

# **Tax Increment Financing Redevelopment Plan & Project**

.....  
CENTRAL AREA  
REDEVELOPMENT PROJECT AREA  
.....

Prepared for

**Village of Hampshire, Illinois**

Prepared by

**PGAVURBANCONSULTING**

March 14, 2007

## **VILLAGE OF HAMPSHIRE, ILLINOIS**

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## SECTION I

### INTRODUCTION

In mid 2006 the Village of Hampshire retained PGAV Urban Consulting to undertake a feasibility study to determine the eligibility of establishing a tax increment finance (TIF) redevelopment project area for a portion of the Village. The area being considered for designation as a TIF area generally includes the downtown area and adjacent blocks and an older industrial area located on the north side of the C & E Railroad. This area includes a mixture of commercial, industrial, institutional, as well as some residential properties. The area is referred to herein as The Central Area Redevelopment Project Area (the "Area"). The boundaries of the Area are as shown on **Exhibit A - Redevelopment Project Area Boundary Map**. Refer also to the **Boundary Description** contained in the **Appendix as Attachment A**.

The Area contains approximately 107 acres, inclusive of public rights-of-way. There are a total of 116 parcels of real property, of which 92% have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public rights-of-way, suffers from advanced age and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area "as a whole" clearly meets the eligibility requirements of the Act.

The Village may consider the use of tax increment financing, as well as other economic development resources, as available, to facilitate private redevelopment of the Area. It is the intent of the Village to induce the investment of significant private capital in the Area, which will also induce spillover investment in neighboring areas. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the Village has expressly stated in this Plan that it is not reasonably expected that the proposed redevelopment plan will result in the displacement of ten (10) or more inhabited housing units.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence and documentation required by the Act.

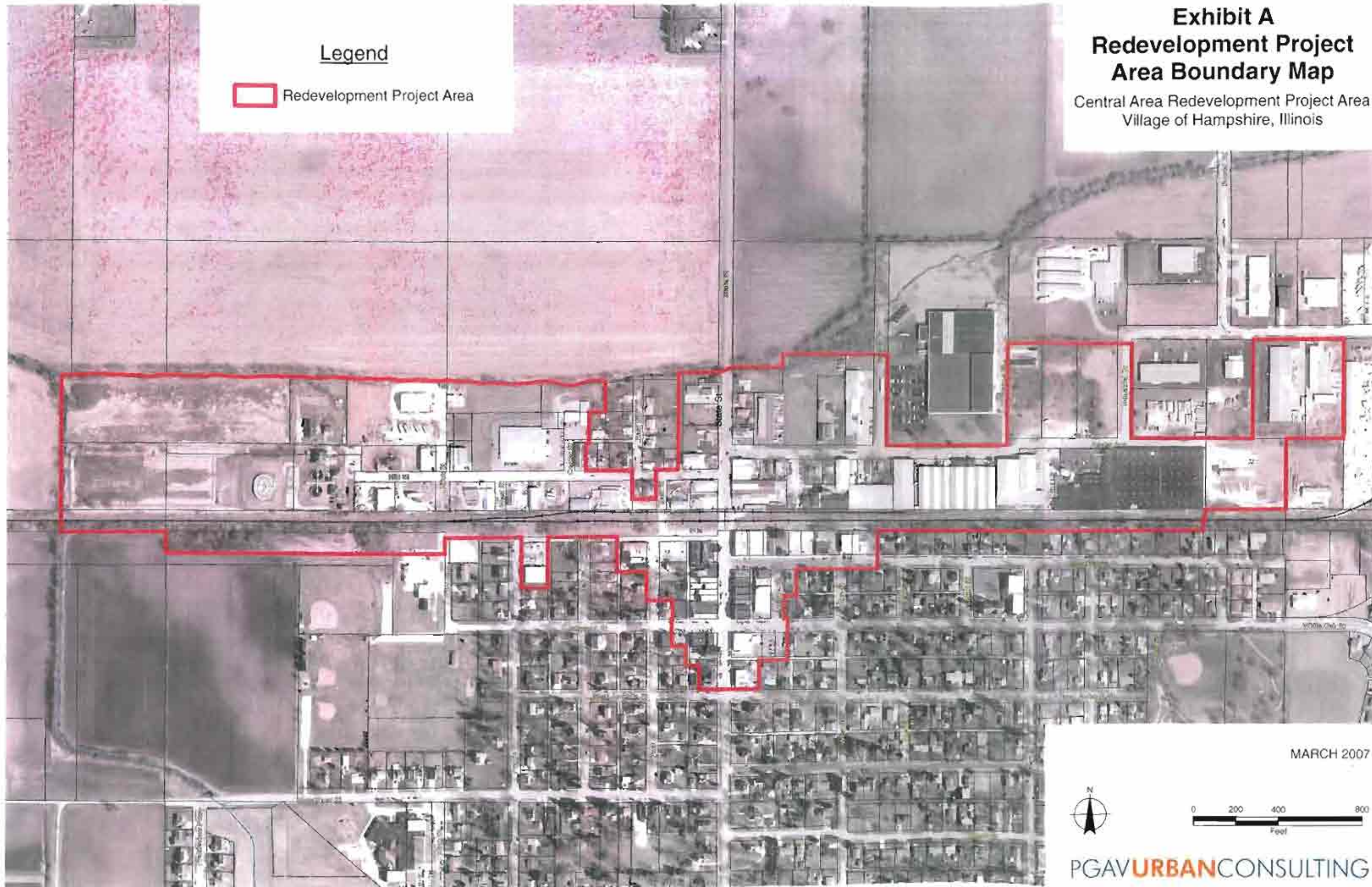


# Exhibit A Redevelopment Project Area Boundary Map

Central Area Redevelopment Project Area  
Village of Hampshire, Illinois

## Legend

 Redevelopment Project Area



MARCH 2007



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## SECTION II

### STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

#### A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the "Tax Increment Allocation Redevelopment Act." The Act is found at 65 ILCS 5/11-74.4-1 et. seq.

As used, herein, the term **redevelopment project** means any public and private development project in furtherance of the objectives of a redevelopment plan. The term **redevelopment project area** means an area designated by the municipality, which is not less in the aggregate than 1-1/2 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. **Redevelopment Plan** means 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" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated redevelopment project area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Tax Increment Allocation Redevelopment Act, among them were:

1. That there exists in many municipalities within the State blighted and conservation areas; and

2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment plan. One of these requirements is that the municipality must demonstrate that a redevelopment project area qualifies under the provisions of the Act. With the definitions set forth in the Act, a redevelopment project area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

#### **B. Summary of Findings**

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a combination **conservation area** and **blighted area**. Furthermore, the factors necessary to make this finding are present to a meaningful extent and are reasonably distributed throughout the Area.
2. The Redevelopment Project Area exceeds the statutory minimum size of 1-1/2 acres.
3. The Redevelopment Project Area contains contiguous parcels of real property.
4. If a Redevelopment Plan and Redevelopment Project are adopted and implemented by the Village, it is reasonable to say that all properties included in the Redevelopment Project Area would substantially benefit from being included in the Area.



## SECTION III

### BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

#### A. Introduction

According to the Act, a redevelopment project area, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

#### B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

##### 1. **Eligibility of a Blighted Area**

“**Blighted area**” means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

- a. **If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- (1) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the

defects are so serious and so extensive that the buildings must be removed.

- (2) Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
- (3) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.
- (4) Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.
- (5) Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- (6) Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- (7) Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

- (8) Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.
  
- (9) Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.
  
- (10) Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
  
- (11) Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

- (12) Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- (13) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.
- b. **If vacant**, the sound growth of the redevelopment project area is impaired by a combination of two (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:
- (1) Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-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.

- (2) Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.
  - (3) Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.
  - (4) Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.
  - (5) 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.
  - (6) The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.
- c. **If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:
- (1) The area consists of one or more unused quarries, mines, or strip mine ponds.

- (2) The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
- (3) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- (4) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- (5) Prior to the effective date of this amendatory Act of the 91<sup>st</sup> General Assembly, the area is not less than 50, nor more than 100 acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (a) of this subsection, the area has been designated as a town or Village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.
- (6) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

## 2. Eligibility of a Conservation Area

“**Conservation area**” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the 13 factors applicable to the improved area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.



