

**The  
Seventh Street  
Redevelopment Project Plan  
for the  
City of Rockford, Illinois**

**Prepared by the  
Department of Community Development  
September 1979  
First Amendment September 1986  
Second Amendment August 1999**

**THE  
SEVENTH STREET  
REDEVELOPMENT PLAN  
FOR THE  
CITY OF ROCKFORD, ILLINOIS**

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## I. INTRODUCTION

The Seventh Street Redevelopment Plan has been prepared as a guide for the development and revitalization of an area traditionally known in Rockford as the Seventh Street Business District. The Seventh Street Redevelopment Project area is located approximately one-half mile east of the traditional central business district of downtown Rockford. The project area is bounded in general by East State Street, Ninth Street and Charles Street on the north, Eleventh Street, Fifth Avenue, and Ninth Street on the east, Ninth Avenue, Seventh Street, Eighth Avenue, Sixth Street, and Seventh Avenue on the south, and Kishwaukee Street, Second Avenue, South Fourth Street, First Avenue, and South Fifth Street on the west. The Seventh Street business district's history can be traced back to the growth and development of the Seventh Street business district to serve the growing neighborhoods, which had been predominantly settled by Swedish immigrants before and following the turn of the century. The vast majority of the structures were built between 1890 and 1940. The area attained its peak in business activity from the 1890's through the 1950's, featuring a variety of commercial uses that drew customers from well beyond the surrounding neighborhoods.

The economic and physical decline of the Seventh Street neighborhood began during the 1960's as Rockford began its rapid commercial and residential growth eastward toward the I-90 Tollway; the economic and physical decline continues to this day. Factors, such as the development of new shopping centers with better vehicular access and free parking, and the increasing physical deterioration and functional obsolescence of the older buildings within the Seventh Street Redevelopment Project Area, have contributed to its decline as a business district and neighborhood.

The Seventh Street Redevelopment Project Area and Plan are being amended, for a second time, in response to the changing environment within the Seventh Street neighborhood. There is a continuing need for both commercial and residential rehabilitation and new construction to improve the physical and economic conditions within the neighborhood. There is an emerging need for owner-occupancy of both housing and commercial properties, as well as the desire to create more economic diversity within the residential areas. The expansion of the Seventh Street Redevelopment Project Area to include the areas bound by E. State Street on the north, Ninth Street on the east, Charles Street on

the south, and Longwood Street on the west, and Charles Street on the north, Eleventh Street on the east, Fifth Avenue on the south, and Ninth Street on the west, will allow the City to address physical conditions being experienced by both the housing and commercial building stock. The City of Rockford has, therefore, determined that it would be prudent to extend the termination date of the Seventh Street Redevelopment Project Area and Plan for an additional twelve years from December 31, 2003 to December 31, 2015 in accordance with the provisions of Chapter 65, Illinois Compiled Statutes, 5/11-74.4-3(j)(3). This extension and expansion of the Seventh Street Redevelopment Project Area and Plan will allow the City to stimulate private investments in rehabilitation and redevelopment projects and, thus, stabilize and expand the tax base for all local taxing bodies.

The original Seventh Street Redevelopment Project Area has been found to be a conservation area as defined by the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, 5/11-74.4-1 (hereinafter referred to as the "Act"), as was the first expansion of the Seventh Street Redevelopment Project Area. The second expansion area has also been found to be a conservation area. A conservation area means any improved area within the boundaries of a redevelopment project area in which 50% or more of the structures in that area have an age of 35 years or more, and because of a combination of three or more qualifying factors is detrimental to the public safety, health, morals, or welfare. In the second expansion area of the Seventh Street Redevelopment Project Area, the qualifying factors are age, deleterious layout or land use, depreciation of physical maintenance, and obsolescence. It is important that the Seventh Street Redevelopment Project Area be revitalized and strengthened to ensure that it will contribute to the economic, physical, and social well-being of Rockford.

The Seventh Street Redevelopment Project area, on the whole, has not been subject to growth and development through investment by the private sector and would not reasonably be anticipated to be developed without the continued implementation of the redevelopment plan. This can be evidenced by the necessity of public financial assistance to fill financial "gaps" for the rehabilitation of properties by Longwood Plaza, LLC, 528 Seventh Street, LLC, and several multi-family residential rehabilitation projects by Zion Development Corporation during the past several years. It can be further evidenced by the number of building code, property standards, and zoning violations within the

Seventh Street Redevelopment Project Area and the expansion area. The necessity of public financial assistance and code enforcement activities demonstrates the underlying weakness of the real estate market in the Seventh Street neighborhood.

The redevelopment plan is designed to encourage the retention of existing businesses and to stimulate private investment and redevelopment through public actions and commitments. It does not propose to substitute public investment for private investment. Rather, public investment will be used to transform the Seventh Street Redevelopment Project Area into a stable environment that will encourage the retention of existing businesses and attract private investment. The City, therefore, commits itself, in the adoption of the plan, to the implementation of a comprehensive program for the redevelopment of the Seventh Street Redevelopment Project Area.

