

---

# CITY OF ROCKFORD REDEVELOPMENT PLAN PROPOSED JACKSON SCHOOL TIF DISTRICT

---

---

"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" as set for in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: City of Rockford, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

---

---

December 1, 2006

## TABLE OF CONTENTS

I.	INTRODUCTION.....	1
II.	RPA LEGAL DESCRIPTION.....	5
III.	RPA GOALS AND OBJECTIVES.....	6
IV.	EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA; FISCAL IMPACT ON AFFECTED TAXING DISTRICTS .....	10
	➤ Evidence of the Lack of Development and Growth Within the RPA .....	10
	➤ Assessment of Fiscal Impact on Affected Taxing Districts .....	10
V.	TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA .....	12
VI.	REDEVELOPMENT PROJECT .....	13
	➤ Redevelopment Plan and Project Objectives .....	13
	➤ Redevelopment Activities .....	13
	➤ General Land Use Plan .....	15
	➤ Additional Design and Control Standards .....	15
	➤ Estimated Redevelopment Project Costs .....	15
	➤ Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute .....	20
	➤ Nature and Term of Obligations to be Issued .....	21
	➤ Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area .....	21
	➤ Anticipated Equalized Assessed Valuation (EAV).....	21
VII.	DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT .....	22
	➤ Redevelopment Project.....	22
	➤ Commitment to Fair Employment Practices and Affirmative Action.....	23
	➤ Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs .....	23
VIII.	PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT .....	24

APPENDIX 1: Legal Description of Project Area

APPENDIX 2: Boundary Map of Proposed RPA

APPENDIX 3: Existing and Future Land Use Map of RPA

APPENDIX 4: Housing Impact Study

APPENDIX 5: TIF Qualification/Designation Report

## I. INTRODUCTION

**Background.** The City of Rockford (the "City") is a mature community located in Winnebago County, Illinois, approximately ninety (90) miles northwest of the City of Chicago. The City lies adjacent to the municipalities of Belvidere and Cherry Valley on the east, Loves Park and Machesney Park on the north, and Winnebago and Pecatonica to the west. It is only 50 miles from major employment centers located in the northwestern Chicago suburbs. Increasingly, the City's economy and real estate market is intertwined with the metropolitan Chicago economy, as the path of regional growth moves northwest of Chicago.

The City has an array of community assets that enhance its competitiveness. In particular, it has excellent transportation infrastructure, with connections to Interstate 90, Interstate 39/U.S. 51, as well as U.S. 20. Interstate 90 is the primary linkage to the Chicago area, and Interstate 39 takes travelers south to Rochelle and other communities. Additionally, the City is situated near Northern Illinois University, one of the leading universities in Illinois.

The City is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the "Act") 65 ILCS 5/11-74.4-3, *et. seq.*, as amended. To establish a Tax Increment Financing ("TIF") district (otherwise known as the Redevelopment Project Area ("RPA")), Illinois municipalities must adopt several documents, including a Plan, Eligibility Report, and if applicable, a Housing Impact Study.

The Act has been established to enable Illinois municipalities to establish TIF districts, either to prevent the onset of, or eliminate the presence of, blight. The Act finds that municipal TIF authority serves a public interest so as to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

By definition, a "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 qualify the redevelopment project area as a "blighted area," "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 as set forth in the Tax Increment Allocation Redevelopment Act.

**The Proposed TIF District.** The proposed RPA is a compact, largely residential neighborhood located in the central portion of Rockford. While it is primarily residential, it contains commercial and institutional uses situated in prominent locations. In addition to the school (an institutional land use) which the neighborhood and TIF is named after, the main east-west corridor (State Street) currently has diverse uses, including residential, commercial, and institutional land uses.

The proposed RPA is generally bounded by the following roads: Jackson Street to the north, State Street (Business Route US-20) to the south, North Longwood to the west and Regan Street and Smith Avenue to the east. To the south is the campus of the Swedish-American Hospital, which employs a significant number of residents in the vicinity of the hospital. The central

business district is within walking distance of the Jackson School neighborhood. A boundary map of the RPA is attached in Appendix 2.

Many of the existing structures were constructed during the first half of the 20<sup>th</sup> century, and as such, show conditions associated with age, obsolescence, and deterioration. Based upon Rockford Township data, 418 of 479 structures in the RPA (87%) were over 35 years in age. The median date that structures were built was 1920. As documented in the *TIF Eligibility Report* (see Appendix 5), the RPA also exhibits:

- Lack of community planning and overcrowding;
- Inadequate ingress and egress within certain areas of the RPA; and
- Visible interior/exterior deterioration, particularly among secondary structures (e.g., garages), alleys and sidewalks

On balance, the combination of these factors tends to limit the opportunities for residential reuse within the RPA and potential retail and commercial development of areas surrounding the RPA. These areas and building conditions are minimizing the value of future residential development and negatively impact the potential for future retail and commercial development – thereby limiting employment and growth opportunities and contributing to the lack of new investment in the area. As a result, the RPA is no longer able to attract private investment without public assistance.

Looking ahead, the City intends to attract and encourage residential and commercial users to locate, upgrade, expand and/or modernize their facilities within the City as part of its ongoing and comprehensive economic development planning. The RPA may be suitable for new residential development if there is coordination of uses and layout by the City. The City has undertaken an initiative, through the designation of the RPA, to redevelop key areas within the City; in so doing, it would stabilize and expand benefits to the community and affected taxing districts.