### C. Investigation and Analysis of Blighting Factors

In determining whether or not the proposed Redevelopment Project Area meets the eligibility requirements of the Act, research and field surveys were conducted. These included:

- Contacts with Village officials knowledgeable as to area conditions and history, age of buildings and site improvements, conditions of related items, as well as examination of existing information related to the area.
- On-site field examination of conditions within the proposed Redevelopment Project Area by experienced staff of PGAV. These personnel are trained in techniques and procedures of determining conditions of real property, streets, etc. and determination of eligibility of designated areas for tax increment financing.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing which became effective on January 10, 1977.
- Examination of Kane County real property tax assessment records.
- Information from the Village Engineer showing undersized water main located within the Project Area.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Redevelopment Project Area qualifies. An analysis of the physical conditions and presence of blighting factors was commissioned by the Village. The result and documentation of this effort is summarized below.

### D. Analysis of Conditions in the Area

In May 2006, PGAV staff conducted field investigations to document existing conditions in the Area. This field work was supplemented with subsequent field work and property assessment research by Village officials. One of the outcomes of this survey was an inventory of existing land uses, which are illustrated on **Exhibit B - Existing Land Use Map**.

# Legend

- Redevelopment Project Area
- Single-Family
- Multi-Family
- Mixed Use
- Commercial
- Public / Semi-Public
- Industrial
- Utility
- Vacant / Undeveloped Land

Based on Field Work Conducted on June 7-8 of 2006  
and updated January 2007 per comments from Village officials.

# Exhibit B Existing Land Use

Central Area Redevelopment Project Area  
Village of Hampshire, Illinois



**Exhibit C - Summary of Eligibility Factors**, provides a quantitative summary of the conditions that were documented in the proposed Central Area Redevelopment Project Area. In making the determination of eligibility, it is not required that each and every property or building in the Redevelopment Project Area be blighted or otherwise qualify. Rather, it is the area "as a whole" that must be determined to be eligible.

**Exhibit C**  
**SUMMARY OF ELIGIBILITY FACTORS**  
 Central Area Redevelopment Project Area  
 City of Hampshire, Illinois

	Total	%
No. of improved parcels	107	92%
No. of vacant parcels	9	8%
Total parcels	116	100%
No. of buildings	119	100%
No. of buildings 35 years or older	89	75%
Housing Units	23	100%
Occupied Housing Units	23	100%
Block Count	10	100%
<b>IMPROVED LAND FACTORS:</b>		
No. of deteriorated buildings	46	39%
No. of parcels with site improvements that are deteriorated	28	26%
Deteriorated street and/or sidewalk pavement (by block)	5	50%
No. of dilapidated buildings	0	0%
No. of parcels with site improvements that are dilapidated	7	7%
No. of obsolete buildings	0	0%
No. of structures below minimum code	0	0%
No. of buildings lacking ventilation, light or sanitation facilities	nd <sup>1</sup>	
No. of building with illegal uses	nd <sup>1</sup>	
No. of buildings with excessive vacancies	5	4%
No. of parcels with excessive land coverage or overcrowding of structures	52	49%
Inadequate utilities (by block)	6	60%
Deleterious land use or layout (by block)	3	30%
Lack of community planning (by block)	0	0%
Declining or Sub-par EAV Growth	<b>Yes</b>	
<b>VACANT LAND FACTORS (2 or More):</b>		
Obsolete Flattening	5	56%
Diversity of Ownership	nd <sup>1</sup>	
Tax Delinquencies	nd <sup>1</sup>	
Deterioration of Struct Or Site Improvements in Neighboring Areas	0	0%
Environmental Clean-up	nd <sup>1</sup>	
Declining or Sub-par EAV Growth	<b>Yes</b>	

<sup>1</sup> Not determined

## 1. Findings on Improved Area

- a. Summary of Findings on Age Of Structures: Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater in order to meet this criteria. The Redevelopment Project Area contains 119 buildings, of which 89 (75%) are 35 years of age or older as determined by field surveys. Thus, more than 50% of the buildings exceed 35 years of age and, therefore, the age threshold is met for qualifying the Area as a conservation area.
  
- b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 46 (39%) of the 119 buildings. The field survey of exterior building conditions in the Redevelopment Project Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated buildings are scattered throughout the Area

Deteriorated site improvements are also found on 28 (25%) of the 106 improved parcels in the Area. Also significant are deteriorated pavement and/or sidewalks located within the street rights-of-way (5 of the 10 blocks within the Area). Keyes Avenue is inadequate for industrial traffic. The asphaltic concrete surface has insufficient or no shoulders at all, resulting in cracking and crumbling pavement edges.

- c. Summary of Findings Regarding Excessive Land Coverage and Overcrowding of Structures and Community Facilities: Structures exhibiting 100% lot coverage with party or fire walls separating one structure from the next is fairly common in older developed areas. Excessive land coverage is characterized by a large percentage of building and paving coverage on their respective lots. Little or no landscaping is provided, and there is an obvious lack of adequate off-street parking and loading areas. This is especially prevalent in the eastern industrial area of Hampshire. There are numerous instances of industrial driveways that require semi trucks to back in and out of the street in order to access loading areas. This is a hazard to pedestrians and causes traffic congestion. A relatively high percentage of the commercial and industrial properties in the Area have excessive land coverage. Of the 107 improved parcels in the Area, 52 (49%) revealed evidence of excessive land coverage.

- d. Deleterious Land Use or Layout: The encroachment of industrial uses into residential areas was documented in 3 of the 10 blocks located within the Area. Over time, non-residential uses developed in a piecemeal fashion around the downtown area, leaving small pockets of residential lots. Where new industrial uses have been developed on the northwestern end of the Area, there is almost no buffer between residential and industrial uses. Proximity and lack of screening between these uses detract from the residential environment.
- e. Summary of Finding Regarding Inadequate Utilities: Undersized water mains (6" or less) exist in 6 of the 10 blocks located in the Area. Inadequate size, combined with age of the mains in this part of town, reduces fire flow capacities.
- f. Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation: This factor is applicable to vacant land as well as improved land. The annual change in the total equalized assessed valuation (EAV) for the Area has lagged behind the balance of the Village for five (5) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the Village are shown on the following page as **Exhibit D, Comparison of EAV Growth Rates (2000-2005)**.

## 2. Findings on Vacant Area

Of the 116 parcels within the Area, 9 (8%) are considered vacant land, as defined in the Act. The following narrative summarizes the qualifying factors present that apply to vacant land:

- a. Summary of Findings on Obsolete Platting: Obsolete platting was exhibited on five (5) of the nine (9) vacant parcels (56%). These parcels are located in the western portion of the Area and are not accessible by any public right-of-way.
- b. Summary of Findings on Declining or Sub-Par EAV Growth: This factor is applicable to vacant land as well as improved land. The annual change in the total equalized assessed valuation (EAV) for the Area has lagged behind the balance of the Village for five (5) of the last five (5) calendar years. A comparison of EAV for the Area and the balance of the Village are shown on the following page as **Exhibit D, Comparison of EAV Growth Rates (2000-2005)**.

**Exhibit D**

**COMPARISON OF EAV GROWTH RATES (2000 - 2005)**  
 Central Area Redevelopment Project Area  
 Village of Hampshire, Illinois

Assessment Year	EAV		Area Growth Rate Less Than Balance of Village?
	Project Area <sup>1</sup>	Balance of Village <sup>2</sup>	
2000	\$ 5,205,393	\$ 51,741,196	
2001	\$ 5,576,135	\$ 59,665,064	
Annual Percent Change	7.1%	15.3%	<b>YES</b>
2002	\$ 5,778,544	\$ 71,803,500	
Annual Percent Change	3.6%	20.3%	<b>YES</b>
2003	\$ 6,351,436	\$ 80,779,868	
Annual Percent Change	9.9%	12.5%	<b>YES</b>
2004	\$ 6,817,569	\$ 96,362,536	
Annual Percent Change	7.3%	19.3%	<b>YES</b>
2005	\$ 7,079,109	\$ 110,934,576	
Annual Percent Change	3.8%	15.1%	<b>YES</b>

<sup>1</sup> Equalized Assessed Valuation (EAV) for the Project Area. Source: Kane County property assessment data.

<sup>2</sup> Total Village EAV minus Project Area EAV.

**E. Summary of Eligibility Factors for the Area**

It is found that the Area contains conditions that qualify it as a combination **blighted area** and **conservation area**. The number of buildings that are 35 years old or older exceeds the statutory threshold of 50% (prerequisite for a "conservation area"). The developed (improved) portion of the Area contains a relatively high incidence of at least three blighting factors, which causes the improved land to qualify as a conservation area. Additionally, two or more factors are present with respect to the majority of the smaller vacant parcels of property within the Area. Two large vacant tracts qualify under the condition of flooding/drainage issues to be alleviated by a new commercial development project. The presence of these factors qualifies the vacant land as blighted, as this term is applied to vacant land in the Act. These qualifying factors are present to a meaningful extent and are distributed throughout the Area.



