



BEECHER TAX INCREMENT FINANCING DISTRICT #1

Redevelopment Plan & Program



*Approved on June 10, 2019 by:
Ordinance #1308, #1309, and #1310*

TAX INCREMENT FINANCING REDEVELOPMENT PLAN & PROGRAM

Beecher TIF District #1



March 2019

Prepared By:
Teska Associates, Inc.



TABLE OF CONTENTS

INTRODUCTION	3
Tax Increment Financing.....	5
REDEVELOPMENT PROJECT AREA DESCRIPTION.....	6
Summary of the Eligibility of the Proposed TIF District	10
REDEVELOPMENT PLAN AND PROGRAM.....	11
Purpose of the Redevelopment Plan.....	11
Redevelopment Plan Goals and Objectives	12
Future Land Use Plan	15
Redevelopment Opportunity Sites.....	16
Eligible Project Costs.....	18
Acquisition and Clearance	19
Land Disposition	19
Public Improvements	19
Phasing of Project	20
Estimated Project Costs	21
Sources of Funds.....	22
Nature and Term of Obligations to be Issued	23
Initial Equalized Assessed Valuation	23
Anticipated Equalized Assessed Valuation	26
Payment in Lieu of Taxes	26
Provision for Amending the Redevelopment Plan and Program	26
FINANCIAL IMPACT OF REDEVELOPMENT.....	27
FINDINGS OF NEED FOR TAX INCREMENT FINANCING	30
Project Area Not Subject to Growth	30
Conformance with Comprehensive Plan	30
Date of Completion.....	31

LIST OF FIGURES AND TABLES

Table 1: Existing Land Use	6
Table 2: Housing Units	6
Table 3: Redevelopment Opportunity Sites.....	16
Table 4: Estimated Redevelopment Project Costs	21
Table 5: Equalized Assessed Valuation.....	24
Figure A: Project Area Boundary	7
Figure B: Existing Land Use.....	8
Figure C: Existing Residential Uses.....	9
Figure D: Future Land Use Plan	13
Figure E: Redevelopment Opportunity Sites	14

APPENDICES

APPENDIX A: TIF #1 Eligibility Report

APPENDIX B: TIF #1 Legal Description



INTRODUCTION

This report documents the Tax Incremental Redevelopment Plan and Program (the “Redevelopment Plan”) for the Village of Beecher Tax Incremental Financing (“TIF”) District Project Area #1 (the “Project Area”). The Redevelopment Plan has been prepared for use by the Village of Beecher (the “Village”) by Teska Associates, Inc. The proposed Redevelopment Plan seeks to respond to a number of needs and challenges within the Project Area, and is indicative of a strong commitment and desire on the part of the Village to improve and revitalize the Project Area. This document is intended to provide a framework for improvements and reinvestment within the Project Area over the next 23 years.



The Village’s current Comprehensive Plan was adopted in 1996, and emphasizes economic development within the Village, particularly in the historic downtown area. The Village has also adopted the Downtown Improvement Plan in 2003, which provided guidance for potential future redevelopment in the downtown area. In 2018, with the help of CMAP (Chicago Metropolitan Agency for Planning), the Village began the process of updating the Comprehensive Plan. The updated Comprehensive Plan also focuses on economic development in the downtown area, and industrial development and job creation throughout the Village. These planning efforts have lead Village of Beecher officials to determine that without direct involvement and financial assistance, planning goals and objectives for the Project Area, the Beecher Redevelopment Project Area #1, cannot be achieved, and utilization of Tax Incremental Financing in the area is desired.

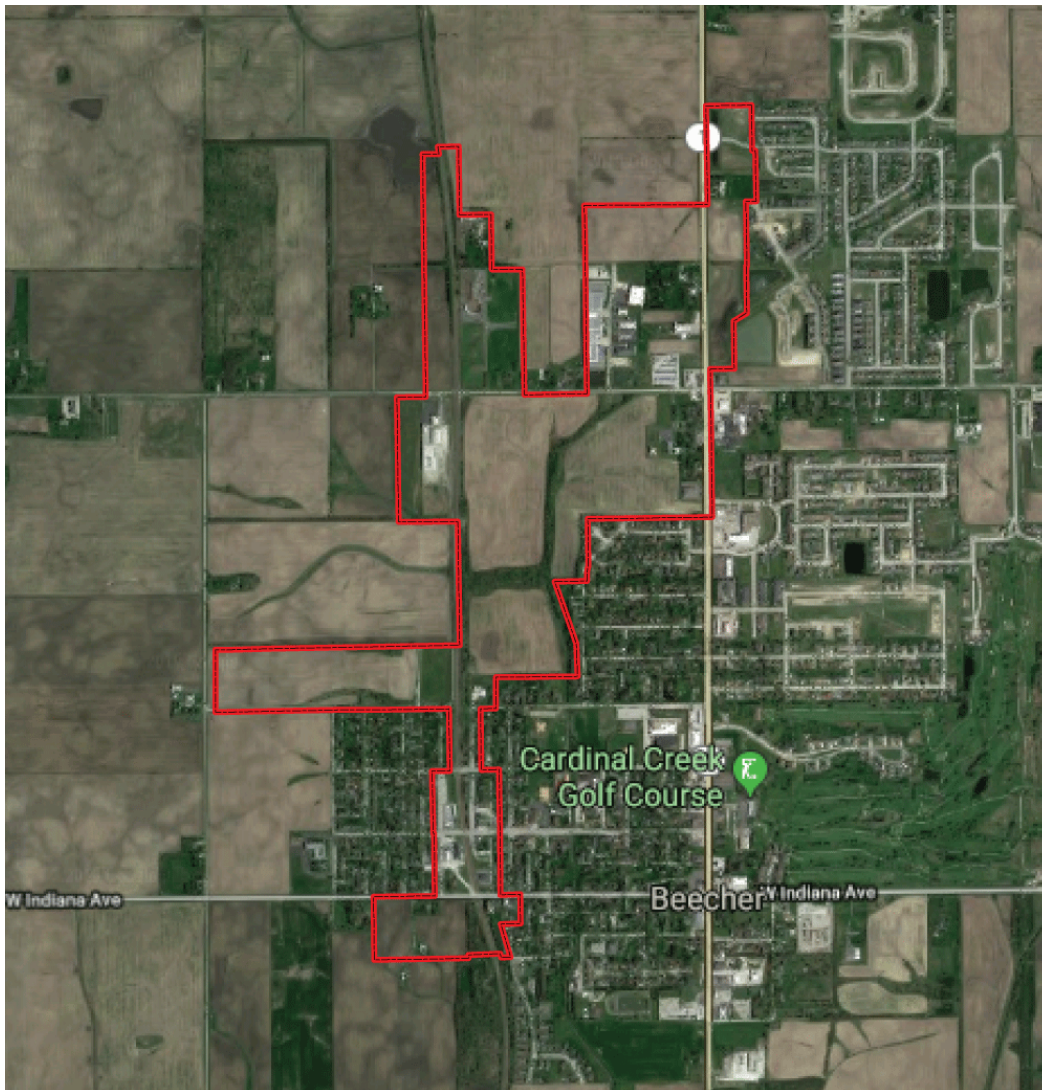
To this end, the Village has retained the planning consulting firm Teska Associates, Inc. to assist the Village in the creation of a new TIF district covering the downtown area and other areas along the railroad right-of-way, and along Church Road and Dixie Highway. Teska has conducted field surveys, site evaluations, and identified key redevelopment opportunities and necessary public improvements. This Redevelopment Plan summarizes the analyses and findings of the consultant's work. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a redevelopment project area under the State of Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 as amended, the "Act". Teska has prepared this Redevelopment Plan and the related Eligibility Study with the understanding that the Village would rely on: (a) the findings and conclusions of the Redevelopment Plan and associated Eligibility Report in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that Teska has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the Act.



Tax Increment Financing

Tax increment financing is permitted in Illinois under the “Tax Increment Allocation Redevelopment Act” (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes, as amended (hereinafter the “Act”). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program report sets forth in general terms the overall program to be undertaken to achieve these objectives.

The Act permits municipalities to improve eligible “conservation” or “blighted” areas in accordance with an adopted Redevelopment Plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.



Aerial Location Map

REDEVELOPMENT PROJECT AREA DESCRIPTION

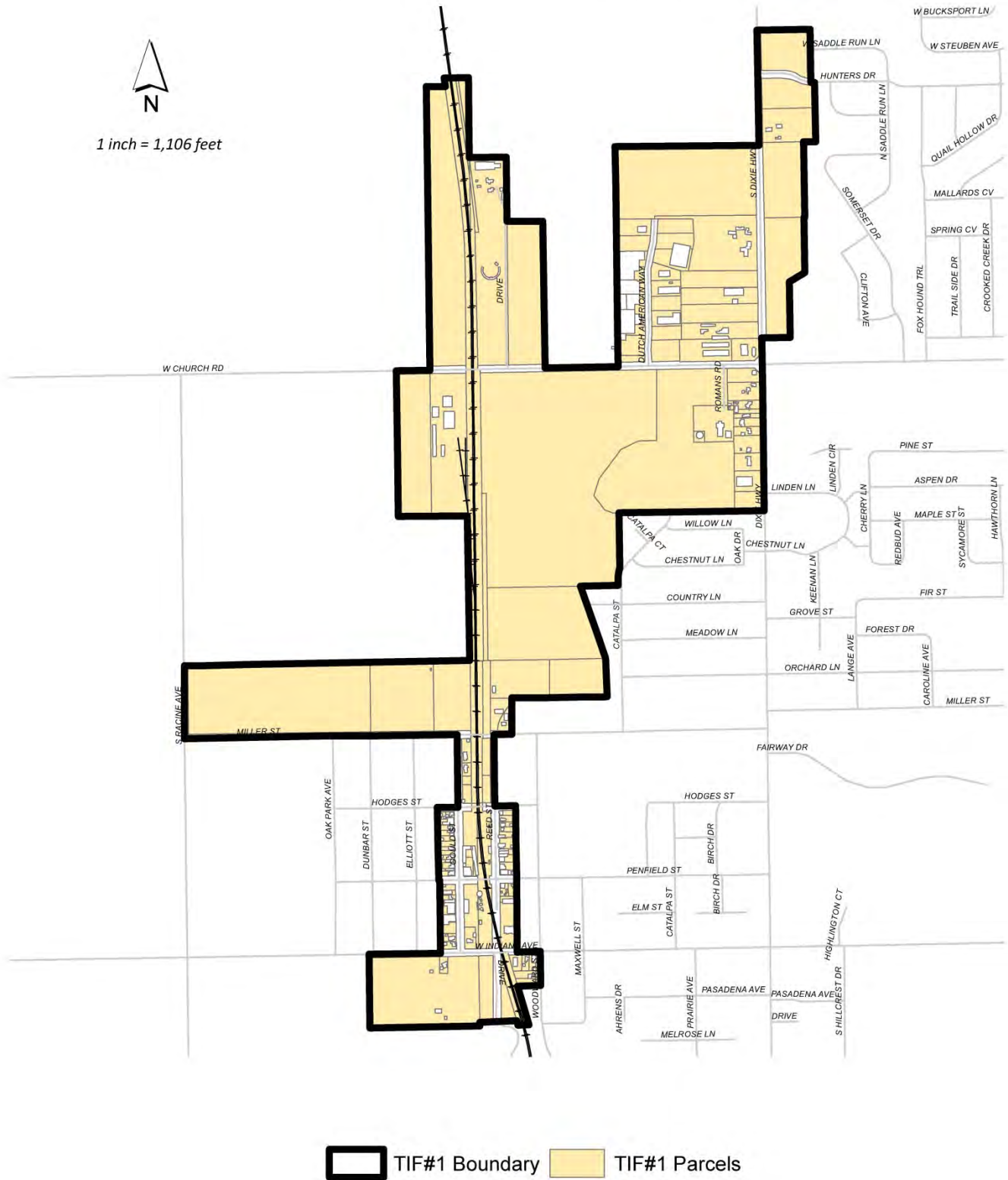
The boundaries within the Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include only those parcels which would benefit by the proposed Redevelopment Plan and Program. The Project Area includes properties generally located in downtown Beecher, also including parcels on Church Road and Dixie Highway. The exact boundaries of the Project Area are illustrated in “Figure A - Project Area Boundary”. The Project Area includes one-hundred and sixty-five (165) structures on one-hundred and thirty-one (131) parcels. The total Project Area is approximately three-hundred and seventy-four (374) acres in size, or approximately three-hundred and fifty-eight (358) acres excluding street and railroad rights-of-way.