**Rationale for Redevelopment Plan.** The City recognizes the need for implementation of a strategy to revitalize residential properties and promote development within the boundaries of the RPA. Residential attraction created by new housing opportunities is a key component of the redevelopment strategy for the RPA.

The needed private investment may only be possible if a TIF district is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Plan will benefit both the City and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The designation of the area as an RPA will allow the City to pursue the following beneficial strategies:

- Improving area appearance through construction and rehabilitation of structures (including owner-occupied homes) and improvements to landscape, streetscape and signage;
- Entering into redevelopment agreements in order to include the redevelopment of blighted property and/or to induce new development to locate within the RPA;

- Coordinating land and/or building assembly and demolition in order to provide sites for more modern redevelopment plans;
- Creation of quality affordable housing for community residents;
- Provision of roadway and traffic improvements within the area, including a comprehensive review of ingress and egress requirements that satisfy area circulation, parking and connections to major arterials;
- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent current and/or future residential and commercial opportunities, and other City redevelopments within the RPA and/or surrounding area; and
- Providing infrastructure that is adequate in relation to redevelopment plans for the RPA.

The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of the Plan. The City, with the assistance of KMA, has commissioned this Plan to use TIF in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will lay the foundation for the redevelopment of the area with private capital. This in turn will lead to operation of viable residential uses within the RPA and set the stage for future retail and commercial uses surrounding the area.

Through this Plan, the City will serve as the central influence for the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Myriad benefits will accrue to the area: a stabilized and expanded tax base; retention of existing businesses; entry of new businesses; new employment opportunities; and physical and aesthetic improvements related to the rehabilitation of existing structures. Ultimately, the implementation of the Plan will benefit (a) the City, (b) the taxing districts serving the RPA, (c) residents and property owners within the RPA, and (d) existing and new businesses.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.

**City Findings.** It is found and declared by the City, through legislative actions as required by the Act, that in order to promote and protect the health, safety, and welfare of the public, that certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken; and, to alleviate the existing adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas. Public/private partnerships are determined to be necessary in order to achieve development goals. Without the

development focus and resources provided under the Act, the development goals of the municipality would not reasonably be expected to be achieved.

It is found and declared by the City that the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the RPA taxing districts. This is because these taxing districts whose jurisdictions extend over the RPA would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment.

*It is further found, and certified by the City, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will result in the displacement of 10 or more inhabited residential units, and that the RPA contains more than 75 inhabited residential units.* Therefore, this Plan includes a Housing Impact Study. The Housing Impact Study is attached as Appendix 4.

*The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA.* Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

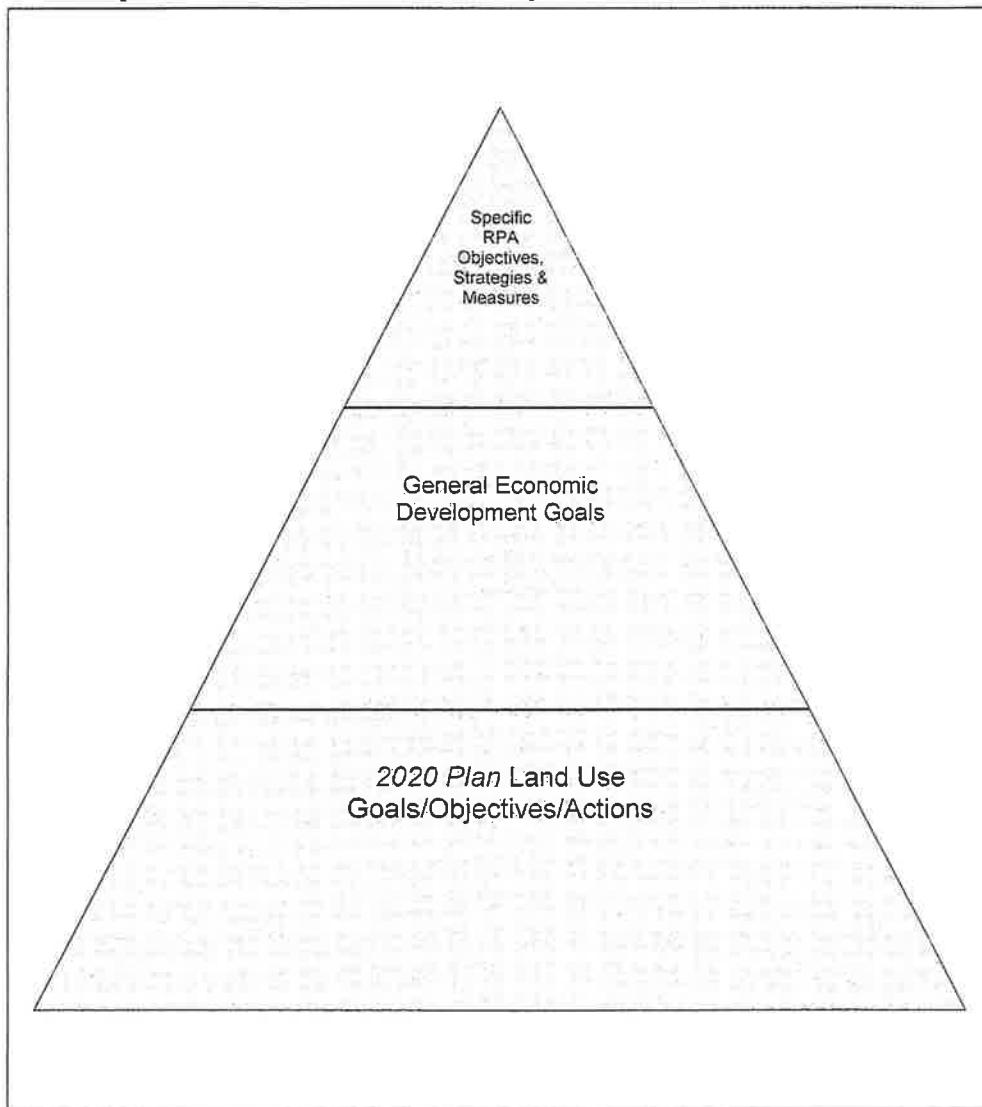
## II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix 1.