The expansion and extension of the Seventh Street Redevelopment Project Area is expected to have only minimal impacts upon the other taxing districts. An overall increase in the number of residential units is not anticipated, thus avoiding increased service demands upon the Rockford Public Schools, Rock Valley College, and the Rockford Public Library; in fact, any efforts to reduce residential overcrowding could reduce service demands from the Seventh Street Redevelopment Project Area for the previously-mentioned taxing districts. No service demand impacts are anticipated for the Rockford Park District, Greater Rockford Airport Authority, Rock River Water Reclamation District, Winnebago County, and Winnebago County Forest Preserve. The other taxing districts may be impacted by the loss of new tax revenues due to the incremental growth of equalized assessed values within the Seventh Street Redevelopment Project Area or the expansion of said area; however, it should be noted that without the extension and expansion of the Seventh Street Redevelopment Project Area to stop and reverse the economic and physical decline evident, the other taxing districts could experience the stagnation or loss of existing tax revenues from this area. In view of the minimal impacts likely to result from the extension and expansion of the Seventh Street Redevelopment Project Area, the City of Rockford has determined that no programs to mitigate any impacts upon the other taxing districts are needed.

To assure that the required public support is forthcoming, the City proposes, pur-

suant to the Act, to amend the Seventh Street Redevelopment Plan and Project; to redefi-  
ne a Seventh Street Redevelopment Project Area on the southeast side of Rockford; and  
to finance the public costs of redevelopment with proceeds derived from property tax in-  
crement revenues and other public resources if necessary. Tax increment financing must  
assume the lead role in catalyzing private redevelopment by eliminating the adverse con-  
ditions which have discouraged the retention of existing businesses and precluded inten-  
sive private investment in the past. The Seventh Street Redevelopment Plan and Project  
can enable the City to join as a partner with the private sector in a unified public-private  
redevelopment effort for the Seventh Street Redevelopment Project Area.

The City of Rockford cannot implement this Redevelopment Plan, due to the  
magnitude of the public investment that is required, without the use of tax increment  
financing. The ultimate benefit of the Redevelopment Plan and Project will accrue to the  
City as a whole in the form of a significantly expanded tax base, improved housing, and  
employment opportunities.

## **II. SEVENTH STREET REDEVELOPMENT PROJECT AREA BOUNDARIES**

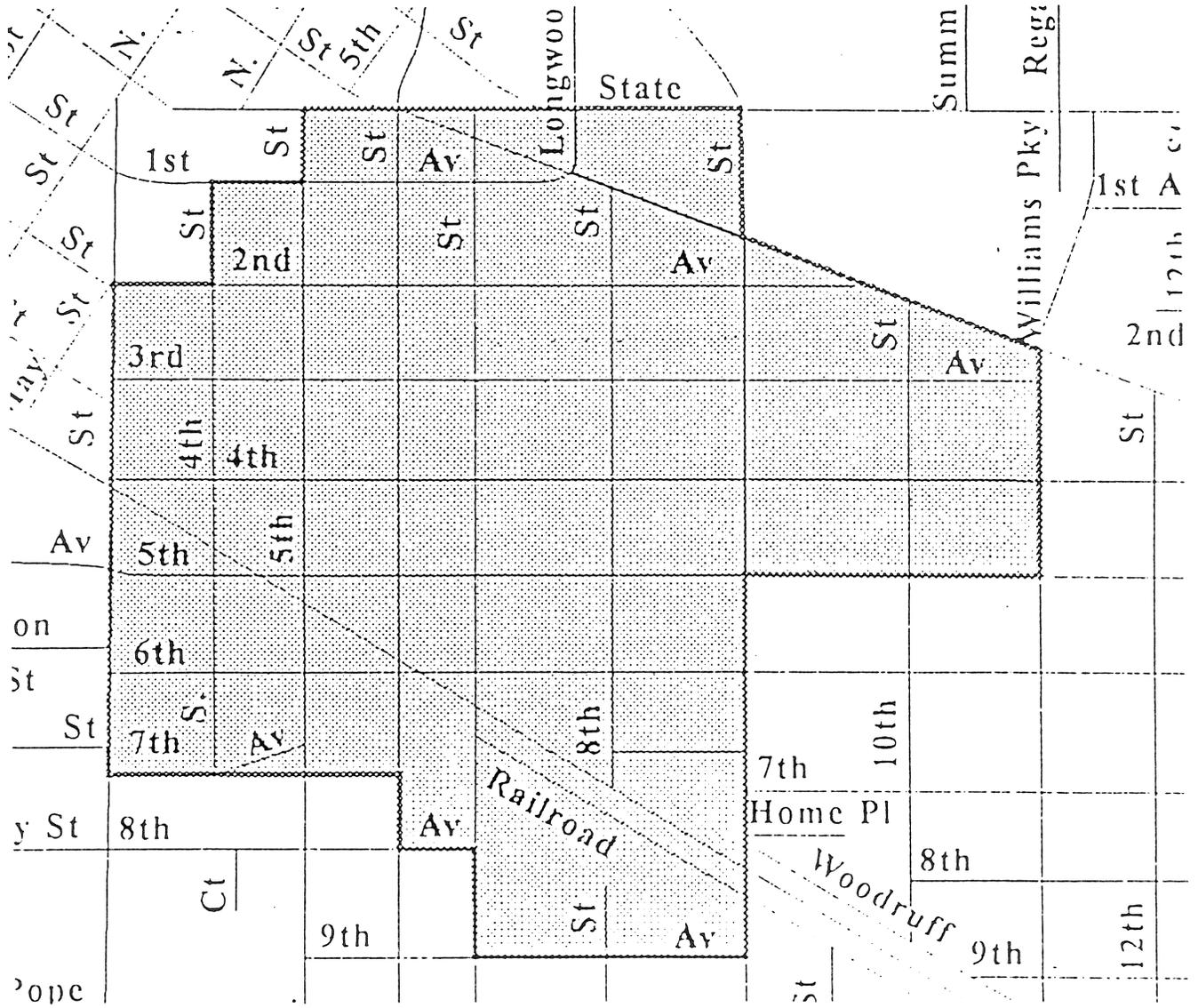
(Refer to Map A)