The predominant land uses within the Project Area include commercial and industrial, as well as some residential and institutional uses. Residential uses are located primarily in the downtown area. Commercial and industrial uses are located throughout the Project Area. Existing land uses within the Project Area are illustrated in “Figure B Existing Land Uses”.

Table 1: Existing Land Use	
Existing Land Use	Land Area (Acres)
Residential	33
Commercial	19
Industrial	20
Municipal/Institutional	4
Parking	3
Storage	10
Detention	9
Vacant/Open Space	234
Street and Railroad Rights-of-Way	42
TOTAL	374

Table 2: Existing Housing Units	
Type	Units
Single-Family	32
Multi-Family	21
Total	53

Figure A
Beecher TIF #1 Boundary Map



Legend

[Thick Black Line]	TIF#1 Boundary	[Red]	Commercial	[Purple]	Industrial	[Brown]	Parking	[Yellow]	Residential	[Green]	Vacant/Open Space
[Dark Green]	Detention	[Blue]	Institutional	[Grey]	Railroad	[Orange]	Storage				

1 inch = 1,106 feet

Legend

- TIF#1 Boundary
- Residential

Summary of the Eligibility of the Proposed Project Area TIF District

In June of 2018 through February 2019, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Project Area. These “Eligibility Findings” indicate that the proposed Project Area meets the statutory requirements and is therefore eligible for designation as a “Tax Increment Finance Redevelopment Project Area.”

As detailed in Appendix A – Tax Increment Financing Eligibility Report of this Redevelopment Plan, the improved land within the Project Area qualifies as a ‘**conservation area**’ in accordance with the criteria established in the Act, based on the predominance of buildings within the Project Area being older than 35 years in age, and the documented extent of parcels exhibiting the following characteristics:

1. Obsolescence;
2. Deterioration of buildings and surface improvements;
3. Inadequate utilities;
4. Deleterious land use or layout;
5. Lack of Community Planning; and
6. Decline in the Equalized Assessed Value.



In addition, the unimproved land within the Project Area qualifies as a ‘**blighted area**’ according to the criteria established by the Act, based on the extent of vacant parcels exhibiting the following characteristics:

1. Deterioration; and
2. Decline in Equalized Assessed Value.

Each of these factors contributes to the eligibility of the Project Area. All of these characteristics point towards the need for the designation of the Project Area as a “conservation area” / “blighted area” to be followed by public intervention in order that redevelopment might occur

REDEVELOPMENT PLAN & PROGRAM

The revitalization of the Project Area presents challenges and opportunities for the Village of Beecher. The success of this effort will depend upon cooperation between private investment and local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the Project Area. The adoption of this Redevelopment Area Plan and Program will assist with the implementation of the goals and objectives of the Comprehensive Plan, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become attractive to private investment.

The Act describes the Redevelopment Plan as:

"... the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the redevelopment project area as a blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area."

The successful implementation of the Project Area Plan and Program requires that the Village take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area would not reasonably be developed and improved without the use of such incremental revenues.

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

- < Eradicating blighting conditions and instituting conservation measures;
- < Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;
- < Improving existing public utilities and infrastructure within the area; and
- < Enhancing the overall quality of the business environment in the Village of Beecher.

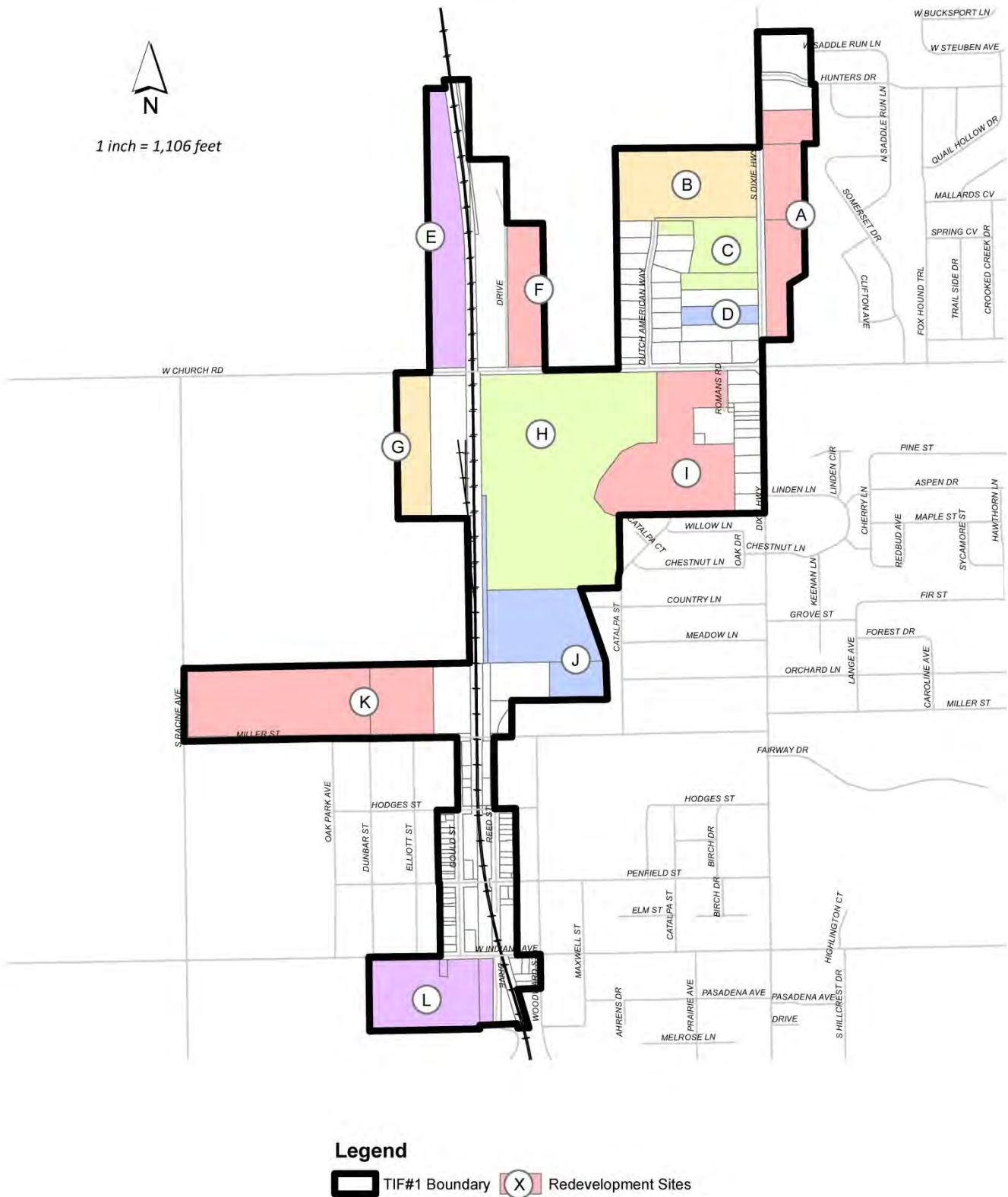
Redevelopment Plan Goals and Objectives

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong and attractive downtown and mixed-use corridor, and expanding the Village's industrial base and employment opportunities, which will contribute to the overall health and vitality of the Village of Beecher. The goals and objectives of the Redevelopment Plan are both those articulated in the Illinois Tax Allocation Redevelopment Act, and those stated in the Village of Beecher Comprehensive Plan (1996). The goals and objectives outlined in the Comprehensive Plan which relate to this Redevelopment Plan are summarized below:

- Foster a climate which is attractive to sound residential, commercial, and industrial development;
- Encourage development in the Village that will increase its tax base and reduce individual tax burdens;
- Eliminate blighting and deteriorating conditions throughout the community and protect against blight and premature obsolescence in the future;
- Encourage coordination and cooperation between all levels of government, including Federal, state, county, township, corporate, and local special districts such as school, park, fire protection, etc. that now exist or may be created in the future;



Figure E
Beecher TIF #1 Potential Redevelopment Sites



Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are based upon the guidelines and development opportunities presented in the Village of Beecher Comprehensive Plan.

The intent of the Future Land Use Plan is to provide a long-range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning decisions as redevelopment occurs within the Project Area. The designation of an existing use as a redevelopment site is not intended to suggest any immediate requirement for redevelopment. Rather, these sites are identified as a way of planning for their future redevelopment only if and when a property owner pursues a development project or an existing business or resident vacates a property.