### III. RPA GOALS AND OBJECTIVES

The City has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities undertaken within the Jackson School RPA. These efforts would conform to and promote the achievement of land use objectives in the City's *2020 Plan* (the Comprehensive Plan). As indicated in the Exhibit below, the underlying planning document is the *2020 Plan* which describes the overall vision for the City and is the foundation for City initiatives such as the proposed Jackson School RPA. This overarching planning document influences all other City planning processes such as the TIF planning process.

Exhibit 1  
Relationship of Land Use and Economic Development Plans



**General Economic Development Goals of the City.** Establishment of the proposed Jackson School RPA supports the following City-wide economic development goals:

- Strengthening the property tax base of the City and overlapping tax districts;
- Creating new jobs and retain existing jobs for City and area residents;
- Providing for implementation of economic development and redevelopment strategies that benefits the City and its residents;
- Providing public infrastructure improvements within the City to promote growth;
- Encouraging positive and feasible redevelopment of vacant sites and/or underutilized facilities;
- Coordinating all redevelopment within the City in a comprehensive manner, avoiding land use conflicts and negative community impacts with attracted users; and
- Creating a cooperative partnership between the City and users.

**Specific Objectives and Strategies for the RPA.** The general goals for economic development cited above would be supported by specific objectives, strategies and performance measures that would “drive” the redevelopment activities undertaken within the proposed RPA. RPA designation would allow the City to pursue the following objectives:

- Assist in coordinating redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- Reduce or eliminate blight or other negative factors present within the area;
- Accomplish redevelopment over a reasonable time period;
- Provide for high quality development within the RPA;
- Create an attractive overall appearance for the area; and
- Further the goals and objectives of the *2020 Plan*.

Ultimately, the implementation of the Redevelopment Project would contribute to the economic development of the area and provide new employment opportunities for City residents.

The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Encourage residential development by facilitating the assembly, preparation and marketing of improved and vacant sites (including owner-occupied homes), while assisting private developers who would assemble suitable sites for modern development needs;
- Produces quality affordable housing units for community residents;

- Facilitate the remediation of environmental problems to provide additional land for new residential development, as appropriate;
- Foster the replacement, repair, and/or improvement of infrastructure, where needed, including sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new residential development as well as the rehabilitation of existing residential and public properties within the RPA;
- Facilitate the provision of adequate on- and off-street parking for residents within the RPA;
- Develop the area in relationship to the traffic system for improved accessibility to the area;
- Coordinate redevelopment efforts throughout the neighboring area thus improving the surrounding environment; and/or
- Provide assistance to existing businesses to encourage expansion of current operations or upgrades to facilities within the neighboring area.

The RPA-specific objectives and strategies outlined above could be facilitated by the adoption of certain performance measures that would help the City track and monitor the projects eventually undertaken within the proposed RPA. The Government Finance Officers Association recommends that cities adopting TIF districts evaluate actual against projected performance (e.g., using metrics such as job creation or tax revenue generation). Exhibit 2 below identifies the types of performance measures the City may consider to track the performance of projects within the RPA. (Section VI of this report discusses the types of projects that the City may pursue within the RPA, with the proviso that specific projects at this point are only conceptual in nature.)

**Exhibit 2**  
**Examples of TIF Performance Measures**

Measure	Examples
Input	Public investment (\$) Private investment (\$) Acres of land assembled for TIF Bond proceeds
Output/Workload	Jobs created or retained Number of streetscaping fixtures installed Commercial space created (square feet)
Efficiency	Leverage ratio (private investment / public investment) Cost per square foot of commercial space Public subsidies per job created/retained
Effectiveness	% change in assessed value (AV) in TIF versus AV in rest of city % change in AV within TIF before and after TIF creation Municipal sales taxes before and after TIF creation
Risk	Debt coverage ratio Credit ratings of anchor tenants Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association.

Lastly, the economic development goals would support land use goals and objectives identified in the *2020 Plan*. Conversely, the *2020 Plan* would facilitate the achievement of the economic development goals and objectives cited above. The Exhibit below indicates the particular *2020 Plan* elements that are germane to the Jackson School RPA.