**Legal Description:** Blocks 5 through 23 and Blocks 26 through 38, all of  
Gregory's Addition to the City of Rockford; ALSO all of the Assessor's Plat of  
Block 2, Gregory's Addition; ALSO all of the Resubdivision of Lots 9 and 10 of  
Block 8, Gregory's Addition; ALSO all of the Assessor's Subdivision of Block  
12, Gregory's Addition; ALSO all of Block 24, Gregory and Gidding's Subdiv-  
ision of Block 24 and 25, Gregory's Addition; ALSO Lots 1 through 10, Block 25  
of Gregory and Gidding's Subdivision of Blocks 24 and 25, Gregory's Addition;  
ALSO all of the Subdivision of Lots 6,7,8, and 9 of Block 28 and Lots 1,2, and 8  
of Block 29, all of Gregory's Addition; ALSO all of the New Plat of Block 39,  
Gregory's Addition; ALSO all of the Subdivision of Lots 8,9,10,18,19, 20, and  
21, New Plat of Block 39, Gregory's Addition; ALSO all of J.W. Wolvens Sub-  
division of Lot 6 and Part of Lot 7, Block 33, Gregory's Addition; ALSO all of  
Blocks 1,2 and 3, Woodruff's Addition; ALSO all of the Subdivision of Part (lots  
1 through 4) of Block 2, Woodruff's addition; ALSO all of Blocks 1,2, and 3,  
Phineas Howe's Addition; ALSO all of the Assessor's Plat of Part of the North-

east1/4 of Section 26-44-1; ALSO all of Blocks 1 through 7, E.H. Potter's Addition; all situated in the City of Rockford, County of Winnebago, and State of Illinois.

Said Seventh Street Redevelopment Project Area is alternatively described as follows: Beginning at the point of intersection of the center line of East State Street and the centerline of South Fifth Street; thence Easterly along the centerline of East State Street to its intersection with the centerline of Ninth Street; thence Southerly along the centerline of Ninth Street to its intersection with the centerline of Charles Street; thence Southeasterly along the centerline of Charles Street to its intersection with the centerline of Eleventh Street; thence Southerly along the centerline of Eleventh street to its intersection with the centerline of Fifth Avenue; thence Westerly along the centerline of Fifth Avenue to its intersection with Ninth Street; thence southerly along the centerline of South Ninth Street to its intersection with the centerline of Ninth Avenue; thence Westerly along the centerline of Ninth Avenue to its intersection with the centerline of Seventh Street; thence Northerly along the centerline of Seventh Street to its intersection with the centerline of Eighth Avenue; thence Westerly along the centerline of Eighth Avenue to its intersection with the centerline of South Sixth Street; thence Northerly along the centerline of South Sixth Street to its intersection with the centerline of Seventh Avenue; thence Westerly along the centerline of Seventh Avenue to its intersection with the centerline of Kishwaukee Street; thence Northerly along the centerline of Kishwaukee Street to its intersection with the centerline of Second Avenue; thence Easterly along the centerline of Second Avenue to its intersection with the centerline of South Fourth Street; thence Northerly along the centerline of South Fourth Street to its intersection with the centerline of First Avenue; thence Easterly along the centerline of First Avenue to its intersection with the centerline of South Fifth Street to its intersection with the centerline of East State Street, which is the point of beginning; all lying, situate and being in the City of Rockford, County of Winnebago and State of Illinois.