The Future Land Use Plan (Figure D) shows anticipated land uses at completion of project activities. The existing land uses of many properties are anticipated to continue. However, on identified redevelopment opportunity sites (described in the next section), proposed changes in land use focus on enhancing the commercial and industrial character and appearance of the Project Area. General land use descriptions are as follows:

Residential

Residential uses include primarily single-family residences generally located in the downtown and on Dixie Highway. Isolated multi-family units are also present within the Project Area. The majority of existing residential uses are anticipated to remain.

Commercial

Commercial uses are generally located in the downtown and along Dixie Highway. Future commercial uses include appropriate retail and service businesses.

Industrial

Industrial uses are located primarily in the existing industrial park on American Way. Future industrial uses are anticipated north of the downtown and south of Church Road. Appropriate industrial uses include light and medium industrial as permitted in the zoning ordinance.

Mixed-Use

The mixed-use category includes service/retail, office, institutional and residential uses typically found in a downtown setting. The mix of uses can be vertical (ground floor commercial and upper story residential), or horizontal (uses located in separate buildings). Rehabilitation of existing historic structures in the downtown is preferred.

Municipal/Institutional

Public uses within the Project area include a church and a Village water tower.

Park/Open Space

Park and open space uses are designated near the downtown along the railroad tracks..

** Parking and open space uses associated with any of the above categories are permitted.*

Redevelopment Opportunity Sites

Several development and redevelopment opportunity sites have been identified in the Project Area (Figure E Redevelopment Sites). Recommendations for these sites, including land uses, design guidelines, and conceptual site designs, are derived from the Comprehensive Plan.

Table 3 indicates the potential future opportunity sites, existing land uses, and potential future land uses. Several opportunity sites may have more than one potential use. Although the first use is shown on the Future Land Use Plan described in the previous section, any land use described in Table 3 is appropriate and within the intent of this Redevelopment Plan.

The Redevelopment Plan shall serve as a guideline for the Project Area, but is not meant to establish specific requirements. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the Village's overall goals and objectives for the Project Area and the Village of Beecher in general. For example, façade and interior improvements are recommended for existing buildings throughout the Project Area. Therefore, this Redevelopment Plan is consistent with the Village's Comprehensive Plan, and is intended to be a key vehicle for implementing the plan.

Note: The Village of Beecher is in the process of updating their Comprehensive Plan at the time of this report. Future land use recommendations are consistent with the updated Comprehensive Plan (2019).

Table 3: Redevelopment Opportunity Sites				
Site	Area (Acres)	EAV (2018)	Existing Land Use	Future Land Use
A	16.43	\$56,977	Residential/Vacant	Commercial
B	2.40	\$109,816	Vacant	Industrial
C	10.36	\$622,257	Residential/Vacant	Industrial
D	2.69	\$629	Vacant	Industrial
E	16.91	\$3,602	Vacant	Industrial
F	9.86	\$30,350	Vacant	Industrial
G	9.02	\$30,000	Vacant	Industrial
H	58.67	\$15,655	Vacant	Industrial
I	24.51	\$20,431	Vacant	Industrial
J	18.66	\$3,540	Vacant	Industrial
K	32.09	\$0	Vacant	Residential
L	16.40	\$55,669	Residential/Vacant	Residential
Total	218.03	\$948,926		

The Village may determine that other redevelopment opportunities, where consistent with the land use designations on the Future Land Use Plan, are within the intent of this Redevelopment Plan.

As indicated by Figure E, the Project Area parcels are generally planned for a mixture of industrial and commercial, as well as mixed-use (commercial/residential) within the downtown area. Scattered institutional/municipal uses, as well as the majority of existing single-family residential uses, are anticipated to remain.

In addition to these opportunity sites, the Redevelopment Plan also anticipates activities to be undertaken by the public sector, which are identified in the Public Improvements section of this report (page 19). All of the redevelopment opportunities and public improvements should be conducted with the guidance of the Village's Comprehensive Plan.



Undertaking these redevelopment activities will generate increased tax revenues, create industrial and commercial opportunities, upgrade the public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of Project Area, and the Village of Beecher as a whole, will be improved over time.

Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Program. As provided by the Act, such costs may include, without limitation, the following:

- < Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- < The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- < Property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation and site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- < Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- < Costs of the construction of public works or improvements;
- < Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Project Area, and costs of advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, as provided in the Act;
- < Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter and including reasonable reserves related thereto;
- < To the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan;
- < To the extent the Village by written agreement accepts and approves the same, an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units as provided in the Act;

- < Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law;
- < Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

Acquisition and Clearance

In order to facilitate coordinated redevelopment and meet redevelopment objectives, it may be necessary for the Village to assemble individual properties into unified sites which can be developed in their entirety. Any clearance of existing structures will be scheduled to minimize the adverse effects of rehabilitation or clearance activities.

Land Disposition

Property which may be acquired by the Village may be assembled into appropriate redevelopment sites. These properties may be sold or leased by the Village to other public bodies or to private developers, in whole or in part. The Village may in the future modify this disposition plan in accordance with the objectives of this Redevelopment Plan and Program, without amending the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village.

Public Improvements

The Village of Beecher will continue to provide public improvements in the Project Area to stimulate development and redevelopment in a manner consistent with this Redevelopment Plan. Some public improvements may be provided in partnership with the Illinois Department of Transportation, or other governmental agencies as applicable. Public improvements may include, but are not limited to, the following:

- < Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, bridges, pedestrian ways, and pathways.
- < Development of or improvements to public open space.
- < Construction of off-street parking facilities and structures.
- < Improvement of public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities. Such improvement may include relocation and/or burial of existing overhead lines.
- < Demolition and rehabilitation of obsolete structures.

- < Beautification and safety improvements, including streetscape, lighting, signage, and landscaping of public properties.

Public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations contained in the Comprehensive Plan and through conversations with the Village Engineer. A summary of recommended public improvements include the following:

1. Replace water main on Gould Street from Miller to Indiana and Penfield from Reed to Gould and Indiana Gould to Woodward. This project has been designed and will be bid in the Summer of 2019. Initial Engineer Estimate is \$850,000. This project is of the highest priority but due to its scope several phases may have to be implemented over time increasing the cost of the project and increase service disruptions;
2. Replace Water main on Reed St. from Miller Penfield. This project will be necessary in the next 5-10 years and has been estimated to cost \$350,000;
3. The village has identified approximately 3,500 feet of sidewalk that needs to be replaced at a cost of \$175,000;
4. The Village has identified 5,600 feet of street that needs to be scarified and resurfaced. The cost of this project would be \$700,000;
5. Downtown public improvements (water mains, sidewalks, parking, lighting, drainage improvements, and street resurfacing) of roughly \$3,425,000;
6. Rail expansion (crossing improvements) of \$962,500;
7. Resurfacing and widening of Church Road at a cost of \$5,000,000; and
8. Sanitary sewer extension along Church Road at a cost of \$900,000.

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the Village of Beecher, other governmental agencies, and individual developers and property owners, pursuant to an agreement between the parties. The Village may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list which are consistent with the objectives of this Redevelopment Plan. Such additions shall not require plan amendment provided they are for eligible public improvements and will not require an increase to the total estimated project costs in Table 4.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects are anticipated to be completed within twenty years. Facade improvements, building rehabilitations, and other activities on individual properties will be encouraged throughout the life of the TIF. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

Estimated Project Costs

Estimated public project costs are listed in Table 4. These costs are based on 2019 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%), after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

Table 4: Estimated Redevelopment Project Costs	
Category	Cost
Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation	\$9,000,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$4,500,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$11,500,000
Construction or improvement of public improvements (1)	\$18,000,000
Job training/retraining and relocation costs	\$1,000,000
Developer Interest Costs, taxing districts eligible reimbursement and capital costs	\$1,000,000
Total Estimated Project Costs (2) (3)	\$45,000,000

- (1) *Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the Village or other public entities. As provided in the Act, Redevelopment Project Costs may include, to the extent the Village by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan.*
- (2) *Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded without amendment to this Redevelopment Plan.*
- (3) *This table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.*

Sources of Funds

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

- < Real property tax increment revenues from the Project Area;
- < Tax revenues resulting from the establishment of any Special Service Area districts within the Project Area;
- < Interest earned on temporary investments;
- < Gifts, grants, and contributions;
- < Sale or lease of land proceeds;
- < User fees;
- < Transfer from a contiguous redevelopment project area created under the Act.

The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of Village owned property, that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

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

Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the Village from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

Certain redevelopment projects may be of such a scale or on such a time-table as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed 20 years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The Village may, by ordinance, in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of the obligations any part or any combination of the following:

- < Net revenues of all or part of a Redevelopment Project,
- < Taxes levied and collected on any or all property in the municipality.
- < The full faith and credit of the municipality.
- < A mortgage on part or all of a Redevelopment Project.
- < Any other taxes or anticipated receipts that the municipality may lawfully pledge.

Initial Equalized Assessed Valuation

Table 5 lists the equalized assessed valuation of properties in the Project Area. The total 2018 equalized assessed valuation of the Project Area is **\$6,614,691.**

Table 5: Project Area Equalized Assessed Valuation

<u>PIN</u>	<u>2018 EAV</u>	<u>PIN</u>	<u>2018 EAV</u>
2222084000020020	\$3,602	2222161000080000	\$15,655
2222084000030000	\$185	2222161000090000	\$20,431
2222085060020000	exempt	2222161000100000	\$212
2222085060040000	exempt	2222161010010000	\$31,653
2222092010010000	\$29,280	2222161010020000	\$29,138
2222093000010000	\$91,046	2222161010030000	\$40,069
2222093000020000	\$30,350	2222161010050000	\$41,955
2222093000220000	\$311,979	2222161010060000	\$32,951
2222093000230000	\$296	2222161010070000	\$37,213
2222093000250000	\$246,662	2222161010080000	\$56,542
2222093000260000	\$109,816	2222161010090000	\$210,901
2222093000310000	\$629	2222161010100000	\$4,013
2222093000320000	\$625	2222161010110000	\$6,544
2222093000360000	\$5,454	2222161010130000	\$0
2222093000370000	\$104,949	2222161010160000	\$0
2222093010010000	\$82,699	2222161010170000	\$0
2222093010020000	\$2,334	2222161010180000	\$0
2222093010030000	\$2,131	2222163000010000	\$859
2222093010040000	\$560,215	2222163000120000	\$768
2222093010050000	\$279,531	2222163000300000	\$31,366
2222093010060000	\$330,573	2222163000310000	\$15,000
2222093010070000	\$483,804	2222163030010000	\$959
2222093010080000	\$106	2222163030020000	\$0
2222093010090000	\$106	2222163070010000	\$31,016
2222093020010000	\$516,683	2222163070020000	\$41,206
2222093020020000	\$23,745	2222163070090000	\$42,399
2222093020030000	\$28,859	2222163070100000	\$59,449
2222093020060000	\$22,621	2222163070110000	\$28,506
2222093020070000	\$229,444	2222163070260000	\$35,127
2222093020080000	\$23,562	2222163070270000	\$45,968
2222093020090000	\$106	2222163070280000	\$28,690
2222093020100000	\$151,473	2222163070320000	\$70,760
2222093020110000	\$99,416	2222163070340000	\$27,783
2222094000060000	\$54,238	2222163070350000	\$24,518
2222094000170000	\$1,052	2222163130030000	\$20,522
2222094000190000	\$1,687	2222163130040000	\$135,795
2222094130010000	\$22,163	2222163130150000	\$43,694
2222095060010000	exempt	2222163130160000	\$41,931
2222095060020000	exempt	2222165060010000	exempt
2222161000040000	\$2,772	2222165060020000	exempt