Exhibit 3

Components of *2020 Plan* Applicable to Jackson School RPA

Goal	Objective	Action
<b>Economic Development Plan Element</b>		
Implement TIFs	Work to overcome land assembly challenges and land use conflicts	Work with developers to assemble property in conjunction with TIF creation
Strengthen the role of downtown	Pursue objectives that will aid the redevelopment of downtown	Improve the state of neighborhoods surrounding downtown
<b>Neighborhood Plan Element</b>		
All Rockford residents should be living in neighborhoods that are stable or improving	Involve and educate elected and appointed officials and employees about neighborhood plans	Neighborhood planning process should include officials and employees
Same	Work with deteriorating neighborhoods to change momentum to a positive direction	Create a conservation plan for Rockford neighborhoods to identify those neighborhoods and strategies /programs that can be utilized
Same	Work with major institutions to develop strategies to bring economic and social benefits into neighborhoods	None listed
Rockford neighborhoods should be cohesive	Ensure changes in land use in established neighborhoods follow good planning	None listed
<b>Land Use Plan Element</b>		
Work to integrate Smart Growth principles into the City of Rockford	Mixed use development	<ul style="list-style-type: none"><li>• Assist with the financing of mixed-use developments</li><li>• Incorporate planned mixed uses into neighborhood/sub-area plans</li><li>• Provide incentives for mixed uses in new development and redevelopment areas</li></ul>
Same	Create a range of housing opportunities and choices	<ul style="list-style-type: none"><li>• Encourage downtown housing</li><li>• Develop a plan to identify and dispose vacant land and buildings</li></ul>
Same	Create walkable communities	Require site plan design that makes commercial areas more walkable
Same	Strengthen and direct development towards existing urban areas	<ul style="list-style-type: none"><li>• Facilitate programs and support community based organizations for neighborhood revitalization</li><li>• Create economic incentives for businesses and homeowners to locate in areas with existing infrastructure</li></ul>

To assist the City in executing the goals, objectives and strategies cited in Section III of this Report, the City intends to form a public-private partnership(s) with entities (e.g., the Swedish-American Hospital Foundation) that would redevelop properties in the RPA.

## IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA; FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

**Evidence of the Lack of Development and Growth within the RPA.** As documented in Appendix 5 of this Plan, the RPA has suffered from the lack of development and would qualify as a “conservation area,” as defined by the TIF Act. The area has not in recent history benefited from significant private investment and/or development, instead suffering long-term physical and economic decline. As a result, the RPA would not likely gain in value without intervention by the City.

As a conservation area, the proposed RPA exhibits various conditions which, if not counteracted by the City, would eventually result in blight. For example, structures and public improvements show deterioration, have economic and structural obsolescence, reflect lack of community planning, and exhibit overcrowding. These various conditions are indicators of physical and economic decline with the RPA and work to depress economic growth by discouraging private sector investment in the housing market and business enterprises. These various indicators ultimately have been reflected in the value of properties which have been relatively stagnant relative to overall City properties. In 3 of the past 5 years, City-wide Equalized Assessed Value (EAV) has grown at a faster rate than RPA-wide EAV (see Exhibit 4 below).

Exhibit 4

EAV Trends for proposed RPA

	2000	2001	2002	2003	2004	2005
Total EAV for RPA	\$8,967,399	\$9,153,092	\$9,540,956	\$9,855,496	\$10,473,895	\$11,530,891
Annual Change (%)		<b>2.03%</b>	<b>4.07%</b>	<b>3.19%</b>	<b>5.90%</b>	<b>9.17%</b>
Balance of City EAV	\$1,495,931,563	\$1,565,864,019	\$1,638,429,358	\$1,710,443,576	\$1,735,117,756	\$1,807,451,801
Annual Change (%)		<b>4.47%</b>	<b>4.43%</b>	<b>4.21%</b>	<b>1.42%</b>	<b>4.00%</b>

Note: Figures in bold for those years in which annual EAV growth in proposed RPA were outpaced by EAV growth in the remainder of the City.

Source: City of Rockford 2004 Official Statement

**Assessment of Fiscal Impact on Affected Taxing Districts.** It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the City to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting potential assessed valuation declines. In short, the establishment of a TIF district would protect other taxing districts from the downside risk of falling EAV (the City alone would bear the risk of falling EAV).

Should the City achieve success in attracting private investment which results in the need for documented increased services from any taxing districts, the City will consider the declaration of sufficient surplus funds. Such funds which are neither expended or obligated for TIF-related purposes, as provided by the Act, can be used to assist affected taxing districts in paying the costs for the increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the City. Any such sharing would be undertaken after all TIF eligible costs – either expended or incurred as an obligation by the City – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

An addition to the tax-sharing provision addresses the extent that the City utilizes TIF funding to assist in the redevelopment of residential units. In such cases, the City will provide for the cost incurred by eligible school districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

## V. TIF QUALIFICATION FACTORS EXISTING IN THE REDEVELOPMENT PROJECT AREA

**Findings.** The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the TIF Qualification/Designation Report, attached as Appendix 5 in this Plan.

**Eligibility Survey.** Representatives of KMA and City staff evaluated the RPA in March and April 2006. Analysis was aided by certain reports obtained from the City, aerial photographs, on-site due diligence and other sources. In KMA's evaluation, only information was recorded which would directly support any determination of eligibility for the establishment of a TIF district.

## VI. REDEVELOPMENT PROJECT

**Redevelopment Plan and Project Objectives.** As indicated in Section III of this Report, the City has established a planning process which guides economic development and land use activities throughout the City. Consistent with the established planning process, the City proposes to achieve economic development goals and objectives through redevelopment of the Jackson School RPA and promotion of private investment via public finance techniques (including but not limited to Tax Increment Financing).