**MAP A**  
**SEVENTH STREET**  
**REDEVELOPMENT**  
**PROJECT**  
**AREA**



### **III. OBJECTIVES OF THE SEVENTH STREET REDEVELOPMENT PLAN**

1. Preserve and create an environment within the Seventh Street Redevelopment Project Area which will protect the health, safety, and general welfare of the City.
2. Reduce, remove and alleviate detrimental conditions; check decline and deterioration; to prevent the Seventh Street Redevelopment Project Area from becoming blighted, through rehabilitation, adaptive reuse or elimination of substandard and obsolescent buildings which presently detract from the functional unity, aesthetic appearance and economic welfare of this Area; and establish the means to prevent recurrence of such conditions.
3. Enhance the economic well-being and strengthen the commercial and office sectors within the Seventh Street Redevelopment Project Area by encouraging private investment and reinvestment, through public financing vehicles, to increase business activity, create new job opportunities, and enhance and restore the tax base of taxing districts extending into the Area.
4. Address the need for economic feasibility, cost efficiency, and economies of scale in development through encouraging coordinated development of functionally and aesthetically integrated projects through prudent appropriate acquisition and assemblage of parcels and structures for rehabilitation, adaptive reuse or clearance.
5. Encourage common management in development projects which may provide cost efficient maintenance, utilities, and other annual costs; and may also provide coordinated marketing techniques and strategies.
6. Improve appearance of buildings, rights-of-way, and open space, and encourage high standards of design to create an attractive environment, compatible with efficiency of operation and economic relationships.
7. Emphasize and preserve unique features within the Seventh Street Redevelopment Project Area to distinguish it from other areas within the City.
8. Establish and maintain adequate and safe vehicular and pedestrian circulation, including street construction, street resurfacing, curbs, gutters, streetlighting, and plantings, and adequate off-street parking in locations easily accessible for

patrons, residents, and users of the commercial/office/residential projects.

9. To improve the quality of residential housing within the Seventh Street Redevelopment Project Area through rehabilitation, elimination of vacant dilapidated units, development of new units, and the reduction of overcrowding.
10. To improve the quality-of-life for residents through the creation or expansion of suitable open space, recreational paths, or park facilities within the neighborhood and the development of measures designed to increase security and decrease traffic through the neighborhood.

#### **IV. COMPREHENSIVE PROGRAM FOR REDEVELOPMENT OF THE SEVENTH STREET REDEVELOPMENT PROJECT AREA**

A. Redevelopment Project Activities - The following redevelopment project activities shall be implemented to reduce or eliminate those adverse conditions, the existence of which qualified the Seventh Street Redevelopment Project Area as a conservation area. The activities may include, without limitation, the following:

1. Planning and Professional Services - Studies and surveys, plans and specifications; professional services including, but not limited to, architectural, engineering, legal, marketing, financial, appraisal, planning or special services.
2. Acquisition - Property assembly, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land. The City may pay relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law.

Properties may be acquired by the City of Rockford and either (1) be sold or leased for private rehabilitation or redevelopment, or, (2) cleared of all improvements and sold or leased for private redevelopment, or, (3) sold, leased or dedicated for construction of public works or improvements. The City of Rockford may determine later that to meet the redevelopment objectives of this plan, certain properties

should be acquired. If the City of Rockford makes such a determination, it may, by resolution, create an acquisition schedule.

3. Rehabilitation - Rehabilitation, reconstruction, repair or remodeling of existing buildings and fixtures. Rehabilitation programs to improve the physical conditions and appearances of housing and commercial buildings in the Seventh Street Redevelopment Project Area may be made available for a length of time and dollar amount specified by the Rockford City Council. All existing commercial buildings in the project area will be eligible. High standards of design will be encouraged through the use of the Seventh Street Design Guidelines.

The Rockford City Council may go out for proposals for the rehabilitation or redevelopment of any City-owned property in the project area. The City may also choose to participate on a case-by-case basis in the rehabilitation of other properties in the Seventh Street Redevelopment Project Area if determined necessary by the Rockford City Council.

4. Public Improvements - Construction of public works or improvements may include, but is not limited to, street construction, street resurfacing, development and installation of speed and traffic control devices, new sidewalks, new curbs and gutters, lighting, neighborhood entries, parks and landscaping.
5. Issuance of Obligations - The City may issue obligations to provide for redevelopment project costs. The City may allocate funds from either the issuance of such obligations or the Seventh Street Special Tax Allocation Fund to pay 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 accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 18 months thereafter, and including reasonable reserves related thereto.

6. Agreements with Other Taxing Districts - The City, to the extent the City by written agreement accepts and approves, may pay all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the redevelopment plan.
7. Payment In Lieu Of Taxes - The City, to the extent the City by written agreement accepts and approves, may make payment in lieu of taxes to all of the taxing districts to compensate for temporary decreases in the current equalized assessed value of property within the redevelopment project area from the time of adoption of tax increment financing until the current equalized assessed value exceeds the total initial equalized assessed value of property in the project area.
8. Redevelopment Project Agreements - Subject to receipt and acceptance of satisfactory project proposals pursuant to Section VI of this plan, the City may acquire properties within the Seventh Street Redevelopment Project Area for resale or lease to private developers, development corporations, or other bodies politic. These properties may be identified at a later time by resolution or ordinance and incorporated within this plan without the need for an amendment.

IV. B. Redevelopment Project Financing

1. Estimated Redevelopment Project Costs - A summary of estimated redevelopment project costs is shown in Table II. "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 this redevelopment plan and redevelopment project. Such costs include, without limitation, the costs for any and all of the redevelopment project activities described in Section IV. A. of this plan.