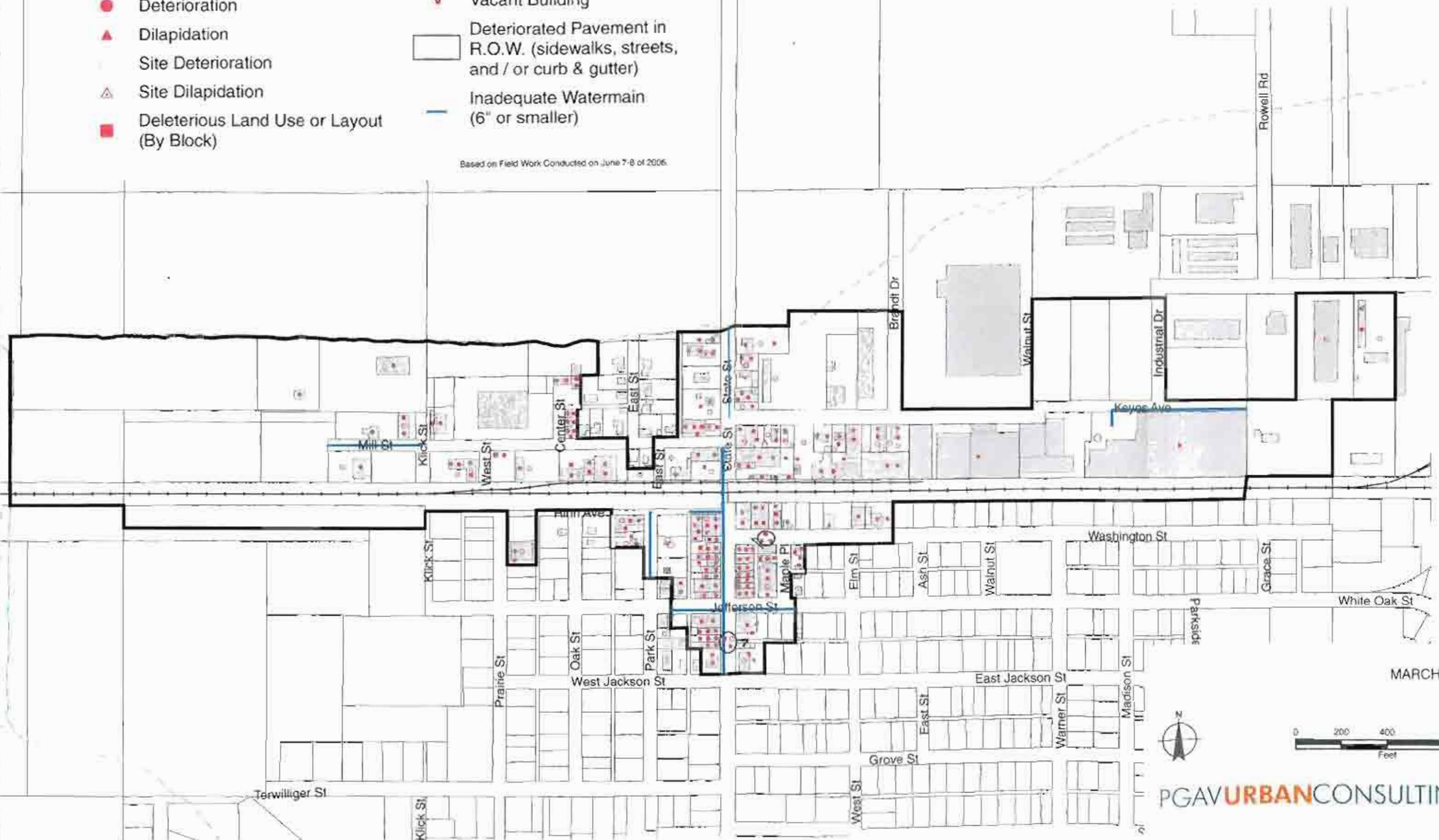
Legend

- Redevelopment Project Area
- \* Over 35 Years of Age
- Deterioration
- ▲ Dilapidation
- Site Deterioration
- △ Site Dilapidation
- Deleterious Land Use or Layout (By Block)
- ✖ Lack of Community Planning
- ✘ Excessive Coverage
- ∇ Vacant Building
- Deteriorated Pavement in R.O.W. (sidewalks, streets, and / or curb & gutter)
- Inadequate Watermain (6" or smaller)

Based on Field Work Conducted on June 7-8 of 2006.

## Exhibit E Existing Conditions

Central Area Redevelopment Project Area  
Village of Hampshire, Illinois



MARCH 2007



The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

- **Age** – 75% of the buildings are over 35 years of age, thus exceeding the threshold for being considered a “conservation area.”
- **Deterioration** – 39% of the buildings and 26% of the lots with other site improvements exhibit signs of deterioration as defined in the Act. This is a relatively high incidence of deterioration which may increase if conditions are allowed to continue. Deterioration is more widespread with respect to the condition of street pavement, sidewalks, curb and gutters located within public rights-of-way (50% of the blocks within the Area have deteriorated improvements within the rights-of-ways).
- **Excessive Land Coverage** – Excessive land coverage exists on nearly 49% of the improved parcels located within the Area, which is inconsistent with contemporary development standards and also contributes to lack of off-street loading in the Area.
- **Inadequate Utilities** – Undersized water mains exist in 6 of the 10 blocks within the Area.
- **Deleterious Land Use and or Layout** – Conditions of incompatible land uses were recorded in 3 of the 10 blocks located within the Project Area.
- **Vacant Land** – Of the vacant parcels, one-half exhibit obsolete platting.
- **Sub-par EAV Growth** – The conditions summarized above help explain, in part, why the Area lags behind the balance of the Village in terms of growth in EAV. This has held true for five (5) out of the last five (5) calendar years. This factor applies to both improved land and vacant land.

In addition, the various eligibility factors are present to a meaningful extent and reasonably distributed throughout the Area (See **Exhibit E– Existing Conditions Map**). In addition, photos of various properties located in the Area are provided in the **Appendix as Attachment B**.

It can be concluded that the improved portion of the Area may become a blighted area and the vacant parcels will continue to exhibit blighted conditions without a program of intervention to induce private and public investment in the Area. This conclusion can be made when consider-

ing the need for new private investment in this area of the Village that will revitalize the Area, but has not occurred at a significant level because of the impediments to reinvestment. The ultimate goal is to minimize or eliminate the conditions that lead to blight and to enhance the tax base of all overlapping taxing authorities.

The Village Board of Trustees should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.

## SECTION IV

### REDEVELOPMENT PLAN

#### A. Introduction

This section presents the Redevelopment Plan and Project for Hampshire's Downtown Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as either conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A **Redevelopment Plan** is defined in the Act 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 or combination thereof or industrial park conservation area, and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

#### B. General Land Use Plan

The proposed General Land Use Plan for the Redevelopment Project Area is presented on **Exhibit F**, entitled **General Land Use Plan**. In general, the Plan proposes a mix of residential, commercial and mixed uses for the Project Area that is consistent with the Official Comprehensive Plan for the Village of Hampshire. Furthermore, the General Land Use Plan indicates alternative land uses that may apply to certain portions of the Area.

One alternate land uses proposal is the "Residential/Commercial Alternate" designation, which permits the continuation of existing residential uses, but would permit commercial uses as an alternative. Similarly, there is a land use proposal of "Residential/Industrial Alternate". In some of these situations, these designations reflect existing non-conforming residential uses that are located within a commercial or industrial zoning district.