The project-specific objectives envisioned for the Jackson School RPA are as follows:

- 1) Implementing a plan that provides for the renovation of existing properties, the retention and expansion of existing businesses, and the attraction of users to redevelop vacant land and buildings that are available within the RPA.
- 2) Constructing public improvements which may include (if necessary):
  - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with City standards for context-sensitive design);
  - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
  - Signalization, traffic control and lighting;
  - Off-street parking (if applicable); and
  - Landscaping and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) Providing for site preparation, clearance, and demolition, including grading and excavation (any demolition activities would conform to City criteria for allowing demolition).
- 5) Redevelopment of existing building inventory through necessary rehabilitation and improvement of structures.
- 6) Exploration and review of job training programs in coordination with any City, federal, state, and county programs.

**Redevelopment Activities.** Pursuant to the project objectives cited above, the City will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

### Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

#### Land Assembly and Relocation

Certain properties in the RPA (or the entire RPA) may be acquired, assembled and reconfigured into appropriate redevelopment sites. The City may also undertake relocation activities.

#### Public Improvements

The City may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

#### Rehabilitation

The City may provide for the rehabilitation of certain structures within the RPA so that any redevelopment projects conform to City codes. Improvements may include exterior and façade work as well as work on interior space.

#### Interest Rate Write-Down

The City may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

#### Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

**General Land Use Plan.** Existing land use consists primarily of residential uses, with commercial uses confined primarily to the southwest corner of the RPA. Existing land uses are shown in Appendix 3, attached hereto and made a part of this Plan. Appendix 3 also designates intended general land uses in the Redevelopment Project Area that include residential properties. The land uses will conform to the Zoning Ordinance and the *2020 Plan*, the official plan of the City, as either may be amended from time to time.

**Additional Design and Control Standards.** The appropriate design standards (including any Planned Unit Developments) as set forth in the City's Zoning Ordinance shall apply to the RPA. This would include any design standards that would apply to infill housing.

**Eligible Redevelopment Project Costs.** Under the TIF statute, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) *Professional Service Costs* – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
  - The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
  - 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;
  - In addition, redevelopment project costs shall *not* include lobbying expenses;
- (2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

(3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

(4) *Public Works* – Costs of the construction of public works or improvements, except that on and after November 1, 1999, 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 is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) 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 (ii) 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) *Job Training* – Costs 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* – 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 hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;

(7) *Capital Costs* – 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;

➤ *School-Related Costs* – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, 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 an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment

revenue is received as a result of the assisted housing units and shall be calculated annually.<sup>1</sup>

- (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 subparagraph (7) of subsection (n) of the Act;
- (9) *Payment in lieu of taxes*;
- (10) *Other Job Training* – 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 (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) 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 program 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 type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term 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) *Developer Interest Cost* – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

---

<sup>1</sup> The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to the 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 (11) 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 the 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 the Act;
- (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated 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) of paragraph (11).
- (F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of the 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. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F) of paragraph (11).<sup>2</sup>

(12) *Day Care* – If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this

---

<sup>2</sup> The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county, or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

In addition the foregoing provisions, the TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act 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.<sup>3</sup>

**Projected Redevelopment Project Costs.** Estimated project costs are shown in Exhibit 5 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described expenditure. Adjustments may be made in line-items within the total, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs shall not exceed the amount set forth below, as adjusted pursuant to the Act.

---

<sup>3</sup> Termination means a 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. If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the Act.

Exhibit 5  
RPA Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Relocation	\$2,320,000
Site Preparation	\$2,090,000
Utility Improvements (Including Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$2,090,000
Rehabilitation of Existing Structures	\$3,020,000
Interest Costs Pursuant to the Act	\$580,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting, and Marketing)	\$1,160,000
Job Training	\$180,000
Agreements with Other Taxing Districts; School District Reimbursements	\$180,000
<b>TOTAL ESTIMATED TIF BUDGET</b>	<b>\$11,620,000</b>

Notes:

- (1) All project cost estimates are in year 2006 dollars.
- (2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves.
- (3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.

**Sources of Funds to Pay Redevelopment Project Costs.** Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act, the City may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas (and vice-versa).

Redevelopment Project Costs specifically authorize those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the City Council, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2005 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

**Nature and Term of Obligations to Be Issued.** The City may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the City pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the City may determine.

**Most Recent Equalized Assessed Valuation for the RPA.** The most recent equalized assessed valuation for the RPA is based on the 2005 EAV, and is estimated to be \$11,530,891 ("Base EAV"). It is anticipated the estimated Base EAV for establishment of the RPA will be the 2005 EAV.

**Anticipated Equalized Assessed Valuation for RPA.** Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA will be approximately \$27,137,553.

## VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

**Redevelopment Project.** An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to City zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken in each phase:

- Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.
- Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects.
- Rehabilitation: The City may assist in the rehabilitation of buildings or site improvements located within the RPA.
- Landscaping/Buffering/Streetscaping: The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.
- Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The City may also undertake the provision of necessary detention or retention ponds.
- Roadway/Street/Parking Improvements: The City may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.
- Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.
- Public Safety-Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

- Interest Costs Coverage: The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.
- Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself from annual tax increment revenue if available.

**Commitment to Fair Employment Practices and Affirmative Action.** As part of any Redevelopment Agreement entered into by the City and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the City. The program will conform to the most recent City policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The City and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

#### **Completion of Redevelopment Project and Retirement of Obligations to Finance**

**Redevelopment Costs.** This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which the ordinance approving the RPA is adopted. Actual construction activities for expected projects are anticipated to be completed within approximately three (3) to five (5) years.