The City is not subject to or liable for such cost unless the City determines by Ordinance that said cost should be incurred and paid. Table II shows that it is estimated that approximately \$45,000,000.00 will be incurred in total project costs. The foregoing cost estimates may not take into account the rate of infla-

tion to be experienced during implementation of the redevelopment project and plan. Cost estimates may be increased by the actual rate of inflation pertaining to the nature of the cost to be incurred. The estimate for total project costs, taking into account specific rates of inflation in reference to particular costs to be incurred, is intended to impose a ceiling on total redevelopment project cost. It is also intended, however, that the City may make, by resolution of City Council, adjustments in line categories of cost estimates or establish new categories permitted by the Tax Increment Allocation Redevelopment Act without the necessity of plan amendment.

**TABLE II.**  
**SEVENTH STREET REDEVELOPMENT PROJECT AREA**  
**Summary of Estimated Redevelopment Project Costs**

	<b>Estimated Total Project Costs <u>1999 - 2015</u></b>
<b>1. Planning &amp; Professional Expenses</b>	<b>1,500,000</b>
<b>2. Acquisition &amp; Related Expenses</b>	<b>3,500,000</b>
<b>3. Rehabilitation &amp; Construction</b>	<b>25,000,000</b>
<b>4. Public Improvements</b>	<b>10,000,000</b>
<b>5. Issuance of Obligations</b>	<b>-0-</b>
<b>6. Agreements with Other Taxing Districts</b>	<b>-0-</b>
<b>7. Payment In Lieu Of Taxes</b>	<b>-0-</b>
<b>8. Redevelopment Project Agreements</b>	<b><u>5,000,000</u></b>
<b>TOTAL</b>	<b>\$45,000,000</b>

2. The Sources of Funds to Pay Redevelopment Project Costs - Five principal sources of funds may be utilized to pay redevelopment project costs. These are: (1) income from the sale or lease of properties to be rehabilitated or redeveloped; (2) real estate tax increment revenues; (3) revenues from the leasing of parking facilities in the project area; (4) revenues from the Redev-

elopment Fund of the City of Rockford; and (5) other sources of revenue including taxes levied and collected on any and all property in the City of Rockford.

There may be other sources of revenue that the City determines are appropriate to allocate the payment of redevelopment project costs. Funds received from these sources will be deposited in a Seventh Street Special Tax Allocation Fund to pay redevelopment project costs or to retire obligations issued to pay redevelopment project costs. The sources of funds to pay redevelopment project costs are described below.

a. Property Disposition Proceeds Estimates – Proceeds from the sale or lease of publicly-owned or publicly-acquired properties in the project area may be allocated to the Seventh Street Special Tax Allocation Fund to pay redevelopment project costs or to retire obligations issued to pay redevelopment project costs. However, the disposition of such properties may involve the sale or lease of said properties for less than the fair market value.

b. Real Estate Tax Increment Revenues - The term “real estate tax increment revenues” as used in this plan refers to those tax revenues resulting from the application of the Act, Section 11-74.4-8(b), to real property in the Seventh Street Redevelopment Project Area.

(1) The Equalized Assessed Valuation of the Redevelopment Project Area. As of September 30, 1986, the equalized assessed value of real estate within the Seventh Street Redevelopment Project Area amounted to \$7,308,974. As of September 30, 1999, the most recent equalized assessed valuation within the expanded project area amounted to \$2,849,528. The total base assessed valuation of the Seventh Street Project Area equals \$10,158,502. A summary by blocks of the equalized assessed value in the project area is in Table III.

Table III. Summary of Equalized Assessed Values

<u>Block #</u>	<u>1978</u> <u>E.A.V.</u>	<u>Block #</u>	<u>1978</u> <u>E.A.V.</u>
7	283,179	17	111,243
8	256,994	29	341,095
14	92,086	30	181,811
15	347,167	33	340,081
16	329,796	34	323,354
		<b>Subtotal</b>	<b>1,309,222</b>

1986 Expansion

<u>Block #</u>	<u>1986</u> <u>E.A.V.</u>	<u>Block #</u>	<u>1986</u> <u>E.A.V.</u>
1	87,891	25	71,679
2	304,366	26	160,455
3	76,535	27	146,230
5C	189,560	28	178,726
6(Wheeler's Sub.)	135,852	31	217,218
6	351,929	32	164,077
9	52,231	35	170,878
10	123,513	36	157,363
11	83,638	37	240,215
12	165,868	38	130,039
13	138,463	39	111,314
18	69,699	39A	23,749
19	59,811	39B	38,951
20	108,957	1(Woodruff's Add.)	120,626
21	109,055	2(Woodruff's Add.)	170,490
22	48,939	2C(Woodruff's Add.)	18,223
23	199,860	3(Woodruff's Add.)	<u>165,985</u>
24	109,793	<b>Subtotal</b>	<b>8,115,016</b>

1999 Expansion

<u>Block #</u>	<u>1999</u> <u>E.A.V.</u>
1 Howe's	550,412
2 Howe's	138,380
1 Potter's	0
2 Potter's	45,676
3 Potter's	779,979
4 Potter's	381,252

5 Potter's	308,128
6 Potter's	293,821
7 Potter's	<u>351,880</u>
<b>Sub-Total</b>	<b>2,849,528</b>

(2) Estimate of Real Estate Tax Increment Revenue. The current 1998 increment of equalized assessed valuation in the Seventh Street Redevelopment Project Area is \$5,644,393.