**Legend**

- |  |                                    |  |                                    |
|--|------------------------------------|--|------------------------------------|
|  | Redevelopment Project Area         |  | Industrial / Residential Alternate |
|  | Residential / Commercial Alternate |  | Industrial                         |
|  | Commercial                         |  | Public / Semi-Public               |
|  | Residential / Industrial Alternate |  |                                    |

**Exhibit F**  
**General Land Use Plan**  
 Central Area Redevelopment Project Area  
 Village of Hampshire, Illinois



MARCH 2007



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It is anticipated that selective building demolition and redevelopment may take place along with building rehabilitation. It is the objective of this Plan that development and redevelopment activities will be accomplished in a well-planned manner to mitigate any potential incompatible land uses. Furthermore, all redevelopment projects shall be subject to the provisions of the Village of Hampshire's ordinances and other applicable codes as may be in existence and may be amended from time-to-time.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as eligible for tax increment financing by carrying out the Redevelopment Plan including installing the needed public improvements stated herein. These improvements may include other actions permitted by the Act and infrastructure needs as identified during the implementation of the Redevelopment Plan.
2. Prevent the recurrence of blighting conditions by implementing actions outlined herein.
3. Enhance the real estate tax base for the Village and all other taxing districts, which extend into the Redevelopment Project Area through the implementation and completion of the activities identified herein.
4. Encourage and assist private investment, redevelopment and rehabilitation within the Redevelopment Project Area through the provision of financial assistance for new development and rehabilitation as permitted by the Act.
5. Improve the overall environment of the Area including public safety and security measures so as to encourage new investment wherever possible in a manner that is compatible with surrounding land uses.
6. Provide for safe and efficient traffic circulation, facilitate effective emergency response time and accessibility, and general access within the Redevelopment Area.
7. Complete all public and private actions required in this Redevelopment Plan in an expeditious manner.



**D. Program Policies to Accomplish Objectives**

The Village of Hampshire has determined that it is appropriate to provide limited financial incentives for private investment within the Redevelopment Planning Area. It has been determined through discussions with property owners and developers, that tax increment financing constitutes a key component of leveraging private investment within the Redevelopment Project Area. The Village will incorporate appropriate provisions within any redevelopment agreement entered into between the Village and private parties to assure that redevelopment projects make progress towards achieving the objectives stated herein and to achieve the various redevelopment projects described below.

**E. Redevelopment Projects**

To achieve the Plan objectives and the overall project proposed in the Plan, a number of public and private activities will need to be undertaken. This includes a combination of private developments and public investment in infrastructure improvements. Improvements and activities necessary to implement the Plan may include the following:

**1. Private Redevelopment Activities:**

Rehabilitation of existing properties or construction of private buildings within the Project Area.

**2. Public Redevelopment Activities:**

Public improvements and support activities will be used to induce and complement private investment. These may include, but are not limited to: street and sidewalk improvements, land assembly and site preparation, public utilities, traffic signalization, marketing of properties as well as other programs of financial assistance, as may be provided by the Village.

**3. Land Assembly, Displacement Certificate & Relocation Assistance:**

In order to achieve the objectives of the Plan, land assembly by the Village and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by the Village, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment

project. This may include the displacement of inhabited housing units located in the Project Area (see below).

***Displacement Certificate:***

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act the Village hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units. If at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the City will prepare, or cause to prepare, the requisite housing impact study as specified in the TIF Act.

***Relocation Assistance:***

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the TIF Act, "low-income households", "very low-income households" and "affordable housing" have the meanings set forth in the Illinois Affordable Housing Act.

F. **Estimated Redevelopment Project Costs**

The estimated costs associated with the eligible public redevelopment activities are presented in **Exhibit G** entitled **Estimated Redevelopment Project Costs**. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the Village may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional

funds can be secured from the State of Illinois, or any federal program or other public or private sources, the Village may use such funding sources in furtherance of the Redevelopment Plan and Projects.

## Exhibit G

### ESTIMATED REDEVELOPMENT PROJECT COSTS Central Area Redevelopment Project Area Village of Hampshire, Illinois

<u>Description</u>	<u>Estimated Cost</u>
<b>A. Public Works or Improvements</b>	\$6,000,000
<i>(Improvement of streets, curb and gutters, utilities, and other public improvements)</i>	
<b>B. Property Assembly</b>	\$1,000,000
<b>C. Building Rehabilitation</b>	\$4,000,000
<b>D. Relocation</b>	\$200,000
<b>E. Taxing District Capital Costs</b>	\$100,000
<b>F. Job Training</b>	\$100,000
<b>G. School District Increased Costs</b>	\$100,000
<b>H. Interest Costs Incurred by Developers</b>	\$500,000
<b>I. Planning, Legal &amp; Professional Services</b>	\$300,000
<b>J. General Administration</b>	\$100,000
<b>K. Financing Costs</b>	See Note 3
<b>L. Contingency</b>	\$1,000,000
<b>Total Estimated Costs</b>	<b>\$13,400,000</b>

**Notes:**

1. All costs shown are in 2007 dollars and do not include additional costs to be incurred in future financing (e.g., bond issuance costs, interest payments on obligations and related expenses) or inflationary costs that may be realized.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption.

## G. Description of Redevelopment Project Costs

Costs that may be incurred by the Village in implementing the Redevelopment Plan may include project costs and expenses as itemized in **Exhibit G**, subject to the definition of "redevelopment project cost" as contained in the TIF Act, and the "Contingency" line item may include any other costs that are eligible under said definition. Itemized below is the statutory listing of "redevelopment project costs" currently permitted by the TIF Act [bold typeface added for emphasis]. Note that some of the narrative below has been paraphrased (see full definitions in the TIF Act).

1. **Costs of studies, surveys, development of plans and specifications**, wetland mitigation plans, implementation and administration of the Redevelopment Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:
  - a. There are limitations on contracts for certain professional services with respect to term, services, etc.
  - b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan.
  - c. Marketing costs are allowable so long as they relate to marketing sites within the redevelopment project area to prospective businesses, developers, and investors.
2. **Property assembly costs**, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.
3. **Costs of rehabilitation, reconstruction or 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.

4. **Cost of construction of public works or improvements**, except that redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that it is not intended to replace an existing public building as provided for in paragraph 3 above, unless either:
  - a. the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999; or
  - b. the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan.
5. **Cost of job training** and retraining projects, including the cost of "welfare to work" programs **implemented by businesses** located within the redevelopment project area.
6. **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 thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality 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 and project.
  - a. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units), an elementary, secondary, or unit **school district's increased costs attributable to assisted housing units located within the redevelopment project area** for which the developer or redeveloper receives financial assistance through and agreement with the

municipality or because the municipality incurs the cost of necessary infrastructure improvement projects within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, shall be paid by the municipality from the Special Tax Allocation Fund under certain conditions. For specific conditions and formulae used to determine payments due to a school district, see Subsection 11-74.4-3 (q) (7.5) of the TIF Act.

8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the TIF Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).
9. Payments in lieu of taxes.
10. **Costs of job training**, retraining, 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**, provided that such costs:
  - a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a redevelopment project area: and
  - b. when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;
  - b. such payments in any one-year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
  - c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
  - e. the cost limits set forth in subparagraphs (b) and (d) above shall be modified for the financing of rehabilitation or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d) above;
  - f. Instead of the eligible costs provided by subparagraphs (b) and (d) above, as modified in this subparagraph, and notwithstanding any other provision of the TIF Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. For further provisions on financing and eligible costs, see Subsection 11-74.4-3 (q) (11) of the TIF Act.
  
12. Unless explicitly stated herein, the cost of construction of new privately owned buildings *shall not* be an eligible redevelopment project cost.

13. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area, while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area; but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.



## SECTION V

### OTHER FINDINGS AND REQUIREMENTS

**A. Conformance with Comprehensive Plan**

Development projects proposed to be undertaken in implementing this Redevelopment Plan will conform to the Official Comprehensive Plan for the Village of Hampshire. In addition, all development in the Redevelopment Planning Area will comply with applicable codes and ordinances.

**B. Area, on the Whole, not Subject to Growth and Development**

Upon examination of equalized assessed valuation data for the Area, the Redevelopment Project Area on the whole has not been subject to growth and investment. The tax base of the Area has lagged behind the balance of the Village, which has been experiencing significant growth.

While Hampshire has experienced tremendous growth and development, there has been a relatively limited amount of private investment in the Project Area. This fact is evidenced, in part, by the trend in the growth of EAV of property in the Area compared to the balance of the Village of Hampshire. The total EAV of the Area, between 2000 and 2005, increased by about \$1.9 million (see **Exhibit H**). However, over 57% of this increase was associated with only 10% of the parcels (12 of the 116 parcels) located in the Area. During the same period, the EAV for the balance of Hampshire increased by approximately \$59 million or 114%. By way of comparison, the average annual increase in EAV for the balance of Hampshire was 23%, while the Area was only 7% (4% when excluding the top 12 parcels).