## **VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

This Plan may be amended pursuant to the provisions of the Act.

**APPENDIX 1**  
**Legal Description of Project Area**

## JACKSON SCHOOL TIF DISTRICT - LEGAL DESCRIPTION

Part of Sections 23, 24, 25, and 26 of Township 44 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, more particularly described as follows:

Beginning at the intersection of the west line of Longwood Street, said west line being the east line of the Outlots in the West Half of the East Half of said Section 23 as shown upon the plat of the Town of Rockford on the East Side of Rock River, said plat is recorded in Book D of Plats on Page 340 in the Recorder's Office of Winnebago County, Illinois, said Outlots are also known as East Park Lots, with the center of State Street (U.S. Business 20); thence Northerly on said west line to the south line of Benton Street; thence Westerly on said south line to its intersection with the west line of the premises conveyed by Nellie L. and Edwin R. Carlson to the State of Illinois by Warranty Deed recorded May 1, 1962 in Book 1322 Page 247 in said Recorder's Office, extended Southerly; thence Northerly on said west line and said Southerly extension to a point which is 7.00 feet North of the north line of Benton Street; thence Northeasterly to a point 35.00 feet North of the north line of Benton Street and 10.00 feet West of the west line of Longwood Street; thence Easterly a distance of 10.00 feet to the west line of Longwood Street; thence Northerly on said west line to a point which is 27.00 feet South of the northeast corner of Lot 1 as shown upon the assessors plat of Subdivision of East Park Lots 9 and North Part of Lot 8 in East Rockford; thence Northwesterly to a point in the north line of said Lot 9 which is 2.00 feet West of the northeast corner thereof; thence Northerly to a point 6.00 feet West of the west line of said Longwood Street and 3.00 feet South of the south line of Chamberlin Street; thence Westerly 4.00 feet; thence Northerly 3.00 feet to the south line of Chamberlin Street; thence Westerly on said south line to its intersection with the Southerly extension of the west line of the east 4.00 feet of Lot 2 of Chamberlin's Subdivision; thence northerly on said west line and the Southerly extension thereof to the north line of said Lot 2; thence Westerly on the north line of said Lot 2 to a point which is 79.00 feet West of the east line of Lot 11 of said East Park Lots; thence Northerly on a line which is parallel with said east line to the intersection of said parallel line with the westerly extension of the north line of the south half of Block 4 of the Plat of Crosby's Addition; thence Easterly on said north line to the west line of E. M. Revells Resubdivision of part of Blocks 2 and 4 of said Crosby's Addition; thence Southerly on said west line to the south line of the alley as shown on said E. M. Revells Resubdivision; thence Easterly on said south line and the Easterly extension thereof to the East line of Adams Street; thence Northerly on said east line to the north line of the south half of Block 3 of said Crosby's Addition; thence easterly along said north line and its Easterly extension to the northeast corner of Lot 3 of Block 2 of said Crosby's Addition and the west line of said E. M. Revells Resubdivision; thence Southerly on the east line of said Lot 3 to the south line of the alley as shown on said Resubdivision; thence Easterly on said south line and its easterly extension to the east line of Regan Street; thence Southerly on said east line to the north line of Crosby Street; thence Easterly on said north line to the intersection of said north line with the east line of Johnson & Knowles Subdivision extended Northerly; thence Southerly on said east line to the northeast corner of Lot 11 of Block 1 of said Johnson & Knowles Subdivision; thence Easterly on the easterly extension of said Lot 11 a distance of 57.00 feet; thence Southerly 50.00 feet; thence Westerly to a line which is 8.00 feet east of and parallel with the east line of said Johnson & Knowles Subdivision; thence Southerly on said parallel line to the north line of Murtfeldts Subdivision of the south part of Block 13 in Spaffords Addition; thence Easterly on said North line to the northeast corner of Lot 6 of said Murtfeldts Subdivision; thence Southerly on said east line and its southerly extension to the south line of State Street (U. S. Business 20); thence Westerly on said south line to the center of 9<sup>th</sup> Street; thence Northwesterly along the center of 9<sup>th</sup> Street to the center of State Street; thence Westerly along the center of state street to the Point of Beginning.