PIN	2018 EAV	PIN	2018 EAV
2222165060030000	exempt	2222202000030000	\$13,813
2222165060040000	exempt	2222202000040000	\$41,432
2222165060050000	exempt	2222211000010000	\$424
2222172000090000	\$30,000	2222211010010000	\$14
2222172000100000	\$215,000	2222211020020000	\$28,916
2222174010030010	\$0	2222211020030000	\$59,032
2222174010030020	\$0	2222211020040000	\$83,831
2222174010040000	\$0	2222211020050000	\$47,856
2222174050010000	\$42,216	2222211020060000	\$5,064
2222174050020000	\$59,453	2222215060010000	exempt
2222174050030000	\$15,167	Total	\$6,614,691
2222174080110000	\$40,266		
2222174080120000	\$0		
2222174080130000	\$5,513		
2222174080150000	\$9,480		
2222174080160000	\$29,788		
2222174080170000	\$12,176		
2222174080190000	\$45,972		
2222174080200000	\$8,817		
2222174080220000	\$30,741		
2222174080230000	\$32,694		
2222174080240000	\$7,674		
2222174080250000	\$56,998		
2222174080280000	\$22,938		
2222174080290000	\$23,887		
2222174090010000	\$61,238		
2222174090050004	\$10,714		
2222174120160000	\$84,193		
2222174120170000	\$13,650		
2222174120180000	\$59,396		
2222174120190000	\$9,229		
2222174120250000	\$55,242		
2222174120260000	\$51,588		
2222174120270000	\$3,500		
2222174120280000	\$53,294		
2222174120290000	\$37,311		
2222174120300000	\$40,437		
2222174130010000	\$57,951		
2222175060020000	exempt		
2222175060040000	exempt		
2222175060050000	exempt		

Anticipated Equalized Assessed Valuation

Upon the completion of anticipated redevelopment projects it is estimated that the equalized assessed valuation of real property within the Project Area will be in excess of **\$70,173,880**. This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report.

Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

Provision for Amending the Redevelopment Plan and Program

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.



FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Program, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprise. In the absence of Village-sponsored redevelopment, there is a prospect that blighting factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. Erosion of the assessed valuation of property in the Project Area has already occurred, and could lead to further reductions of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan and Program is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the Village's effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Program.

The following taxing districts cover the proposed Project Area:

1. Village of Beecher
2. Beecher Community Library
3. Beecher Fire Protection District
4. Washington Township
5. Will County
6. Forest Preserve District of Will County
7. Beecher School District 200
8. Prairie State Community College 515

This Redevelopment Plan contemplates redevelopment of specific opportunity sites primarily with industrial, commercial and multi-use (commercial/residential) developments. Given the size of the study area (374 acres), impact on individual taxing districts and taxing districts in general, will be dependent on the specific nature of any future (re)developments.

Impact on Village of Beecher

The Village of Beecher provides a variety of services, including police protection, snow removal, road maintenance, water and sewer service, and building and zoning services. The replacement of underutilized property with new development and redevelopment may cause a marginal increase in demand for the services and programs provided by the Village. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Village which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan and program highlight some of these anticipated capital costs.

Beecher Community Library

The Beecher Community Library provides library services for residents of Beecher. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the library. No specific program is set forth in this Redevelopment Plan, however the Act defines a clear formula for repayment of fees to the district for additional library patrons directly generated by TIF supported projects.

Impact on Beecher Fire Protection District

The Beecher Fire Protection District provides fire protection services for residents of Beecher and Washington Township. The replacement of underutilized property with new development and redevelopment may cause a marginal increase in demand for the services and programs provided by the fire district. No specific program is set forth in this Redevelopment Plan.

Impact on Washington Township

Washington Township provides a variety of services, including road maintenance and property assessments. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by Washington Township, although the impact is not anticipated to be significant. All roads within the Project Area are controlled by either the Village of Beecher or the Illinois Department of Transportation (IDOT). No specific program is set forth in this Redevelopment Plan.

Impact on Will County

Will County provides a variety of services, including the County Court system, health services and maintenance of open spaces and recreational activities. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County. Due to the small size of the Project Area in relation to the overall County, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No specific program is set forth in this Redevelopment Plan.

Impact on Forest Preserve District of Will County

The Forest Preserve District operates and maintains forest preserves and educational programs throughout the County. The replacement of underutilized property with new development and redevelopment may cause a minimal increase in demand for the services and programs provided by the County resulting from an increase in employees. Due to the small size of the Project Area in relation to the County at large, services provided to residents will likely not be affected, and the impact is anticipated to be minimal. No program is set forth in this Redevelopment Plan.

Impact on Beecher School District 200

Beecher School District 200 provides elementary, middle and high school services for residents of Beecher. The replacement of underutilized property with new development and redevelopment may cause a marginal increase in demand for the services and programs provided by the school district. No specific program is set forth in this Redevelopment Plan, however the Act defines a clear formula for repayment of fees to the district for students directly generated by TIF supported projects.

Prairie State Community College 515

Prairie State Community College provides educational and training services to residents of Will County, Illinois. The replacement of underutilized property with new development and redevelopment may cause a minimal increased demand for the services and programs provided by Prairie State Community College, including training programs to serve new businesses and educational services for new residents. However, the impact is anticipated to be insignificant given the relatively small size of the Project Area in proportion to the size of the community college district. Therefore, no specific program is set forth in this Redevelopment Plan.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the findings of the this Redevelopment Plan and Program, the Village President and the Village Board of Beecher, Illinois, adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

Project Area Not Subject to Growth

The Project Area on the whole has not been subject to growth and development through investment by private enterprise, and would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. Substantial evidence supports this conclusion.

First, the Village finds that the Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise, based on the following evidence as outlined in the Eligibility Findings Report in Appendix A:

1. Functional and economic obsolescence of existing structures within the Project Area, particularly within the downtown area;
2. Deterioration of buildings and surface improvements of properties within the Project Area;
3. Widespread incompatible land use relationships within the Project Area;
4. Significant lack of public infrastructure and need for infrastructure improvements within the Project Area;
5. Development of the majority of the Project Area without the benefit of a Comprehensive Plan resulting in irregular shaped lots, lots without street frontage, and other platting issues; and
6. Trending decline in equalized assessed valuation of properties within the Project Area for the preceding five years.

Second, the Village finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. This conclusion is based upon the findings of this report and the Village of Beecher Comprehensive Plan:

1. Proposed redevelopment sites indicate a financial gap without public resources, grants or other incentives to promote redevelopment;
2. The need for public – private partnerships to support future redevelopment; and
3. The need for future infrastructure improvements to support future redevelopment.

Therefore, the Village of Beecher finds that the Project Area is not subject to appropriate growth and development, and is not anticipated to be developed without adoption of this Redevelopment Plan.

Conformance with Comprehensive Plan

This Redevelopment Plan conforms to and is based upon the recommendations of the Comprehensive Plan, including the goals and objectives therein, as well as future land uses and redevelopment activities.

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2042).



EXHIBIT 'A'

TAX INCREMENT FINANCING ELIGIBILITY REPORT

Beecher TIF District #1



March 2019

Prepared By:
Teska Associates, Inc.



TABLE OF CONTENTS

Introduction	2
Tax Increment Financing Overview	3
Description of the Redevelopment Project Area.....	6
Eligibility Findings.....	8
Eligibility Findings (Improved Land)	10
Age of Buildings.....	10
Dilapidation	12
Obsolescence.....	13
Deterioration.....	14
Illegal Use of Individual Structures.....	20
Presence of Structures Below Minimum Code Standards	20
Excessive Vacancies	21
Lack of Ventilation, Light, or Sanitary Facilities	23
Inadequate Utilities	23
Excessive Land Coverage and Overcrowding of Structures and Community Facilities	24
Deleterious Land Use or Layout.....	25
Lack of Community Planning	26
Environmental Remediation Costs Impeding Development.....	27
Decline or Minimal Marginal Increase in the Equalized Assessed Value.....	28
Eligibility Findings (Unimproved Land)	30
Obsolete Platting.....	30
Diversity of Ownership	31
Tax Delinquencies	31
Deterioration.....	31
Environmental Remediation Costs Impeding Development.....	31
Decline or Minimal Marginal Increase in the Equalized Assessed Value.....	32
Conclusion.....	33

LIST OF EXHIBITS

Exhibit 1: Aerial Location Map	6
Exhibit 2: TIF Boundary Map.....	8
Exhibit 3: Improved and Unimproved Land	11
Exhibit 4: Building Locations.....	12
Exhibit 5: Age of Buildings.....	16
Exhibit 6: Deterioration	20
Exhibit 7: Building and Site Deterioration	23
Exhibit 8: Building Vacancy	30
Exhibit 9: Equalized Assessed Valuation	33

INTRODUCTION

Village of Beecher (the “Village”) officials have determined that without direct involvement and financial assistance, planning goals and objectives for the study area, the Beecher TIF #1 Redevelopment Project Area (the “Project Area”), cannot be achieved, and utilization of Tax Increment Financing (“TIF”) in the area is desired.



Tax Increment Financing can be used to make the Project Area more attractive for redevelopment by eliminating the conditions which inhibit private investment, weaken the Village’s tax base, affect the safety of community residents, and hinder the Village’s ability to promote a cohesive development of compatible land uses as articulated in the Village’s Comprehensive Plan. In accordance with the TIF Act, public improvements may be constructed and incentives provided to encourage the type of private investment that will allow the Village to achieve its vision and goals.