#### Exhibit H

#### EAV TRENDS (2000 - 2005) Central Area Redevelopment Project Area Village of Hampshire, Illinois

	EAV				Avg. Annual Percent
	2000	2005	Change	Percent	
Central Area RPA	\$5,205,393	\$7,079,109	\$1,873,716	36%	7%
<i>without top 10% <sup>1</sup></i>	\$3,962,693	\$4,765,375	\$802,682	20%	4%
Balance of Village	\$51,741,196	\$110,934,576	\$59,193,380	114%	23%

<sup>1</sup> Excluding the 12 parcels of real estate (out of 116) having the largest increase in nominal value.

Examination of building permit activity, recorded by the Village since 2003, leads to the same conclusion that the Area, as a whole, has not been subject to growth and investment on the part of private enterprise. From January, 2003 through December 4, 2006 1,178 building permits were issued within the Village totaling over \$90 million in construction value. Of these permits, 61 were issued in the Project Area totaling about \$1.4 million in construction value. Further examination shows that 75% of the construction value was associated with only 5 of the 61 building permits, one of which was associated with remodeling of the public library.

The above evidence presented on property values and building permit activity shows that the Area, as a whole, lacks the level of private investment necessary to make a material difference in the quality of the urban environment in this older part of the Village. Much more needs to be invested to achieve significant revitalization of this Area.

**C. Would Not be Developed “but for” TIF**

The Village has found that the Redevelopment Project Area would not reasonably be developed without the use of tax increment revenues. The Village further commits that such incremental revenues will be utilized for the development and revitalization of the Redevelopment Project Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the fact that without the Village’s commitment to provide such municipal financial assistance, there will not be commitments for private development and revitalization.

Furthermore, the eligibility factors documented in this report contribute to the “but for” argument. These conditions are a discouragement to private investment as the potential return on investment is too small relative to the risk or simply does not make economic sense. Many of the commercial buildings would require significant investment to rehabilitate them and allow them to be used or continue to be viable locations for businesses. In addition, the costs associated with rehabilitating the street and alleys and replacing inadequate water mains is beyond what the Village can afford.

It is the intent of this TIF Redevelopment Plan to help overcome the economic disincentives, which have caused the Project Area to lag behind the remainder of the Village in property value growth. Without financial incentives to overcome these barriers, investment by private enterprise will not take place to the degree necessary to realize significant revitalization and/or redevelopment within the Area.

**D. Assessment of Financial Impact**

The Village finds that the Plan and Project proposed by this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. Currently, police and fire services and facilities appear to be adequate for the foreseeable future.

The Village and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impacts are identified that increase demands for facilities or services in the future, the Village will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

**E. Estimated Date for Completion of the Redevelopment Projects**

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31<sup>st</sup> of the year in which the payment to the Village Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Redevelopment Project Area is adopted.

**F. Most Recent Equalized Assessed Valuation**

The most recent total equalized assessed valuation (EAV) for the Redevelopment Project Area has been estimated by the Village to be approximately \$7,079,109. A listing of the **parcels of real property located in the Project Area, and the 2005 Assessment Year EAV**, is located in the **Appendix as Attachment C**. The County Clerk of Kane County will verify the base EAV amount of each property after adoption of the Village ordinances approving the Redevelopment Plan and establishing the Redevelopment Project Area.

**G. Redevelopment Valuation**

Contingent on the adoption of this Tax Increment Redevelopment Plan and commitment by the Village to the Redevelopment Program, it is anticipated that the private redevelopment investment in this Redevelopment Project Area will cause the equalized assessed valuation to increase by \$14 to \$15 million (2007 dollars) upon completion of the redevelopment projects.

## H. Source of Funds

The primary source of funds to pay for Redevelopment Project Costs associated with implementing the Redevelopment Plan and Projects shall be funds collected pursuant to tax increment allocation financing to be adopted by the Village of Hampshire. Under such financing, tax increment revenue resulting from increases in the EAV of property, in each Redevelopment Project Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Allocation Fund shall be used to pay Redevelopment Project Costs and retire any obligations incurred to finance Redevelopment Project Costs.

In order to expedite the implementation of the Redevelopment Plan and Projects and construction of the public improvements, the Village of Hampshire, pursuant to the authority granted to it under the TIF Act, may issue bonds or other obligations to pay for the eligible Redevelopment Project Costs. These obligations may be secured by future revenues to be collected and allocated to the Special Allocation Fund.

If available, revenues from other economic development funding sources, public or private, will be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining Tax Increment Financing Areas, and land disposition proceeds from the sale of land in the Redevelopment Project Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

## I. Nature and Term of Obligations

Without excluding other methods of Village or private financing, the principal source of funding will be those deposits made into the Special Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan and Project, for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for other redevelopment project costs or early bond retirements may be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.

**J. Fair Employment Practices and Affirmative Action**

The Village of Hampshire will insure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of Tax Increment Financing assistance.

**K. Reviewing and Amending the TIF Plan**

This Redevelopment Plan may be amended in accordance with the provisions of the TIF Act. Also, the Village shall adhere to all reporting requirements and other statutory provisions.

# APPENDIX

**ATTACHMENT A**

**Boundary Description  
Central Area Redevelopment Project Area**

## REDEVELOPMENT PROJECT AREA HAMPSHIRE

### LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 21 AND PART OF THE SOUTH HALF OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF THE SOO RAILROAD WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE WESTERLY ALONG SAID SOUTH LINE, 496.5 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 416.66 FEET TO THE SOUTH LINE OF PROPERTY CONVEYED TO THE VILLAGE OF HAMPSHIRE; THENCE NORTHERLY ALONG THE WEST LINE OF SAID VILLAGE PROPERTY, 324 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF SAID RAILROAD RIGHT OF WAY, 1075.56 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED JULY 21, 1971 AS DOCUMENT NUMBER 1197917; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 268.89 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 17, 1981 AS DOCUMENT NUMBER 1595225; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, 1058.0 FEET; THENCE EASTERLY ALONG SAID NORTH LINE 162.84 FEET TO THE EAST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID EAST LINE, 159.42 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN QUIT CLAIM DEED RECORDED OCTOBER 20, 1992 AS DOCUMENT NUMBER 92K74284; THENCE WESTERLY ALONG SAID NORTH LINE, 75 FEET TO THE WEST LINE OF SAID PROPERTY; THENCE SOUTHERLY ALONG SAID WEST LINE AND WEST LINE EXTENDED SOUTHERLY, 148 FEET TO THE NORTH LINE OF LOT 4 IN BLOCK 7 IN WHELPLEY AND RINN'S ADDITION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 4; THENCE SOUTHERLY ALONG SAID WEST LINE, 130' TO THE NORTH LINE OF MILL STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE NORTHWEST CORNER OF EAST STREET AND MILL STREET; THENCE SOUTHERLY TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 2 OF THE BOARD OF TRUSTEE'S AMENDED PLAT OF WHELPHEY & RINN'S ADDITION; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 2 TO THE NORTH LINE OF THE SOUTH 3 FEET OF SAID LOT 2; THENCE EASTERLY ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTH 3 FEET OF LOT 1 IN SAID BLOCK 2, TO THE EAST LINE OF SAID LOT 1; THENCE NORTH ALONG SAID EAST LINE AND SAID LINE EXTENDED NORTH, TO THE NORTH LINE OF SAID MILL STREET; THENCE EAST ALONG SAID NORTH LINE TO A LINE PARALLEL TO AND 223 FEET WEST OF THE EAST LINE OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID PARALLEL LINE TO THE NORTH LINE OF PROPERTY DESCRIBED AS PARCEL 1 IN WARRANTY DEED RECORDED JULY 23, 2004 AS DOCUMENT NUMBER 2004K099275; THENCE EASTERLY ALONG SAID NORTH LINE, 223 FEET TO THE EAST LINE OF SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 1, 1994 AS DOCUMENT NUMBER 94K011225; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 234.95 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 23, 1996 AS DOCUMENT NUMBER 96K090344; THENCE NORTHERLY ALONG SAID WEST LINE, 65 FEET TO THE NORTH LINE OF SAID PROPERTY; THENCE EASTERLY ALONG SAID NORTH LINE, SAID LINE BEING PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 293 FEET TO THE WEST LINE OF PROPERTY DESCRIBED IN TRUSTEES DEED RECORDED DECEMBER 10, 1996 AS DOCUMENT NUMBER 96K086829; THENCE EASTERLY ALONG THE NORTH LINE OF SAID PROPERTY, PARALLEL WITH THE NORTH LINE OF KEYES AVENUE, 198.06 FEET TO THE EAST LINE OF BRANDT DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE



OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 17, 2004 AS DOCUMENT NUMBER 2004K122700; THENCE EASTERLY ALONG SAID SOUTH LINE, PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, 602.66 FEET TO THE EAST LINE OF INDUSTRIAL DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF KEYES AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE TO THE SOUTHWEST CORNER OF CORK'S ADDITION TO HAMPSHIRE; THENCE EASTERLY ALONG THE SOUTH LINE OF LOT 1 IN SAID CORK'S ADDITION, 216 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTHERLY ALONG SAID EAST LINE, 471.83 FEET TO THE SOUTH LINE OF INDUSTRIAL DRIVE; THENCE EASTERLY ALONG SAID SOUTH LINE, 429.24 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN DOCUMENT NUMBER 1743901; THENCE SOUTHERLY ALONG SAID EASTERLY LINE, PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, 475.89 FEET TO THE SOUTH LINE OF SAID PROPERTY; THENCE WESTERLY ALONG SAID SOUTH LINE AND THE SOUTH LINE OF CORK'S ADDITION TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF THE RAILROAD RIGHT OF WAY; THENCE WESTERLY ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED DECEMBER 7, 2000 AS DOCUMENT NUMBER 2000K098490; THENCE SOUTHERLY TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 1 IN LOCK FACTORY ADDITION; THENCE WESTERLY ALONG THE SOUTH LINE OF THE RAILROAD TO THE EAST LINE OF LOT 13 IN BLOCK 1 IN HAMPSHIRE CENTER (ORIGINAL TOWN); THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST LINE EXTENDED, 183' TO THE SOUTH LINE OF WASHINGTON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 2 IN BLOCK 3 IN SAID HAMPSHIRE CENTER; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 1 IN SAID HAMPSHIRE CENTER; THENCE WESTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 6 IN BLOCK 7 EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF BLOCK 7; THENCE WESTERLY ALONG SAID SOUTH LINE TO A LINE 60 FEET WEST OF THE EAST LINE OF LOT 6 IN BLOCK 1 IN A.J. WILLING'S ADDITION; THENCE SOUTHERLY ALONG SAID LINE TO THE NORTH LINE OF JACKSON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE, TO A LINE 83.5 FEET WEST OF THE EAST LINE OF LOTS 1,2,3,4 IN BLOCK 6 IN REED AND SHOLES ADDITION; THENCE NORTHERLY ALONG SAID LINE, 110.64 FEET TO THE NORTH LINE OF LOT 4; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 4, 62.5' TO THE EAST LINE OF LOT 6 IN BLOCK 1 OF JACOB RINN'S SECOND ADDITION; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 6,7,8 IN SAID BLOCK, 90 FEET TO THE SOUTH LINE OF LOT 9 IN SAID BLOCK; THENCE WESTERLY ALONG SAID SOUTH LINE, 70 FEET TO THE EAST LINE OF PROPERTY DESCRIBED IN WARRANTY DEED RECORDED NOVEMBER 9, 1999 AS DOCUMENT NUMBER 1999K107308; THENCE NORTHERLY ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED 126 FEET TO THE NORTH LINE OF JEFFERSON STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF THE EAST HALF OF LOT 12, IN BLOCK 1 OF JACOB RINN'S ADDITION TO THE TOWN OF HAMPSHIRE CENTER; THENCE NORTHERLY ALONG SAID WEST LINE AND THE WEST LINE OF THE EAST HALF OF LOT 13 OF SAID JACOB RINN'S ADDITION TO THE NORTH LINE OF SAID LOT 13; THENCE WESTERLY ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED, TO THE WEST LINE OF PARK STREET; THENCE NORTHERLY ALONG SAID WEST LINE, TO THE SOUTH LINE OF LOT 3 IN BLOCK 2 IN SAID JACOB RINN'S ADDITION; THENCE WESTERLY ALONG SAID SOUTH LINE, 141 FEET TO THE EAST LINE OF LOT 14 IN SAID BLOCK 2; THENCE NORTHERLY ALONG THE EAST LINE OF LOTS 14,15,16 IN SAID BLOCK TO THE NORTH LINE OF RINN AVENUE, THENCE WESTERLY ALONG SAID NORTH LINE, 326 FEET TO THE EAST LINE (EXTENDED NORTH) OF LOT 16 IN BLOCK 3 IN

SAID JACOB RINN'S ADDITION; THENCE SOUTHERLY ALONG SAID EAST LINE AND EAST LINE EXTENDED TO THE SOUTH LINE OF THE FENZEL PROPERTY DESCRIBED IN DOCUMENT NUMBER 1713801; THENCE WESTERLY ALONG SAID SOUTH LINE, 125' TO THE EAST LINE OF PRAIRIE STREET; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF RINN AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE 359 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTHERLY ALONG SAID EAST LINE, 100' TO THE SOUTH LINE OF PROPERTY DESCRIBED IN QUITCLAIM DEED RECORDED APRIL 30, 1992 AS DOCUMENT NUMBER 92K31097; THENCE WESTERLY ALONG SAID SOUTH LINE, 1318.37 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21; THENCE NORTHERLY ALONG SAID EAST LINE 100 FEET TO THE SOUTH LINE OF THE SOO RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING, IN HAMPSHIRE TOWNSHIP, KANE COUNTY, ILLINOIS.



**ATTACHMENT B**

**Photographs**



Deteriorated parking lot behind the SBC building.



Old sign base located in the middle of the entrance to the SBC building off of the alley. Note crumbling pavement



The roof on the bank next to the SBC building is in need of repair.



Foundation cracking and crumbling on the north side of the American Bank Building.



Deteriorated window frame and sill on the single-family home fronting Washington St.



Deteriorated and missing sections of gutter on the single-family fronting Washington St.







Paint peeling from the soffit and fascia on the barber shop fronting Washington St.



Deteriorated roofing material on the barber shop fronting Washington St. Note: sagging in roofing structure.



The door in the rear of the Country Lanes is warped and needing replacement.



The rear of the Country Lanes building is in need of tuck pointing.



Block wall at rear of the Country Lanes building where the old downspout has been removed has large holes.



Front door of the Country Lanes Building is water damaged.



Stucco veneer on the front of the Rose Garden is cracking and separating from masonry surface indicating moisture problems..



The south side of the Rose Garden. Dilapidated front parapet wall has since been removed.



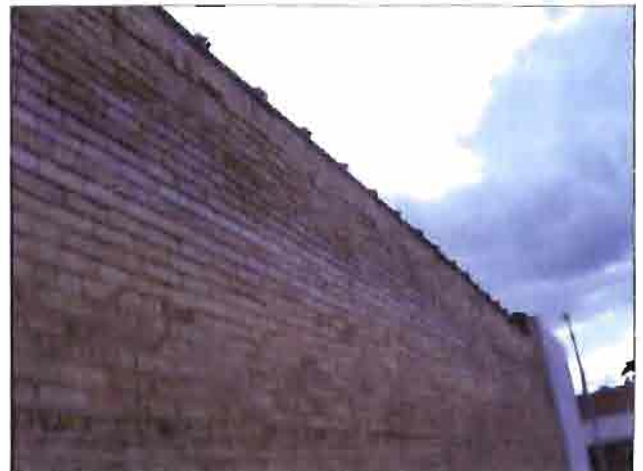
Boarded up rear window at the Medical Clinic. Note: paint peeling from brick.



Cracked concrete window well at the Medical Clinic. Boarded window subject to water damage .



Rusted gutter and downspouts on the Medical Clinic.



North wall of Lydo's Pizza has bricks bulging out near parapet indicative of water damage. Also in need of tuck pointing





Concrete slab at Lydo's Pizza entry is cracked and crumbling



The roof on the garage north of Block Brothers is rusting.



The sidewalk between Block Brothers and the garage is disintegrated



The brick on the south side of Village Hall is disintegrating



The soffit and fascia on Sue's Beauty is rotting



The parking lot in front of the NAPA store is riddled with pot holes, cracked and crumbling



The window frame on the NAPA store show evidence of moisture damage.



The roof structure on the vacant commercial building behind NAPA is rotting and the soffit is pulling away from the roof overhang.



The vacant commercial building behind NAPA is missing sections of gutter. Note: overgrown weeds.



The wood panels on the rear of the Drey Miller meat building are rotting and separating from the structure.



The rear of the Drey Miller Meat Building. Some effort has been made to re-mortar step crack in brick wall.



The rear of the roof on the vacant commercial building behind NAPA.