(a) The sum of the current tax rates of the taxing districts extending into the project area is .114911. Multiplying this total tax rate by the increment of equalized assessed valuation produces real estate tax increment revenues of \$648,602.

(b) Projected property tax increment revenues collected in 2000 are estimated to be only slightly over the 1999 revenues of \$651,000. Projected revenues for the duration of the Seventh Street Tax Increment Financing District are calculated at a modest 2% increase per year. These projections assume that tax rates will remain comparable to 1999 rates. These real estate tax revenues may be deposited in the Seventh Street Special Tax Allocation Fund to pay for redevelopment project costs or to retire obligations issued to pay redevelopment project costs.

c. Parking Enterprise Fund. The Parking Enterprise Fund was established to provide for the maintenance of the municipal off-street parking system. This system currently includes 20 off-street parking lots and four parking structures. The fund receives revenues from monthly leased spaces, parking fines, interest and, on occasion, sale of properties. The City may allocate funds from the Parking Enterprise Fund to the Seventh Street Special Tax Allocation Fund to pay for parking related public improvement projects or to retire obligations issued to pay for these project costs.

d. Redevelopment Fund. In 1978 the Rockford City Council, by ordinance, created the Rockford Redevelopment Fund for the economic development and physical redevelopment of the City of Rockford. The City may allocate funds from the Rockford Redevelopment Fund to the Seventh Street Special Tax Allocation Fund to pay for redevelopment project costs or to retire obligations issued to pay for redevelopment project costs.

e. Other Sources of Revenue. The City may, in addition to obligations secured by the Seventh Street Special Tax Allocation Fund which is the sum of the allocations from the four revenue sources described above, pledge toward payment of said obligations any part of any combination of the following:

- (1) Net revenues of all or part of any redevelopment project;
- (2) Taxes levied and collected on any or all property in the City;
- (3) The full faith and credit of the City;
- (4) A mortgage on part or all of the redevelopment project; or
- (5) Any other taxes or anticipated receipts that the City may lawfully pledge.

The taxes to be levied and collected on any or all property in the City and to be deposited in the Seventh Street Special Tax Allocation Fund to pay for redevelopment project costs or to retire obligations issued to pay for redevelopment project costs totaling \$0,000,000.

3. Nature and Term of Obligations to be Issued - Without excluding other methods of municipal financing, a source of funding will be obligations secured by the Seventh Street Special Tax Allocation Fund. Such obligations shall have a term not to exceed twenty (20) years. Such obligations may be issued in one or more series.

The City may, in addition to obligations secured by the Seventh Street Special Tax Allocation Fund, pledge for a period not greater than the term of said obligations toward payment of said obligations any part of any combining of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the City; (c) the full faith and credit of the City; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the City may lawfully pledge.

**V. GENERAL LAND USES TO APPLY IN THE SEVENTH STREET REDEVELOPMENT PROJECT AREA**

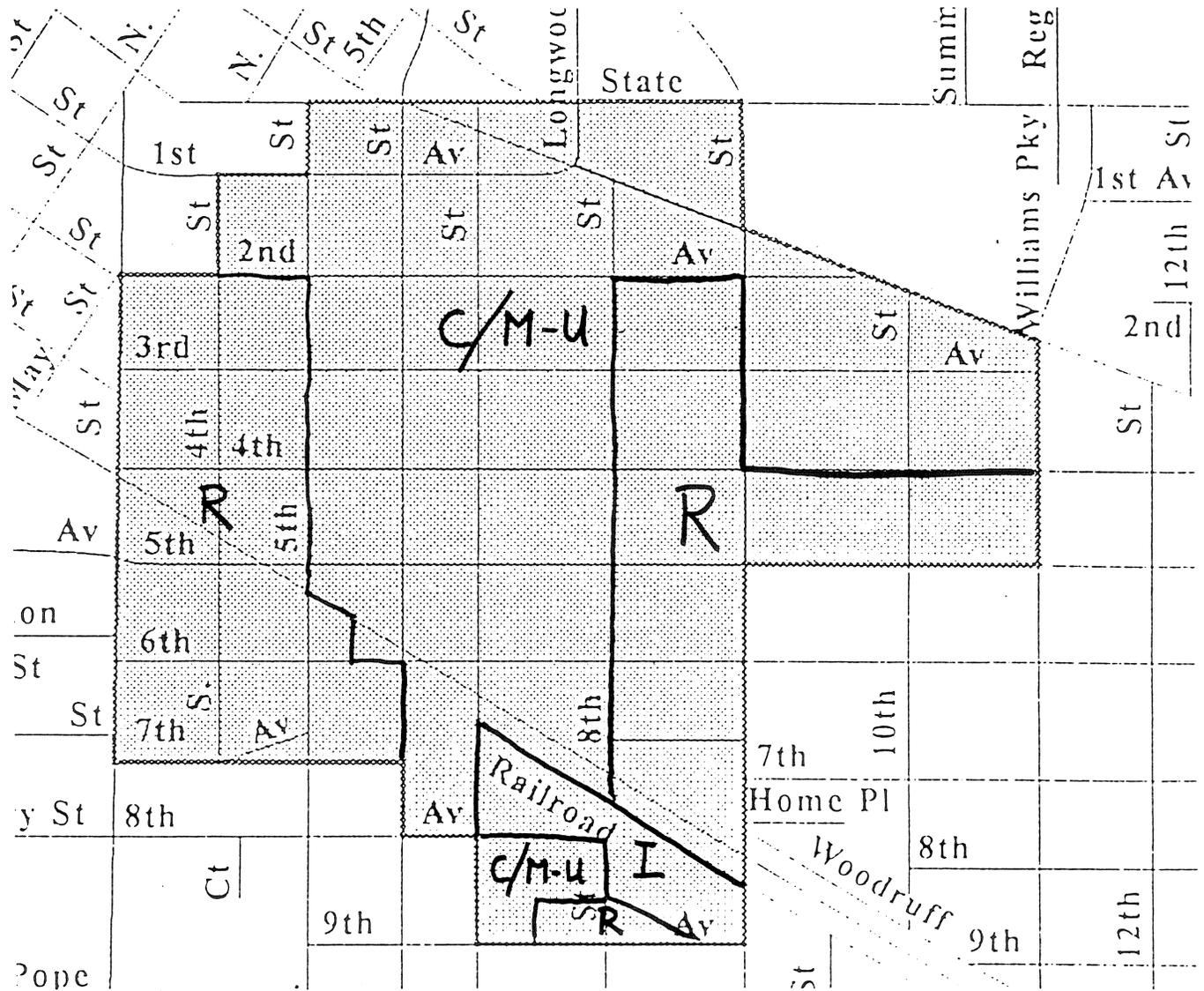
This redevelopment plan is consistent with the Year 2010 Plan, the official plan of the City of Rockford. Map B, the Seventh Street Land Use Plan, identifies a general land use plan to be effective with the adoption of this plan. This plan identifies the planned areas, the Core/Mixed Use Area, the Industrial Area, and the Residential Area. The following section identifies the major types of land uses that are planned for each of these areas.