Establishing the TIF District can help the Village meet these goals by facilitating physical improvements, removing blighted conditions, and providing funding sources for improvement projects. These improvements will not only help improve the physical conditions and economic development of the Project Area, but also enhance the quality-of-life of adjacent neighborhoods and for all residents of Beecher.

TAX INCREMENT FINANCING OVERVIEW

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4 - 1, et seq., as amended (the "Act"), stipulates specific procedures which must be adhered to in determining the eligibility of a Redevelopment Project area.

A "Redevelopment Project Area" is defined as:

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

A "blighted area" is defined as:

"... any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where: (1) If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value."

"... (2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains: (A) Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities. (B) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development. (C) Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years. (D) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land. (E) The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area. (F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available or is increasing at an annual

rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.”

A “conservation area” is defined as:

“... any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three or more of the following factors is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; need for environmental remediation; or declining total equalized assessed value.”

And finally, “vacant land” is defined as:

“... any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.”

Determination of eligibility of the proposed Project Area is based on a comparison of data gathered through field observations by Teska Associates, Inc. (Teska), document and archival research, and information obtained from the Village of Beecher and Will County against the eligibility criteria set forth in the Act.

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



DESCRIPTION OF THE PROJECT AREA

The Project Area includes properties generally located in the western area of Beecher, including properties along Church Road, the downtown area, and along the railroad. The Redevelopment Project Area contains a mixture of land uses, including industrial, commercial, residential and municipal/institutional uses. The Project Area includes one-hundred and sixty-five (165) structures on one-hundred and thirty-one (131) parcels.

The total area of the Redevelopment Project Area is approximately three-hundred and seventy-four (374) acres more or less (or approximately three-hundred and fifty-eight (358) acres excluding rights-of-way (streets and railroads)).

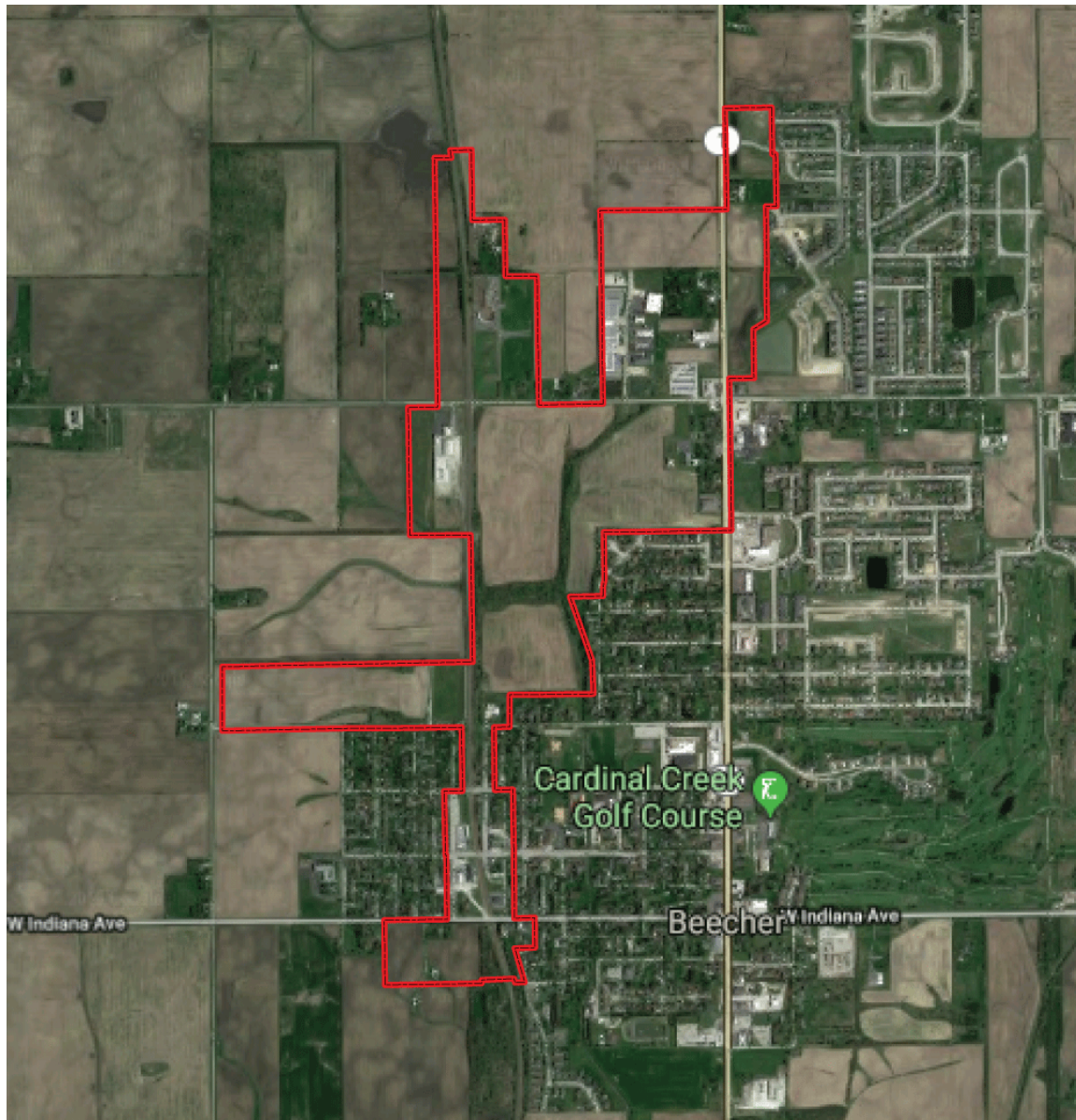
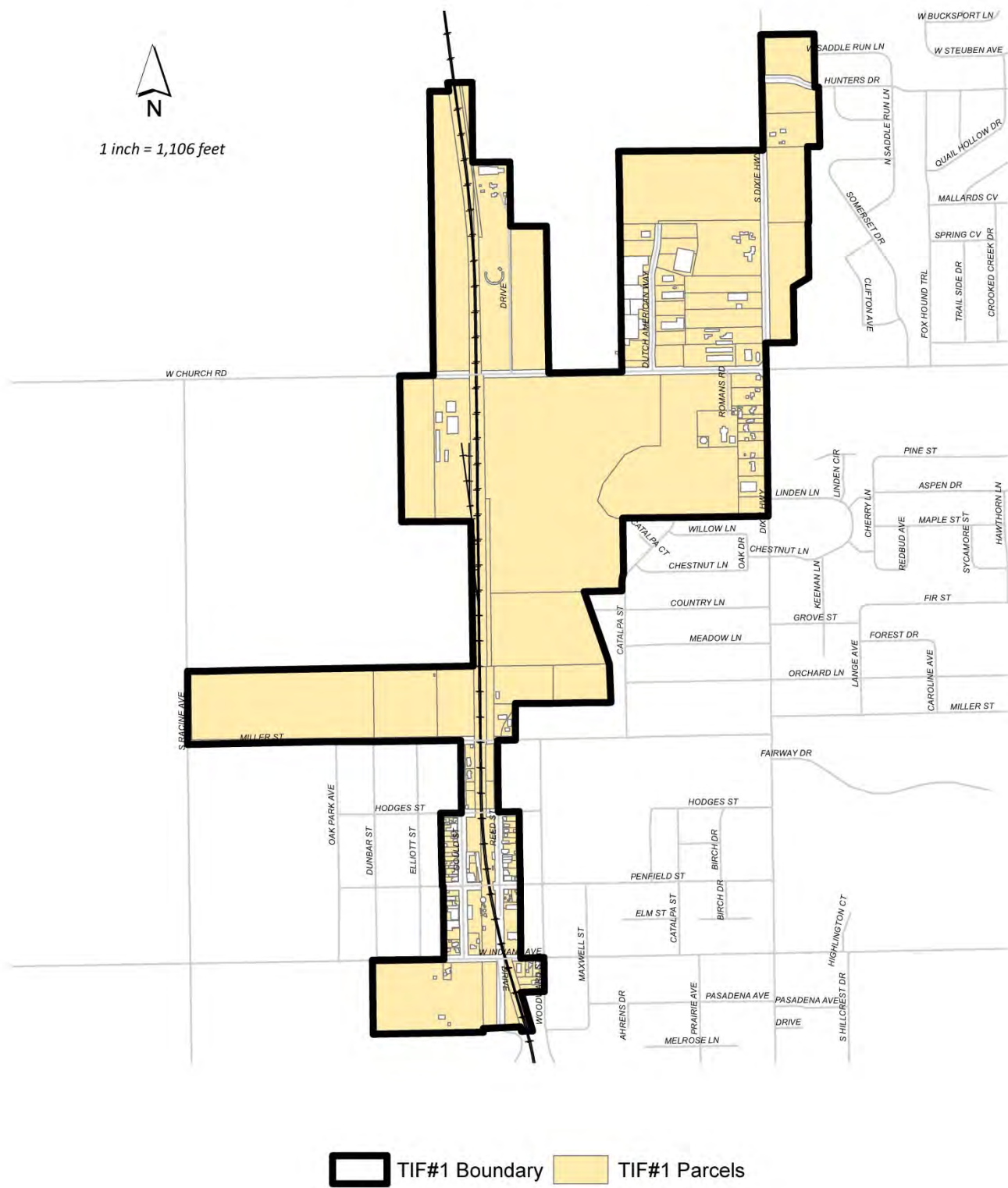


Exhibit 1 – Aerial Location Map

Exhibit 2 Beecher TIF #1 Boundary Map



ELIGIBILITY FINDINGS

Teska Associates, Inc. conducted a field survey of every property within the Redevelopment Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. This survey occurred on **Thursday, June 21, 2018** and **Thursday, September 27, 2018**. Photographic evidence further documents the observed field conditions. Field observations were also supplemented with information provided by Village and County officials, and online resources.

The eligibility findings for improved/developed parcels (103 parcels) and unimproved/vacant parcels (28 parcels) are determined separately and in accordance with the provisions of Section 5/11-74.4-3(a) of the Act.