The parking lot in front of the Fitness Center is severely deteriorated.



The roof on the Fitness Center is missing sections of shingles and is coming loose.



The porch on the front of the Fitness Center is unsafe.  
Note: rotting boards.



The wood siding and fascia boards on the Fitness Center are deteriorated.



Severely deteriorated pavement on Animal Hospital parking lot.



The west side of an Industrial building fronting Mill St. has sections of fence coming down.



The foundation on the recently renovated Office Condos fronting Mills Street is cracking.



Weeds growing between the foundation and the sidewalk of the Office Condos on Mill Street.



Deteriorated parking lot on the propane storage facility



Deteriorated parking lot, overgrowing with weeds at one of the industrial properties located on Mill Street.



Salvaged vehicle parts being stored on the roof of a trailer in the back of the School Bus Maintenance Building.



Storage of old tires is a breeding ground for mosquitoes.





Trash and debris dumped on the industrial property south of Mill St and between Klick and West.



More trash dumped on the industrial property south of Mill St.



The wood siding on the previously mention industrial property is rotting.



The secondary structure on the propane storage facility has rotting window framing and step cracking in the masonry block walls.



The parking lot at the Pets at Peace Crematory is deteriorated and has weeds growing out of it.



The wood siding on the Pets at Peace Crematory is rotting.



The paint on the bricks on industrial building on Mill St. is spalling indicative of moisture build up in the brick.



The un-platted alley way south of Mill Street is deteriorated.



The roof on the garage in the rear of the single-family house at the corner of Mill and East is severely deteriorated.



Scrapped building material and other items dumped on the parcel at the corner of Mill St. and East St.



Dilapidated parking lot on the west side of State Street.



Rotting fascia is falling off of the industrial building north of Center Street.





The soffit and fascia is rotting on the industrial building east of Center Street. Also, missing gutter.



The exterior walls are leaning on the industrial building east of Center Street.



Step cracking in the masonry block wall on the industrial building east of Center Street.



The garage door is rotting and warped on the previously mentioned industrial property.



Deteriorated driveway leading to the garage in the rear of the single-family fronting State Street.



Cracking and crumbling foundation on the single-family dwelling at the corner of Mill and State Street.





The gutters on the canopy in the rear of the Seagren's parcel is peeling away from the structure. Note: weeds overgrowing old fence sections.



The paint on the soffit and fascia is peeling and the boards are starting to show water damage.



The foundation on the middle building on the Seagren's parcel is cracking.



The paint is peeling off of the middle building on the Seagren's parcel.



Patched step cracking on the side of the Hampshire Township building.



The bricks in the rear of the Hampshire Township building are crumbling.



The sidewalks along Keyes Avenue are severely deteriorated.



The roof on this industrial building south of Keyes Avenue is deteriorated. Note: damaged shingles.



Rotted door on the industrial building south of Keyes Avenue. Note: patched concrete wall.



The roof on this single-family south of Keyes Avenue is deteriorated. Note: damage to shingles.



Large dents in industrial building south of Keyes Avenue.



Missing sections of soffit on single-family south of Keyes Avenue.





The foundation is crumbling on this single-family south of Keyes Avenue.



The Industrial building south of Keyes Avenue has severe step cracking.



Sections of Keyes Avenue have inadequate shoulder and pavement is breaking apart (typical along street).



The parking lot at the corner of State Street and Keyes Avenue is deteriorated.



The sidewalk along State Street is deteriorated.



The foundation is cracking on this single-family fronting State Street.



The parking lot on this industrial parcel south of Industrial Drive is cracking and crumbling.



Damaged fascia on industrial building south of Industrial Drive.



The parking lot in front of this industrial building is deteriorated and has large pot holes.



Paint separating from the front of the concrete block wall on front of the Omni-tech building is indicative of moisture damage.



This unpaved parking lot north of Keyes Avenue has large depressions indicating poor drainage.



In the industrial area along Keyes trucks stick out into the street while docked. They also block traffic while pulling in and out.





Cars parked in front of Block Brothers stick out into traffic lanes of Maple Place.



A semi-truck blocks Maple Street while being unloaded.



Typical deteriorated alley with grass growing.



Many of the aprons throughout the Area are cracked and crumbling.



Typical pavement shoulder deterioration and evidence of ponding water.

**ATTACHMENT C**

**PIN LIST, PROPERTY OWNERS & 2005 EAV**

**PROPERTY IDENTIFICATION NUMBER (PIN) LIST  
PROPERTY OWNER & 2005 EAV**

**Central Area Redevelopment Project Area**

Village of Hampshire, Illinois

Map #	Parcel I. D. No.	Property Owner	2005
1	01-21-401-013	B&T Leasing, Inc. to VOH @ 5/19/2006	42,080
2	01-21-300-003	Village of Hampshire	0
3	01-21-506-001	Iowa, Chicago, Eastern R.R. Corp.	0
4	01-21-401-004	Village of Hampshire	0
5	01-21-401-005	Village of Hampshire	0
6	01-21-506-003	Iowa, Chicago, Eastern R.R. Corp.	0
7	01-21-451-022	Village of Hampshire	0
8	01-21-401-014	Village of Hampshire	0
9	01-21-401-019	Village of Hampshire	0
10	01-21-401-006	Village of Hampshire	0
11	01-21-401-007	Village of Hampshire	0
12	01-21-401-017	Terry Getzelman	94,046
13	01-21-401-020	Pasquale Santucci	52,400
14	01-21-401-009	Timothy & Patricia Briscoe	39,465
15	01-21-401-021	Village of Hampshire	0
16	01-21-401-011	Larry Lebedum & David Berman	77,093
17	01-21-401-012	Maynard Petersen Trust	25,516
18	01-21-426-020	Terry Getzelman	373
19	01-21-426-003	Village of Hampshire	0
20	01-21-426-004	Alvin Henning	3,469
21	01-21-426-010	Village of Hampshire	0
22	01-21-426-011	Alvin Henning	53,704
23	01-21-428-001	Maynard Petersen Trust	81,163
24	01-21-426-027	Terry & Gail Getzelman	431,149
25	01-21-426-021	Hampshire Township Road District	0
26	01-21-426-026	Terry L. & Gail M. Getzelman	3,791
27	01-21-426-025	Hampshire Township Road District	0
28	01-21-426-006	Village of Hampshire	0
29	01-21-426-014	Ethel R. Gustafson	27,721
30	01-21-429-001	Maynard Petersen Trust	35,983
31	01-21-429-002	Maynard Petersen Trust	44,371
32	01-21-477-001	Commonwealth Edison	30,901
33	01-21-477-002	John Fenzel	40,347
34	01-21-429-003	B&T Leasing, Inc.	77,326
35	NOT IN		
36	NOT IN		

**PROPERTY OWNER & 2005 EAV**  
**Central Area Redevelopment Project Area**  
 Village of Hampshire, Illinois

Map #	Parcel I. D. No.	Property Owner	2005
37	01-21-429-005	B&T Leasing, Inc.	10,503
38	01-21-430-006	Maynard Petersen Trust	103,144
39	01-21-430-008	JDG, LLC	17,839
40	01-21-427-012	Gary E. & Louretta Maze	72,547
41	01-21-427-013	Maureen Malone	65,275
42	01-21-427-009	Danny & Eva Vardalos	44,659
43	01-21-427-008	Danny & Eva Vardalos	91,846
44	01-21-427-007	Renate Von Keudell	75,724
45	01-21-478-015	Wolff Holdings, LLC	95,981
46	01-21-478-016	Thomas & Brenda Getzelman	72,615
47	01-21-479-001	Village of Hampshire	0
48	01-21-479-002	Jamie L. Hermann	38,171
49	01-21-479-022	Melvin & Audrey Olson	56,724
50	NOT IN		
51	NOT IN		
52	01-21-479-021	Fenzel Motors Sales, Inc.	54,505
53	01-21-479-009	Dreymiller & Kray	23,224
54	01-21-479-010	Petersen Propane Co.	71,326
55	01-21-479-020	Chicago Title & Trust Co. 10-91458	28,835
56	01-21-479-023	Dreymiller & Kray	85,813
57	01-21-479-013	Maynard Petersen Trust	48,337
58	01-21-479-014	Charles B. Cork	40,066
59	01-21-479-015	Gayle Cork	52,189
60	01-21-479-016	Dominick J. & Tommesina Ranallo	61,558
61	01-21-479-017	Fenzel Motors Sales, Inc.	82,376
62	01-21-479-018	Fenzel Motors Sales, Inc.	53,008
63	01-21-482-012	Fenzel Motors Sales, Inc.	17,182
64	01-21-482-006	John Fenzel	90,224
65	01-21-482-007	Village of Hampshire	0
66	01-21-482-008	Sue Ann Anderson	52,377
67	01-21-482-009	Jeff & Alanna Blazier	50,265
68	01-21-482-011	James R. & Judy R. Magura	97,436
69	01-22-357-019	Ameritech-Illinois	148,882
70	01-22-357-004	Fifth-Third Bank Attn: Corp. Facilities	53,546
71	01-22-357-018	First American Bank	293,117
72	01-22-357-007	First American Bank	16,859