A. Core/Mixed Use Area

This area is intended to function as a mixed multi-use “core” within the Seventh Street Redevelopment Project Area. This area is intended to provide for a variety of offices, commercial retail and service functions, public and private off-street parking, high- and medium-density residential development, parks and open space, public assembly, entertainment and recreational facilities, and other uses commonly found in the various neighborhood business districts in Rockford. New industrial development is not encouraged in this area.

Future development in the Core/Mixed Use Area should correspond to the C2, C3, or C4 districts of the City of Rockford Zoning Ordinance.

MAP B  
LAND USE PLAN



C/M-U = Core/Mixed-Use  
 I = Industrial  
 R = Residential

B. **Industrial Area**

This area is presently occupied by industrial and associated land uses, and industrial uses are planned to continue to function within this area. This area includes land for parking and other accessory uses to the industrial uses. Future industrial development should correspond to I1 (Light Industrial) district of the Rockford Zoning Ordinance.

C. **Residential Area**

These areas are intended to provide a high-quality, central city living environment that will offer a variety of types of living accommodations to meet a wide range of housing needs. These residential areas are intended to be self-contained residential areas within the Rockford central area. Residential uses are planned to continue within this area. This area includes multiple-family dwellings, townhouses, and single-family dwellings. Accessory uses include off-street parking, suitable open and enclosed recreational facilities, limited convenience retail and service uses, and related accessory development incidental to the aforementioned principal uses. Any future residential development should correspond to the appropriate residential district of the City of Rockford Zoning Ordinance.

**VI. PROJECT PROPOSALS**

The City has authority to negotiate directly with any public or non-profit institutions or private developers for redevelopment of parcels of land and rehabilitation of the buildings to be acquired, as soon as reasonably possible. The sale or lease price of each parcel or building will be subject to negotiation. Proposals should be submitted to the Department of Community Development.

- A. **Developer's Requirements** - Developers will be required by contractual agreement to observe the land-use and building requirements of this redevelopment plan. The contract and the disposition documents will set forth in detail the provisions, standards, and criteria for achieving the objectives and requirements of the redevelopment plan. The City of Rockford will select developers on the basis of their proposals, a determination of the

developer's ability to carry out such proposals, and the conformance of the proposals to the redevelopment plan. This may be through fixed-price offerings, through negotiation where the plan objectives are determining factors, or by other means which, in the determination of the City of Rockford, will best assure the attainment of the objectives of the redevelopment plan.

No conveyance, lease, mortgage, disposition of land or other property or agreement, relative to the development of the property shall be made except upon the adoption of an ordinance by the City Council of the City of Rockford. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of property shall be made without making public disclosure of all the terms of such disposition or agreement, and all bids and proposals made in response to the City's request.

Disposition documents will provide for achieving the unified development and maintenance of common areas, service access, walks, utilities, and driveways. The reversionary rights to all existing public rights-of-way that ultimately may be vacated and that are adjacent to project acquired property may be retained by the City of Rockford in order to assure adequate control over the development and use of such areas.