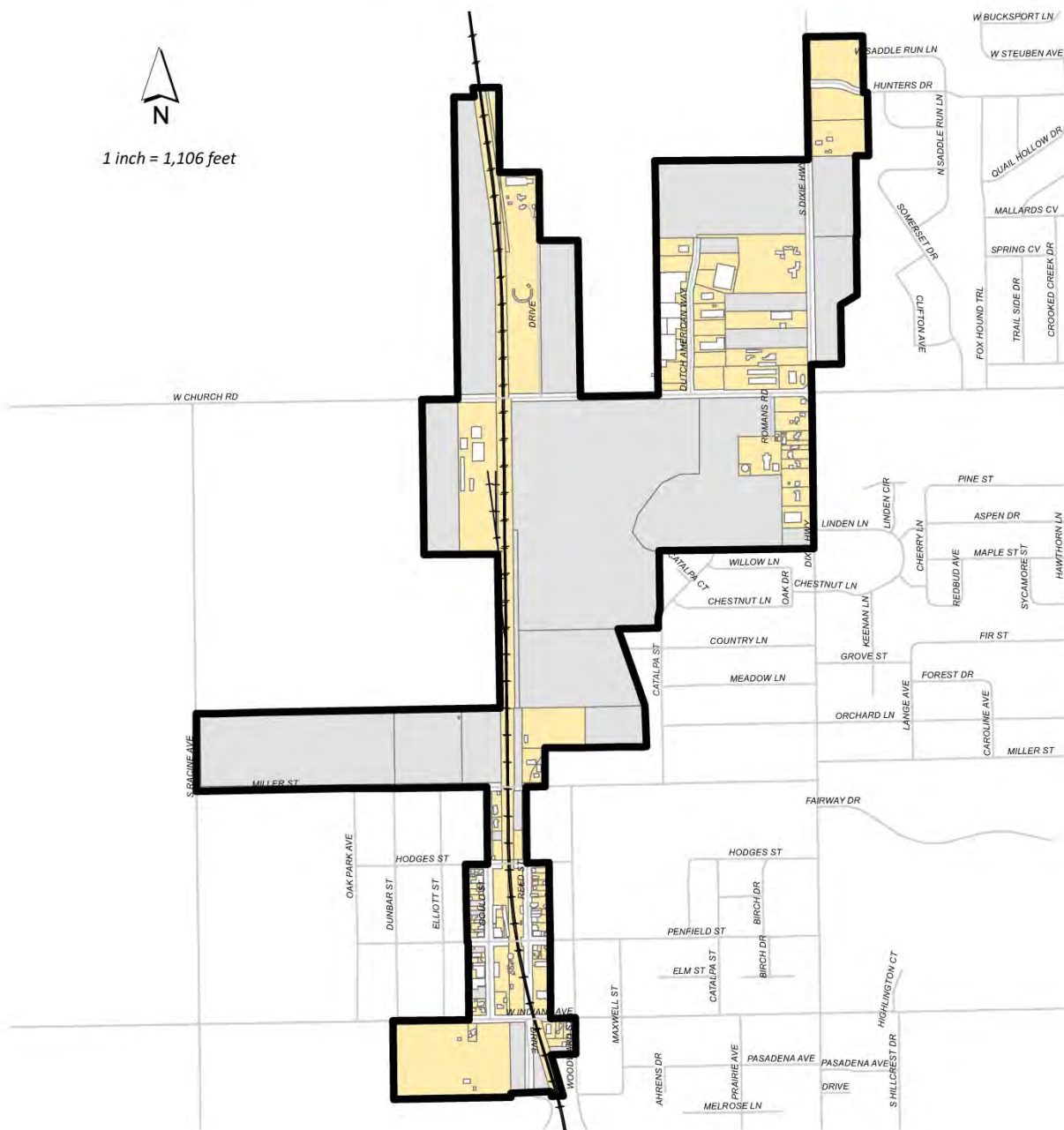


Improved (Developed) Land



Unimproved (Vacant) Land

W CHURCH RD



 TIF#1 Boundary  Improved (Developed) Land  Unimproved (Vacant) Land

ELIGIBILITY FINDINGS – IMPROVED LAND

In order to be designated as a ‘blighted area’, a combination of at least five (5) blighting factors must be present to a meaningful extent and reasonably distributed throughout the Project Area. In order to be designated as a ‘conservation area’, at least 50% of the structures must be 35 years or more in age, and a combination of at least three (3) of the other blighting factors must be present to a meaningful extent and reasonably distributed throughout the Project Area.

Age of Buildings

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

There are a total of 165 structures located within the Project Area, including principal buildings and accessory buildings such as garages, sheds, etc. Precise building construction dates are difficult to determine. However, field observations of construction methods and materials indicate that a substantial majority of the Project Area was developed prior to 1984 (older than 35 years).

The Project Area generally includes properties located along the railroad, as well as Church Road and Dixie Highway, including industrial and residential areas as well as the historic downtown commercial area.

Construction dates for residential and industrial buildings within the Project Area are scarce. Field observations of building materials and construction methods indicate a majority of buildings were constructed in the early- to mid-1900’s, and well before 1984 (35 years). Field observations were confirmed by online resources, where such data was available.

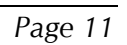
Area	# Buildings	*Estimated over 35 Years	
TIF #1 North	41	50%	21
TIF #1 Central	25	50%	13
TIF #1 South	99	80%	79
Total	176	100%	64%

Exhibit 4 – Building Locations

**Accurate data is not available for all buildings in the Project Area. Field observations were confirmed through extrapolation of available data, and from online real estate websites (Zillow.com and Trulia.com).*

The majority of buildings within the Project Area are located within the historic downtown area, and were constructed well prior to 1983 (over 35 years) as verified by field observations and confirmed by research. Due to this finding, the definition of ‘conservation area’ is utilized in this Eligibility Report for evaluation of eligibility, therefore requiring ‘age of buildings’ plus three (3) additional eligibility criteria for TIF designation.

$1 \text{ inch} = 1,106 \text{ feet}$



Dilapidation

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

Field observations of exterior building conditions within the Project Area indicate isolated structures displaying severe structural defects. Although dilapidated primary and accessory structures are present within the Project Area, these structures are few in number and not widely distributed throughout the entire Project Area. Therefore, Dilapidation is not considered to be qualifying factor towards eligibility of the Project Area as a 'conservation area.'



Obsolescence

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

Commercial buildings within the downtown area have seen little modification and adaptation throughout the years. Another factor to consider when evaluating obsolescence in a downtown environment is conformance with contemporary building code requirements. Many of the buildings in the downtown area are historic structures, and not equipped with modern fire suppression systems, sprinklers, elevators, accessible restrooms, etc. These buildings will need to be upgraded to modern building and safety standards to continue to be functional into the future. Obsolescence is also indicated by vacancy or partial use of structures and field work confirmed that several structures within the downtown area show signs of long-term vacancy.



Industrial buildings in the Project Area are of newer construction and are generally well-suited for their current uses (but may not necessarily meet standards for future reuse). Modern industrial building practices and amenities that contemporary users require (high ceilings, loading areas, adequate parking, etc.) may or may not be present within such buildings. However, without access to building interiors, obsolescence is difficult to determine.



Only a small number of buildings within the Project Area are residential, and are still suitable for their original intended residential use.

Instances of both functional and economic obsolescence are present to varying degrees within the Project Area. Significant obsolescence is present predominantly within the downtown area, and has severely inhibited reuse of historic buildings in this area. Obsolescence is also present to a lesser degree in the remainder of the Project Area. Therefore, obsolescence is present within the Project Area to such a degree as to be considered as a qualifying factor towards designation of the Project Area as a 'conservation area.'

Deterioration

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

Deterioration of both buildings and site improvements are widespread and evenly distributed throughout the entire Project Area. Common building issues include broken doors and windows, sagging roofs, broken or missing gutters and downspouts, deteriorating porches and patios, and cracks in masonry walls. Common issues relating to surface improvements include deterioration of paved parking areas, potholes in roadways, cracks in curbs, and damaged fencing.

Deterioration	Number	Total Number	Percent (%)
Building Only	10	165	6%
Site Only	24	103	23%
Building & Site	87	165	53%
	44	103	43%
Total	97	165	59%
	68	103	66%

Exhibit 6 – Deterioration (Improved Land)

The extent and widespread distribution of deterioration, both of buildings and surface improvements, has a negative effect upon neighboring properties. When buildings or improvements on adjacent properties are in a declining state, a property owner has less incentive to maintain or improve his or her own property. Deterioration has the potential to spread which could lead the entire Project Area to a blighted condition.

Therefore, deterioration of buildings and site improvements is a significant contributing factor towards designation of the Project Area as a 'conservation area.'

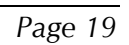
Examples of Building and Site Deterioration







1 inch = 1,106 feet



Illegal Use of Structures

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

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

Field observations did not reveal obvious instances of illegal uses, and no documented cases of illegal uses were discovered. Although isolated instances of illegal uses may be present within the Project Area, they are likely not widespread or distributed widely throughout the Project Area. Therefore, illegal use of individual structures is not considered as a qualifying factor towards designation of the Project Area as a 'conservation area.'

Presence of Structures Below Minimum Code Standards

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

Field observations revealed potential code violations throughout the Project Area, including zoning, building, safety, and property maintenance issues.

Although obvious instances of potential code violations were documented throughout the Project Area, evidence of official violation citations issued by the Village for properties within the Project Area is not available at the time of this report, and the presence of structures below minimum code standards is therefore not considered as a qualifying factor towards designation of the Project Area as a 'conservation area.'

Excessive Vacancies

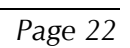
Establishing the presence of this factor requires the identification, documentation, and mapping of the presence of vacant buildings and vacant portions of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on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

Instances of vacant and/or partially vacant structures are present within the Project Area. A total of 10 buildings out of 176 total buildings (6%) exhibit full or partial vacancy. Accessory residential uses (apartments) may also exhibit high levels of vacancy, however, verification of residential occupancy rates is difficult to verify and unavailable at the time of this report.

Although vacant and/or partially vacant buildings are present within the Project Area, they are not present to such a significant degree, or evenly dispersed throughout the entirety of the Project Area, as to be considered as a qualifying factor towards designation of the Project Area as a 'conservation area.'



1 inch = 1,106 feet



Lack of Ventilation, Light, or Sanitary Facilities

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

None of the buildings in the Project Area are known to exhibit a lack of ventilation, light or sanitary facilities. Therefore, a lack of ventilation, light, or sanitary facilities is not widely distributed and does not contribute to the designation of the Project Area as a 'conservation area.'