**PROPERTY IDENTIFICATION NUMBER (PIN) LIST  
PROPERTY OWNER & 2005 EAV**

**Central Area Redevelopment Project Area**

Village of Hampshire, Illinois

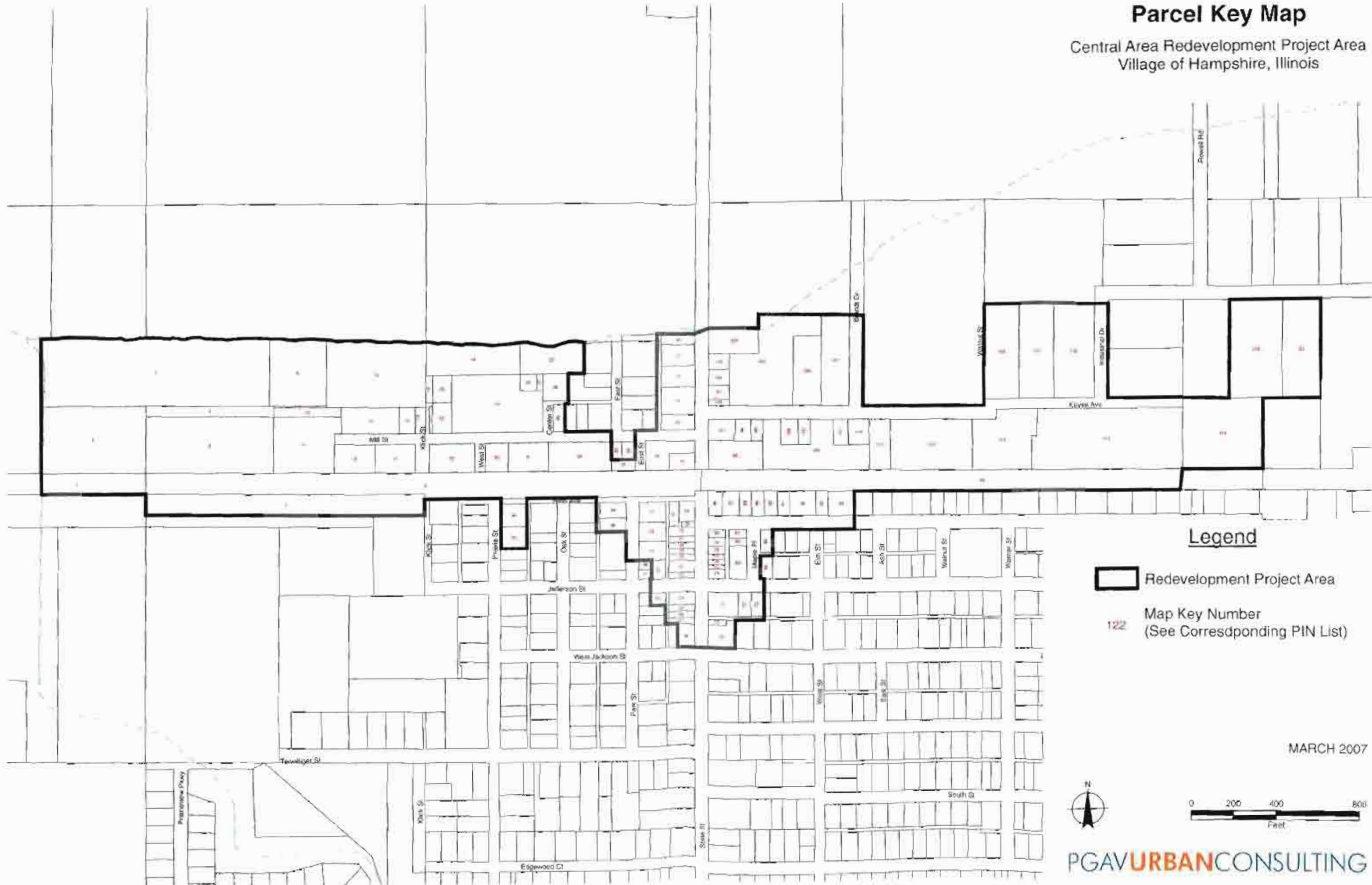
Map #	Parcel I. D. No.	Property Owner	2005
73	01-22-357-008	First American Bank	16,859
74	01-22-352-007	Team Investments C/O Tom McMillan	74,386
75	01-22-352-006	Timothy & Monica Clark	58,329
76	01-22-352-005	Nasir Ahmad M.D.	35,183
77	01-22-352-004	Nancy M. McLennand Trust	41,933
78	01-22-352-003	James F. & Giovanna & Frank Palazzolo	46,243
79	01-22-352-002	Dean & Marjorie Marlowe	46,250
80	01-22-352-001	Dean & Marjorie Marlowe	45,240
81	01-22-352-008	National Bank & Trust Sycamore Tr#14- 2407	61,015
82	01-22-352-009	Dean & Marjorie Marlowe	13,168
83	01-22-352-010	William Zenk & Dale Sester	132,621
84	NOT IN		
85	01-22-353-001	National Bank & Trust Sycamore Tr#14- 2407	74,088
86	01-22-351-018	Ella Johnson Memorial Library	0
87	01-22-351-017	DMS Holdings, Inc.	66,404
88	01-22-351-002	National Bank & Trust Sycamore Tr#14- 2407	47,748
89	01-22-351-003	Douglas G. DuMoulin	50,399
90	01-22-351-004	Village of Hampshire	0
91	01-22-351-005	Village of Hampshire	0
92	01-22-351-006	Joann R Welles	80,733
93	01-22-351-007	Hampshire First Protection District	0
94	01-22-351-008	Hampshire First Protection District	0
95	01-22-506-001	low, Chicago, Eastern R.R. Corp.	0
96	01-22-302-004	JDG, LLC	124,386
97	01-22-302-001	Fischbach's Diesel Services	108,093
98	01-22-302-002	Anthony Burge & Denise Lubas	42,590
99	01-22-302-003	Luis R Perez	45,560
100	01-22-301-006	Fischbach's Diesel Services	10,770
101	01-22-301-005	Gehringer Bros., Inc.	82,461
102	01-22-301-004	Albert & Nancy Gehringer	60,623
103	01-22-301-003	Stephen Karsten	52,405
104	01-22-301-002	Denise K. Cooper	46,523
105	01-22-301-012	Joe Bestler	65,168
106	01-22-301-008	Lil' Wonders, Inc.	86,623
107	01-22-301-014	Joseph Bestler	156,721
108	01-22-302-009	Daniel E Schuld	118,514

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**Central Area Redevelopment Project Area**  
Village of Hampshire, Illinois



Map #	Parcel I. D. No.	Property Owner	2005
109	01-22-302-005	Marian Peterson Trustee	43,631
110	01-22-302-006	JLTDPR Group, Inc.	36,000
111	01-22-302-007	William Wolfe	37,003
112	01-22-302-008	Wayne E. Wilson	42,166
113	01-22-302-010	Daniel E. Schuld	104,112
114	01-22-302-011	Richard P. Schuld RPS Products	285,908
115	01-22-327-005	Marilyn Chapin	244,963
116	01-22-326-032	Lunt Building Corporation	66,380
117	01-22-327-003	HSP Building Corporation	390,068
118	01-22-326-020	Chapin, Marilyn	65,870
119	01-22-326-017	Hampshire, LLC	96,982
120	01-22-326-028	Cork, Charles B.	344,156
121	01-22-400-014	LaSalle National Bank, Tr. #110036	103,783
<b>Total</b>			<b>\$ 7,079,109</b>

# Parcel Key Map

Central Area Redevelopment Project Area  
Village of Hampshire, Illinois



## Legend

-  Redevelopment Project Area
-  Map Key Number  
(See Corresponding PIN List)

MARCH 2007



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