**APPENDIX 2**  
**Boundary Map of RPA**

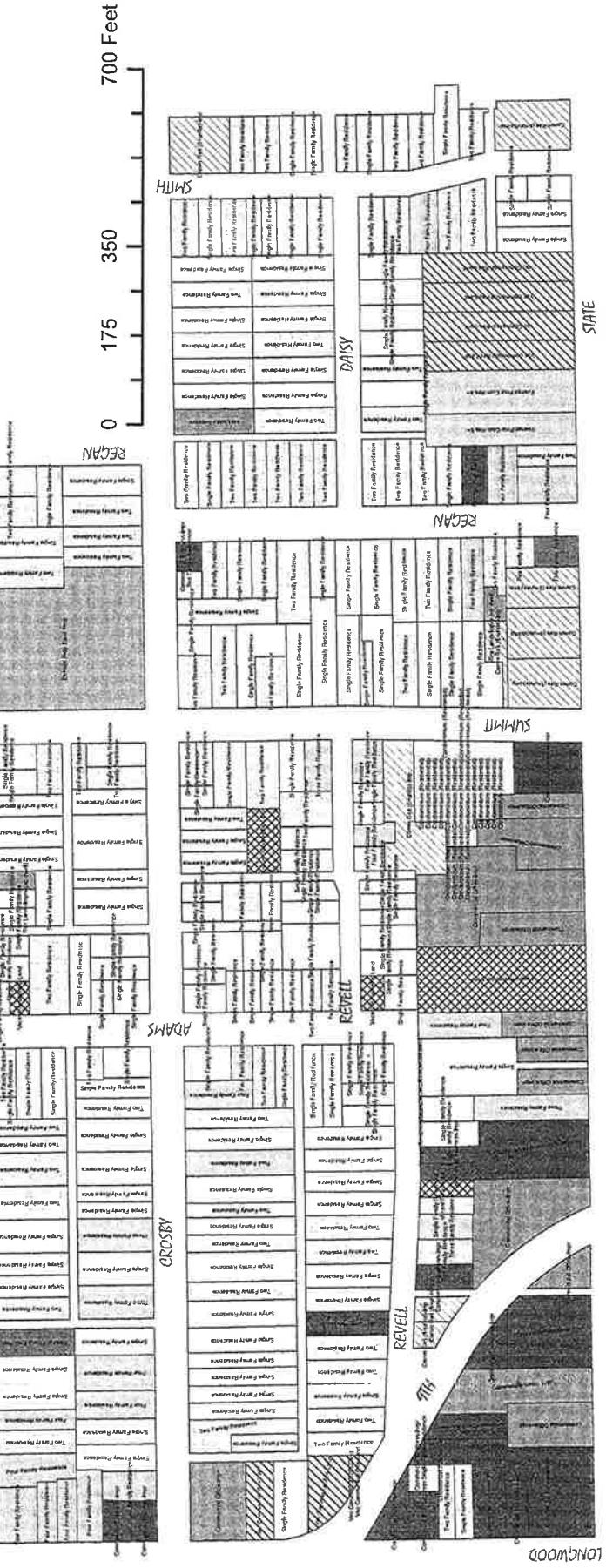
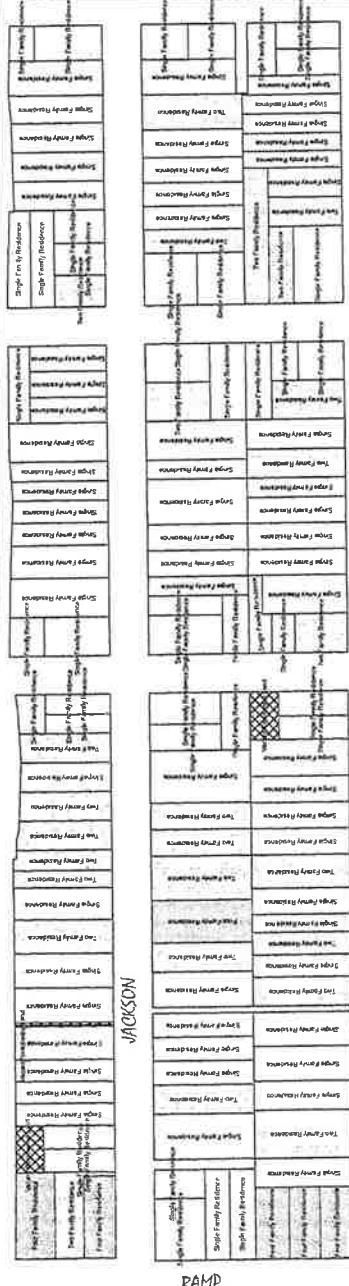
# PROPOSED JACKSON SCHOOL TIF