Inadequate Utilities

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



The water lines in the south portion of the Project Area were installed in 1910 and are over 100 years old. The water lines are no longer reliable and need to be replaced. The Village has been replacing them on a priority list but implementation will take far in excess of 20 years due to limited funding. Service lines into buildings off the main lines are also very old and many contain lead. These lines also need to be replaced.

In addition, the sidewalks in this area were installed as a WPA project in the 1930's and have since begun to deteriorate. The Village has replaced several of the very worst sections and even covered over the original cement on Gould Street with a boardwalk.

The Downtown Improvement Plan also indicated several public improvements that should be made to Gould Street to make it more attractive for private commercial investment. This included the installation of bump-outs alongside the staircases that lead to street level from the boardwalk and at the intersections of Hodges and Penfield. Decorative lighting, benches, flower pots and waste receptacles were also part of the plan. The area along the east side of Gould south of Hodges was also planned to be leased from the UPRR and turned into an off-street parking area that could also be used for public markets and events. Formal drainage (storm sewers) also does not exist and should be installed as part of any road improvements.



In the central and north portions of the Project Area, the extension of utilities and the reconstruction of Church Road is necessary to make the land inside the Project Area more attractive for industrial development. There is currently a rail spur at the south end of the center section that could extend north across Church Road making the 20 acres in the Project Area to the north rail served as well. The extension would follow along the main line due north with switches and spurs off the main spur. The UPRR prefers that entire work trains be pulled off the main for switching so this would require at least one mile of track parallel with the main line. The gates at Church Road would also have to be expanded to include the third rail.

Church Road would have to be reconstructed to include curb and gutter, formal drainage, adequate lighting and an arterial road surface capable of handling Class III Trucks. A looped 10" water main service already is provided along Church Road. Sanitary Sewer would have to be extended north from an existing 27" stub line located in line with Country Lane on the west bank of Trim Creek to Church Road and then branch out to the east and west along Church Road.

As documented above, significant infrastructure improvements within the Project Area are required. Therefore, inadequate utilities are considered as a major qualifying factor towards designation of the Project Area as a 'conservation area.'

Excessive land Coverage and Overcrowding of Structures and Community Facilities

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



Multiple buildings located on a single lot are prevalent throughout the Project Area. Multiple accessory buildings on residential as well as commercial and industrial parcels are common. Buildings oriented away from the street to fit on narrow parcels, and buildings located on inadequately sized and oddly shaped lots are also widespread throughout the Project Area.

Although conditions of excessive land coverage and overcrowding of structures and community facilities are present within the Project Area, such conditions are common in a downtown environment and do not significantly contribute towards designation of the Project Area as a 'conservation area.'

Deleterious Land Use or layout

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

The Project Area contains a mix of residential, commercial, industrial and institutional uses. Residential uses adjacent to commercial uses are common, although not necessarily problematic particularly within a downtown environment. There are also instances of residential uses adjacent to industrial uses. Instances of deleterious land uses and incompatible land use relationships can have a negative impact on property values and inhibit future growth and development.

Although deleterious land use relationships can be common in a downtown environment, such conditions are present to such a degree within the Project Area as to significantly impact redevelopment opportunities. The mixture of industrial and commercial uses with residential have impacted previous developments relating to traffic/parking, noise, lighting, public safety, litter, etc.

Deleterious land use or layout is present and widely distributed throughout the entirety of the Project Area, and is therefore considered as a significant contributing factor towards designation of the Project Area as a 'conservation area.'



Downtown separated by railroad/grain silos



Lack of Community Planning

Lack of community planning may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the area's development. Lack of planning may be documented by establishing the date of adoption of the Village's Comprehensive Plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding, including adverse or incompatible land use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size and shape to meet contemporary development standards.

The Village of Beecher developed initially around the downtown area, which is included in the Project Area. The beginnings of the Village of Beecher were established in the 1860s. T. L. Miller spearheaded the establishment of Washington Township and a rail station providing access to Chicago and south to Decatur. While much of the land currently within the Village boundary has been developed since the adoption of the first General Development Plan in 1974, much of the land within the Project Area was part of the early settlement.

The Village is currently undergoing an update to the Comprehensive Plan (previous Plan Adopted in 1989, amended in 2001). The Comprehensive Plan identifies land use categories that were adopted decades after a majority of the buildings in the TIF area were constructed (as documented on page 7 – Age of Buildings). This lack of planning has resulted in an incongruous road network throughout the Village, and has left large, oddly shaped parcels in the Project Area, buildings situated on multiple parcels, oddly angled road intersections, and lots without adequate street access.

The Village's most recent Comprehensive Plan was adopted in 2001, and included such goals and objectives as:

- Preserve and maintain the productivity of agricultural lands;
- Create an environment for viable economic activity;
- Identify, document, publicize, and establish the best safe usage for land subject to natural disasters and hazards, including flooding.

These goals and objectives represent the Village's desires to preserve the history of Beecher while making sound decisions regarding future development and redevelopment, understanding the issues that have arisen from a lack of planning when the area was built out in the late 1800's and early 1900's.

Lack of community planning is widespread and distributed throughout the Project Area, and is considered as a significant contributing factor towards designation of the Project Area as a 'conservation area.'

Environmental Remediation Costs Impeding Development

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

The presence of industrial users within the Project Area suggests that environmental issues may be present to some extent on parcels within the Project Area. Floodplains are also present within the Project Area, east of the railroad along Trim Creek that will restrict or limit development in these areas.

Although some degree of environmental remediation is likely within the Project Area, no specific documentation is available to sufficiently qualify this factor as significantly contributing towards the designation of the Project Area as a 'conservation area.'



Decline in the Equalized Assessed Value

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

Category	2013	2014	2015	2106	2017	2018
Project Area EAV	n/a	\$6,489,693	\$6,446,473	\$5,997,199	\$5,872,333	\$5,933,017
% Change	n/a	n/a	-0.67%	-6.97%	-2.08%	1.03%
Total Village EAV (less Project Area)	n/a	\$86,345,160	\$85,608,233	\$86,591,038	\$87,785,074	\$88,570,964
% Change	n/a	n/a	-0.85%	1.15%	1.38%	0.90%
Consumer Price Index	233.0	236.7	237.0	240.0	245.1	250.5
% Change	n/a	1.6%	0.1%	1.3%	2.1%	2.2%

Exhibit 9 – Equalized Assessed Valuation (Improved Land)

As shown in the table above, the equalized assessed value of all improved parcels within the Project Area has decreased in 3 of the previous 5 years (2015, 2016 and 2017). Overall, the Project Area has decreased in value by 7.76% since 2013.

As shown in the table above, the equalized assessed value of all improved parcels within the Project Area has increased at a rate less than that of the remainder of the Village of Beecher in 3 of the previous 5 years (2015, 2016 and 2017).

As shown in the table above, the equalized assessed value of all improved parcels within the Project Area has increased at a rate less than that of the Consumer Price Index in 4 of the previous 5 years (2015, 2016, 2017 and 2018).

Based on the documented equalized assessed value of improved property within the Project Area over the previous 5 years, the decline in the equalized assessed value is a significant contributing factor towards designation of the Project Area as a ‘conservation area.’

ELIGIBILITY FINDINGS - UNIMPROVED LAND

In order for unimproved (vacant) land to be designated, a combination of at least two (2) of the following blighting factors must be present to a meaningful extent and reasonably distributed throughout the unimproved Project Area.



Obsolete Platting

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.

Unimproved parcels within the Project Area exhibit odd shapes and limited road access, however these unimproved parcels are generally large and these platting issues can likely be overcome so as not to be an impediment to future development.

Although some degree of obsolete platting is present within the Project Area, it is not widely distributed and to such a degree as to sufficiently qualify as contributing towards the designation of the Project Area as a “conservation area.”

Diversity of Ownership

Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

The unimproved parcels within the Project Area are generally large parcels and owned by a small number of entities. Assembly of land for future development will not likely be impeded by the presence of multiple separate property owners.

Diversity of ownership is not a contributing factor towards the designation of the Project Area as a “conservation area.”

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 5 years.

No evidence of widespread tax delinquencies or tax sales are present within the unimproved Project Area, and tax delinquencies are not a contributing factor towards designation of the Project Area as a “conservation area.”

Deterioration

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

As documented previously in this report, deterioration of buildings and deterioration of site improvements is widespread and distributed throughout the improved portion of the Project Area. Approximately 59% of all buildings, and 66% of all improved parcels within the Project Area exhibit some degree of deterioration. Unimproved vacant parcels are immediately adjacent to, or in close proximity to, improved parcels exhibiting deterioration of buildings and/or site improvements.

Deterioration of structures or site improvements in neighboring areas adjacent to the unimproved (vacant) land is present throughout the Project Area, and is therefore a contributing factor towards designation of the unimproved Project Area as a “conservation area.”

Environmental Remediation Costs Impeding Development

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.

As previously noted in this report, no documented environmental issues are present within the Project Area, and therefore this criterion is not a contributing factor towards designation of the Project Area as a “conservation area.”

Decline in Equalized Assessed Value

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

Category	2013	2014	2015	2106	2017	2018
Project Area EAV	n/a	\$651,121	\$644,918	\$642,110	\$674,992	\$681,674
% Change	n/a	n/a	-0.95%	-0.44%	5.11%	1.00%
Total Village EAV (less Project Area)	n/a	\$92,183,732	\$91,409,788	\$91,946,127	\$92,982,485	\$93,822,307
% Change	n/a	n/a	-0.84%	0.59%	1.13%	0.90%
Consumer Price Index	233.0	236.7	237.0	240.0	245.1	250.5
% Change	n/a	1.6%	0.1%	1.3%	2.1%	2.2%

Exhibit 10 – Equalized Assessed Valuation (Unimproved Land)

As shown in the table above, the equalized assessed value of all unimproved parcels within the Project Area has decreased in 2 of the previous 5 years (2015 and 2016). Overall, the Project Area has increased in value by 4.69% since 2013.

As shown in the table above, the equalized assessed value of all unimproved parcels within the Project Area has increased at a rate less than that of the remainder of the Village of Beecher in 2 of the previous 5 years (2015 and 2016).

As shown in the table above, the equalized assessed value of all unimproved parcels within the Project Area has increased at a rate less than that of the Consumer Price Index in 4 of the previous 5 years (2015, 2016, 2017 and 2018).

Based on the documented equalized assessed value of improved property within the Project Area over the previous 5 years, the decline or minimal marginal increase in the equalized assessed value is a contributing factor towards designation of the Project Area as a 'conservation area.'