Developers will not be permitted to defer the start of construction for a period longer than that required for the preparation of architectural plans, the securing of satisfactory financing, and the review and approval of such plans by the City of Rockford in order to establish their conformance with the provisions of the plan and the disposition documents.

In addition, the following provisions will be included in the agreement:

1. That the developers will submit to the City of Rockford a plan and a construction schedule for the proposed development.
2. That the purchase of the real property is for the purpose of redevelopment and not for speculation.

3. That the real property will be built upon, improved or rehabilitated in conformity with the objectives and the provisions of the redevelopment plan.
4. That the building of improvements will be commenced and completed within a reasonable time.
5. That the developers, their successor or assigns, agree that there will be no discrimination against any person or group of persons on account of race, sex, creed, color, national origin, marital status, ancestry, or cognitive or physical condition in the sale, lease, sublease, transfer, use, occupancy tenure, or enjoyment of the premises therein conveyed, nor will the developers themselves, or any claiming under or through them, establish or permit such practices of discrimination of segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises therein conveyed.

B. Items Developers Should Include In Proposal

1. Description of Property, including
  - a. Location
  - b. Size
  - c. Characteristics
  - d. Access to Property
  - e. Utilities
  - f. Zoning
2. Project Concept
  - a. Nature of Project
  - b. Size and Description
  - c. Market - type, strength
  - d. Timing
  - e. Management and Leasing
    - (1) Personnel
    - (2) Experience

3. Design Concept
4. Documented Land Control, where applicable
  - a. Types
  - b. Outstanding Obligations
  - c. Copy of Document for Verification
5. Developer Profile
  - a. Overall Experience
  - b. Previous Projects
    - (1) Name
    - (2) Location
    - (3) Size
    - (4) Nature of Project
  - c. References
  - d. Business Financial Statements
  - e. Personal Financial Statements
6. Development ProForma Outline
  - 1.0 Cost of Development
    - 1.1 Acquisition
    - 1.2 Cost of Construction
    - 1.3 Fees
      - A. Architectural & Engineering
      - B. Legal
      - C. Surveys
      - D. Permits and Inspections
      - E. Leasing Commission
      - F. Construction Management
      - G. Developer's Fee
    - 1.4 Construction Financing Interest
    - 1.5 Contingency
    - 1.6 Total Cost
  - 2.0 Financing

- 2.1 Total Cost of Development
- 2.2 Conventional Financing
- 2.3 Equity
- 3.0 Annual Cash Flow Analysis
  - 3.1 Gross Annual Revenue
    - A. Gross Leasable Building Area
    - B. Net Leasable Area
    - C. Annual Rent
    - D. Annual Income
    - E. Vacancy Factor
    - F. Gross Annual Revenue
  - 3.2 Net Income Before Debt Service
    - A. Gross Annual Revenue
    - B. Annual Expenses
      - 1. Management
      - 2. Maintenance
      - 3. Taxes
      - 4. Utilities
      - 5. Insurance
    - C. Net Income Before Debt Service
  - 3.3 Annual Debt Service (ADS)
  - 3.4 Cash Flow Before Taxes
  - 3.5 Return On Investment
  - 3.6 Return On Investment After Taxes

## **VII. CONFLICT OF INTEREST PROVISIONS**

In addition to the State of Illinois Compiled Statutes pertaining to the disclosure of economic interests by municipal officials, 5 ILCS 420/4A-101 et seq., the Act (65 ILCS 5/11-74.4(n)) provides that:

If any member of the corporate authority, a member of a commission

established pursuant to this Act, or an employee or consultant of the municipality involved in the planning and preparation of a redevelopment plan or project for a redevelopment area or proposed redevelopment area, owns or controls an interest, direct or indirect, in any property included in any redevelopment area, or proposed redevelopment area, he or she shall disclose the same in writing to the clerk of the municipality, and shall also so disclose the date and terms and conditions of any disposition of any such interest, which disclosures shall be acknowledged by the corporate authorities and entered upon the minute books of the corporate authorities. If an individual holds such an interest then that individual shall refrain from any further official involvement in regard to such redevelopment plan, project or area, from voting on any matter pertaining to such redevelopment plan, project or area, or communicating with other members concerning any matter pertaining to said redevelopment plan, project or area. Furthermore, no such member or employee shall acquire of any interest, direct or indirect, in any property in a redevelopment area or proposed redevelopment area after either (a) such individual obtains knowledge of such plan, project or area, or (b) first public notice of such plan, project or area, whichever occurs first.

Pursuant to the above-cited Statute, the City has requested compliance from such individuals potentially so affected by the conflict of interest provisions.

#### **VIII. TERMINATION DATE**

The date of termination of the redevelopment plan, completion of the redevelopment project and retirement of any obligations incurred to implement the plan shall not occur later than thirty-five years from the effective date of the ordinance adopting the Seventh Street Redevelopment Plan.

#### **IX. FAIR EMPLOYMENT AND AFFIRMATIVE ACTION PLAN COMMITMENT**

The City of Rockford hereby commits itself to compliance with the provisions of Section 4, Equal Employment Opportunity, of the City of Rockford's Personnel

Rules and Regulations, as adopted by City Council on March 13, 1989 and amended on November 25, 1991.