Exhibit

Date: 11/19/14

ROLF C. CAMPBELL & ASSOCIATES
 A MANHATTAN CONSULTING DIVISION

ENGINEERING A
Village of Green Oaks
Redevelopment Project Area

TABLE A											
Improved Parcels which contain Wetlands, Floodplain, and Drainage Concerns											
PIN	Parcel Area	Flood of Record		Wetland Area		FEMA SFHA Area		Floodway Area		Inadequate Stormwater Facilities	Detention Basin on Parcel
		Area (Ac)	%	Area (Ac)	%	Area (Ac)	%	Area (Ac)	%		
11-23-100-025	14.98	4.59	30.7%	6.45	43.1%	0.00	0.0%	0.00	0.0%		
11-23-200-028	15.48	0.38	2.4%	0.00	0.0%	0.00	0.0%	0.00	0.0%		
11-24-100-008	0.50	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-100-011	1.06	0.85	79.5%	0.04	3.4%	0.94	88.6%	0.89	84.0%		
11-24-100-013	0.17	0.17	100.0%	0.00	0.0%	0.17	100.0%	0.17	100.0%		
11-24-100-014	0.26	0.10	39.4%	0.00	0.0%	0.26	98.7%	0.26	98.7%		
11-24-100-015	0.73	0.23	30.6%	0.00	0.0%	0.73	100.0%	0.73	100.0%		
11-24-100-021	3.92	0.71	18.0%	0.07	1.7%	1.16	29.7%	1.16	29.7%		
11-24-100-035	0.27	0.27	100.0%	0.00	0.0%	0.27	100.0%	0.27	100.0%		
11-24-100-042	1.67	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-100-044	1.98	1.98	100.0%	0.19	9.6%	1.96	98.8%	1.37	68.8%		
11-24-100-045	0.41	0.41	100.0%	0.18	45.4%	0.41	100.0%	0.41	100.0%		
11-24-100-047	6.18	1.45	23.4%	0.99	16.1%	2.58	41.8%	2.04	33.0%		
11-24-100-052 et al.	12.65	0.00	0.0%	1.08	8.5%	0.00	0.0%	0.00	0.0%		Y
11-24-100-064	4.07	0.00	0.0%	0.27	6.5%	1.85	45.4%	0.00	0.0%		
11-24-100-065	10.09	0.92	9.1%	0.79	7.8%	2.51	24.9%	0.29	2.9%		
11-24-100-075	3.10	0.00	0.0%	0.51	16.6%	0.00	0.0%	0.00	0.0%		Y
11-24-100-078	1.13	0.00	0.0%	0.00	0.3%	0.00	0.0%	0.00	0.0%		
11-24-101-001	4.63	0.00	0.0%	0.37	8.0%	0.00	0.0%	0.00	0.0%		
11-24-102-004	1.04	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-102-005	0.44	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-102-006	0.61	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-102-007	1.22	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-102-009	1.94	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-102-010	1.59	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-103-002	1.26	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-103-003	0.63	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-103-004	0.63	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-103-005	1.68	0.00	0.0%	0.00	0.0%	0.00	0.0%	0.00	0.0%	Y	
11-24-104-002	10.71	0.00	0.0%	1.09	10.2%	0.00	0.0%	0.00	0.0%		Y
11-24-104-003	10.71	0.00	0.0%	1.58	14.8%	0.00	0.0%	0.00	0.0%		Y
11-24-200-002	12.19	0.00	0.0%	5.56	45.7%	0.00	0.0%	0.00	0.0%		
11-24-200-012	9.03	0.00	0.0%	4.54	50.3%	0.00	0.0%	0.00	0.0%		
11-24-200-039	6.13	0.00	0.0%	1.04	16.9%	0.00	0.0%	0.00	0.0%		
11-24-200-041	12.41	0.00	0.0%	0.37	3.0%	1.71	13.8%	1.54	12.4%		
11-24-201-014	1.96	0.00	0.0%	0.03	1.5%	0.00	0.0%	0.00	0.0%		
11-24-201-020	1.48	0.00	0.0%	0.02	1.3%	0.00	0.0%	0.00	0.0%		
11-24-201-021	1.83	0.00	0.0%	0.23	12.5%	0.00	0.0%	0.00	0.0%		

TABLE B											
Vacant Parcels which contain Wetlands, Floodplain, and Drainage Concern											
PIN	Parcel Area	Flood of Record		Wetland Area		FEMA SFHA Area		Floodway Area		Inadequate Stormwater	Detention Basin on Parcel
		Area (Ac)	%	Area (Ac)	%	Area (Ac)	%	Area (Ac)	%		
11-23-200-003	27.74	0.00	0%	8.40	30%	0.00	0%	0.00	0%		Y
11-24-100-004	2.29	1.88	82%	0.80	35%	2.28	100%	2.06	90%		
11-24-201-002	2.69	0.00	0%	1.88	70%	0.00	0%	0.00	0%		

Notes:

1. Flood of record established by Hydrologic Atlas 88
2. Properties which contain wetlands and detention basins are identified via "Detention Basin on Parcel" column
3. All Wetlands are isolated wetlands of Lake County
4. All parcels with Floodway also have at least an equal area of Floodplain.
5. PIN 11-24-100-052 is representative of the Herky Industrial Courts Condominium Development.

Engineering B



Photo 1 – Pondered water near 29030 N Nagel Court (PIN 11-24-201-002). Photo is looking northwest from the north end of Nagel Court.



Photo 2 – Apparent wetlands within 29030 N Nagel Court (PIN 11-24-201-002). Photo is looking northwest from Nagel Court.

Engineering B



Photo 3 – Flooding at the northwest corner (looking southeast) of Fatman Bowl (parcel 11-24-100-042)



Photo 4 – Flooding at the northwest corner (looking east) of Fatman Bowl (parcel 11-24-100-042). Detention Basin for Herky Industrial Condominiums is visible in the left half of the photograph.

Engineering B



Photo 5 – Flooding of Baker Drive, standing at the southeast corner of Jessup Manufacturing (PIN 11-24-102-007) looking north east



Photo 6 – Local flooding after rain event at 28925 Baker Road (PIN 11-24-103-002)

Engineering B



Photo 7 – Outlet of storm sewer system downstream of Fatman Bowl and Jessup Manufacturing. Outlet discharges into Middle Fork of the North Branch of the Chicago River.



Photo 8 – Corroded, failing outlet of the storm sewer pictured in Photo 7

Engineering B



Photo 9 – Intersection of Baker Road and Leola Drive, looking north along Baker Road.



Photo 10 – Intersection of Baker Road and Leola Drive, looking south along Baker Road.

Engineering B



Photo 11 – Intersection of Baker Road and Leola Drive, looking west along Leola Drive.



Photo 12 – Intersection of Route 176 and Bradley Road, looking north along Bradley road.

Engineering B



Photo 13 – Laura Lane (Private road) looking northwest from 13548 W. Rockland Road (PIN 11-24-100-064)



Photo 14 – Laura Lane (Private road) looking south from 13548 W. Rockland Road (PIN 11-24-100-064). Laura Lane terminated into Route 176.

Engineering B



Photo 15 – Polluted discharge from ACME Scrap Site (13522 Rockland Road, 11-24-100-018). Site is being remediated as part of a Remedial Action Plan.