CONCLUSION

Based on the findings contained herein, the improved land within the Project Area qualifies as a **'conservation area'** in accordance with the criteria established in the Act, based on the predominance of buildings within the Project Area being older than 35 years in age, and the documented extent of parcels exhibiting the following characteristics:

1. Obsolescence;
2. Deterioration of buildings and surface improvements;
3. Inadequate utilities;
4. Deleterious land use or layout;
5. Lack of Community Planning; and
6. Decline in the Equalized Assessed Value.

In addition, the unimproved land within the Project Area qualifies as a **'blighted area'** according to the criteria established by the Act, based on the extent of vacant parcels exhibiting the following characteristics:

1. Deterioration; and
2. Decline in the Equalized Assessed Value.

Each of these factors contributes to the eligibility of the Project Area. All of these characteristics point towards the need for the designation of the Project Area as a "conservation area" / "blighted area" to be followed by public intervention in order that redevelopment might occur.



LEGAL DESCRIPTION - TIF DISTRICT #1

THAT PART OF SECTIONS 8, 9, 16, 17, 20 AND 21, IN TOWNSHIP 33 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF DIXIE HIGHWAY (ALSO KNOWN AS HALSTED STREET AND THE NORTH LINE OF HUNTER'S CHASE WEST SUBDIVISION (AS PER DOCUMENT R2004-162045), ALSO BEING THE NORTHWEST CORNER OF LOT 59 IN SAID SUBDIVISION;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 59, 423.35 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 59, 445.87 FEET TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 60 IN HUNTER'S CHASE WEST SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 60 AND CONTINUING ALONG THE WEST LINE OF LOT 1 AND LOT 61 IN SAID HUNTER'S CHASE WEST SUBDIVISION, 485.07 FEET TO THE NORTHWEST CORNER OF LOT 26 IN PRAIRIE PARK SUBDIVISION (AS PER DOCUMENT R2005-218550);

THENCE CONTINUING SOUTH ALONG A WEST LINE OF SAID LOT 26, 26.75 FEET TO A CORNER THEREOF;

THENCE WEST ALONG A NORTH LINE OF SAID LOT 26, 103.00 FEET TO THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 26 AND CONTINUING SOUTH ALONG THE WEST LINE OF LOTS 27, 28, AND 71, 680.09 FEET TO A CORNER OF SAID LOT 71;

THENCE WEST ALONG A WEST LINE OF SAID LOT 71, 10 FEET TO A CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 71, 1,168.89 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 233 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND THE WESTERLY EXTENSION OF SAID LINE THEREOF, 285.64 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF DIXIE HIGHWAY;

THENCE SOUTH ALONG THE WEST LINE OF DIXIE HIGHWAY, 1,570 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISION FIRST ADDITION (AS PER DOCUMENT R1972-006092);

THENCE WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION FIRST ADDITION, 726.34 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF COUNTRY TERRACE SUBDIVISION (AS PER DOCUMENT R1972-006091);

THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID COUNTRY TERRACE SUBDIVISION, 563.42 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID COUNTRY TERRACE SUBDIVISION, 479.46 FEET TO A POINT ON THE WEST LINE OF CATALPA STREET;

THENCE CONTINUING SOUTHERLY ALONG THE WEST LINE OF CATALPA STREET, 160.01 FEET TO THE NORTHEAST CORNER OF LOT 1 IN CHUCK ONIK'S SUBDIVISION (AS PER DOCUMENT R2011-072066);

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 352.99 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, 145.35 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHERLY, 63.32 FEET TO THE NORTHWEST CORNER OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2 (AS PER DOCUMENT R1969-004091);

THENCE SOUTHERLY ALONG THE WEST LINE OF KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 490.65 FEET TO THE SOUTHWEST CORNER OF LOT 5 IN SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2;

THENCE CONTINUING SOUTH ALONG THE WEST LINE OF SAID KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 2, 235.93 FEET TO THE SOUTHWEST CORNER OF LOT 2, ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN KONOW-GRAHAM THIRD ADDITION SUBDIVISION UNIT 1 (AS PER DOCUMENT IN BOOK 36 OF PLATS, PAGE 56);
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1, 95.15 FEET TO THE SOUTHWEST CORNER THEREOF;
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 12 IN SCHOOL TRUSTEE'S SUBDIVISION, 865 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF THE WEST 5 ACRES OF THE SOUTH HALF OF SAID LOT 12 (EXCEPTING THE RIGHT-OF-WAY OF THE CHICAGO & EASTERN ILLINOIS RAILROAD);
THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 5 ACRES, 297 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF MILLER STREET;
THENCE WEST ALONG THE NORTH LINE OF MILLER STREET, 201.31 FEET, MORE OR LESS, TO THE INTERSECTION OF THE NORTH LINE OF MILLER STREET AND THE WEST LINE OF REED STREET;
THENCE SOUTH ALONG THE WEST LINE OF REED STREET, 729 FEET TO THE INTERSECTION OF SAID WEST LINE AND THE SOUTH LINE OF HODGES STREET;
THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO THE INTERSECTION WITH THE WEST LINE OF AN ALLEY IN BLOCK 9 IN THE PLAT OF ORIGINAL TOWN OF BEECHER (AS PER DOCUMENT IN BOOK 1 OF PLATS, PAGE 37);
THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF PENFIELD STREET;
THENCE CONTINUING SOUTH, 75 FEET TO THE INTERSECTION OF THE SOUTH LINE OF PENFIELD STREET AND THE WEST LINE OF AN ALLEY IN BLOCK 12 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;
THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY, 585 FEET TO THE INTERSECTION WITH THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);
THENCE EAST ALONG THE NORTH LINE OF INDIANA AVENUE, 170 FEET TO THE INTERSECTION WITH THE WEST LINE OF WOODWARD STREET;
THENCE SOUTH ALONG THE WEST LINE OF WOODWARD STREET, 367.5 FEET TO THE SOUTHEAST CORNER OF LOT 2 IN OPAL BESEKE SUBDIVISION (AS PER DOCUMENT R1993-095134);
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2, 168.85 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE SOUTH ALONG THE EAST LINE OF SAID RAILROAD, 375.57 FEET TO A POINT ON THE CENTERLINE OF BLOCK STREET;
THENCE WEST ALONG THE CENTERLINE OF BLOCK STREET, 100 FEET TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE NORTH ALONG THE WEST LINE OF SAID RAILROAD, 37.5 FEET TO A POINT ON THE NORTH LINE OF BLOCK STREET;
THENCE WEST ALONG THE NORTH LINE OF BLOCK STREET, 335 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 20;
THENCE SOUTH ALONG SAID EAST LINE, 37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;
THENCE WEST ALONG SAID SOUTH LINE, 996 FEET TO A POINT ON THE EAST LINE OF THE WEST QUARTER OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20;
THENCE NORTH ALONG SAID EAST LINE, 622.5 FEET TO A POINT ON THE SOUTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET);
THENCE EAST ALONG SAID SOUTH LINE, 650 FEET;
THENCE NORTH ALONG A LINE 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF INDIANA AVENUE (ALSO KNOWN AS PEOTONE-BEECHER ROAD/303RD STREET) AND THE EAST LINE OF AN ALLEY IN BLOCK 13 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;

THENCE NORTH ALONG SAID EAST LINE, TO THE INTERSECTION WITH THE SOUTH LINE OF PENFIELD STREET;
THENCE CONTINUING NORTH ALONG A LINE, 75 FEET TO THE INTERSECTION OF THE NORTH LINE OF PENFIELD STREET AND THE EAST LINE OF AN ALLEY IN BLOCK 8 IN THE PLAT OF ORIGINAL TOWN OF BEECHER;
THENCE CONTINUING NORTH ALONG THE EAST LINE OF SAID ALLEY, TO THE INTERSECTION WITH THE SOUTH LINE OF HODGES STREET;
THENCE EAST ALONG SAID SOUTH LINE, 225 FEET TO AN INTERSECTION OF THE EAST LINE OF GOULD STREET AND THE SOUTH LINE OF HODGES STREET;
THENCE NORTH ALONG THE EAST LINE OF GOULD STREET AND THE NORTHERLY EXTENSION OF SAID EAST LINE TO A POINT ON THE NORTH LINE OF MILLER STREET;
THENCE WEST ALONG THE NORTH LINE OF MILLER STREET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF RACINE AVENUE;
THENCE NORTH ALONG THE EAST LINE OF RACINE AVENUE TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 17;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, TO THE INTERSECTION WITH THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE NORTH ALONG SAID WEST LINE, 1,320 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 17;
THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER, 633.57 FEET TO A POINT ON THE WEST LINE OF THE EASTERLY 683.57 FEET OF THE NORTHEAST QUARTER;
THENCE NORTH ALONG SAID WEST LINE, 1,287 FEET TO A POINT ON THE SOUTH LINE OF CHURCH ROAD (295TH STREET);
THENCE EAST ALONG SAID SOUTH LINE, 304.44 FEET;
THENCE NORTH ALONG A LINE, 66 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);
THENCE NORTH ALONG A LINE, PARALLEL AND 379.13 FEET WEST OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 8 TO A POINT 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER;
THENCE EAST ALONG A LINE. PARALLEL AND 76 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER, 173 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE NORTH ALONG THE WEST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER TO THE EAST QUARTER CORNER OF SECTION 8;
THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, ALSO BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TO THE INTERSECTION WITH THE EAST LINE OF THE CHICAGO & EASTERN ILLINOIS RAILROAD;
THENCE EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9, 330 FEET;
THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9 TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 9;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, 330 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER;
THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER, 1,287 FEET TO A POINT ON THE NORTH LINE OF CHURCH ROAD (295TH STREET);
THENCE EAST ALONG THE NORTH LINE OF CHURCH ROAD TO A POINT ON THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION (AS PER DOCUMENT R1999-058964);
THENCE NORTH ALONG THE WEST LINE OF TRIM CREEK INDUSTRIAL PARK SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE CONTINUING NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE
SOUTHWEST QUARTER TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE OF
THE NORTH HALF OF THE SOUTHWEST QUARTER;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE
SOUTHWEST QUARTER TO THE INTERSECTION WITH THE WEST LINE OF DIXIE HIGHWAY;
THENCE CONTINUING EAST ALONG A LINE TO A POINT ON THE EAST LINE OF DIXIE
HIGHWAY;
THENCE NORTH ALONG THE EAST LINE IF DIXIE HIGHWAY TO THE POINT OF BEGINNING,
IN WILL COUNTY, ILLINOIS.