N 

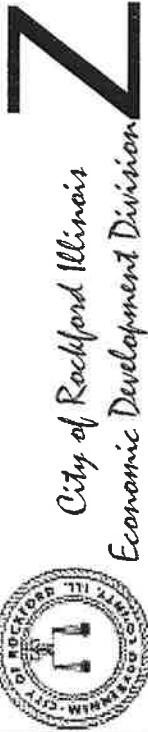


**APPENDIX 3**  
**Existing and Future Land Use Map of RPA**

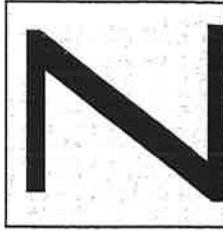
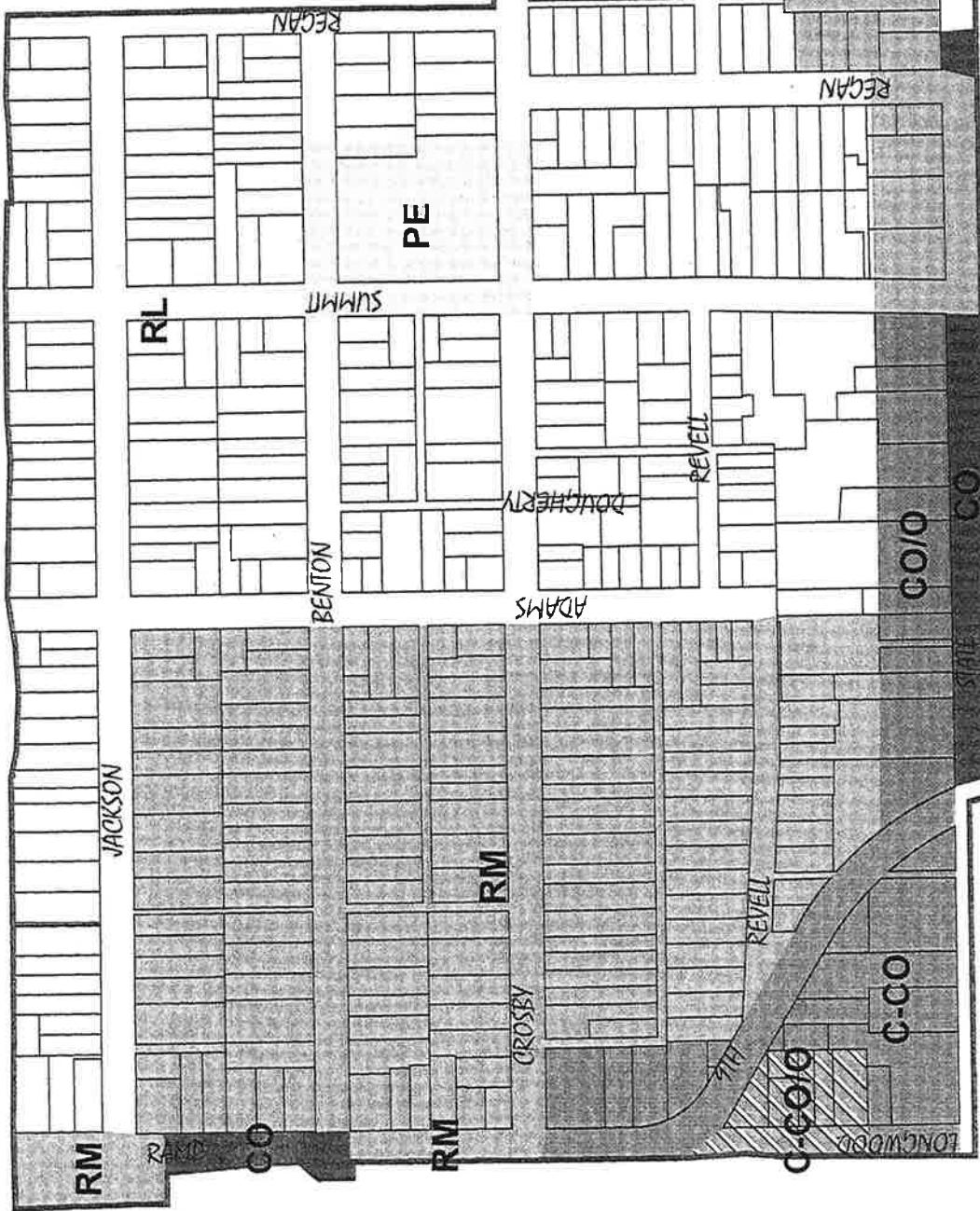
# Existing Land Use and Residential Units In the Proposed Jackson School TIF District



Jackson School Proposed TIF Land Use		Class Description	
<input type="checkbox"/>	Four Family Residence	<input type="checkbox"/>	Commercial Office-Impr
<input type="checkbox"/>	Five Family Residence	<input type="checkbox"/>	Exempt Prop Com Res & Vac
<input type="checkbox"/>	Six Family Residence	<input type="checkbox"/>	Exempt Prop Educ Prop
<input type="checkbox"/>	Commercial Residential	<input type="checkbox"/>	Exempt Prop Relig Prop
<input type="checkbox"/>	Condominium (Residential)	<input type="checkbox"/>	Commercial Business-Impr
<input type="checkbox"/>	Comm Prop 2 Fam Res	<input type="checkbox"/>	Comm Res (6-units)-Impr
<input type="checkbox"/>	Ind Land + Improve	<input type="checkbox"/>	Ind Land + Improve

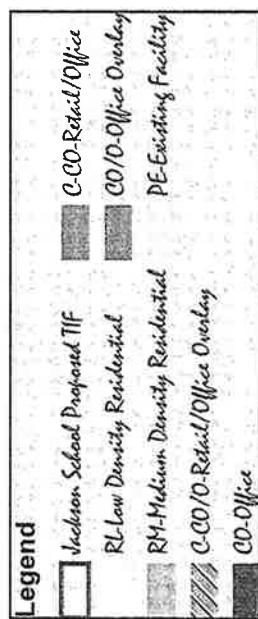


2020 Land Use for  
the Jackson School 71F  
District, Rockford



A vertical scale bar with tick marks and numerical labels. The labels are 0, 210, 420, and 840 Feet, positioned to the right of the bar. The bar has six major tick marks, with the first tick mark aligned with 0, the second with 210, the third with 420, and the fourth with 840.

*Economic Development Division  
City of Rockford IL*



APPENDIX 4  
Housing Impact Study

*Prepared By Kane, McKenna and Associates*

---

---

**CITY OF ROCKFORD  
HOUSING IMPACT STUDY  
PROPOSED JACKSON SCHOOL TIF DISTRICT**

---

---

A study undertaken by the City of Rockford pursuant to the requirements of the Tax Increment Allocation Redevelopment Act 65 ILCS 5/11-74.4-3, et. seq. (as amended).

Prepared by: The City of Rockford

in conjunction with

**Kane, McKenna and Associates, Inc.**

---

---

December 1, 2006

**CITY OF ROCKFORD  
HOUSING IMPACT STUDY  
PROPOSED JACKSON SCHOOL TIF DISTRICT**

**TABLE OF CONTENTS**

<u>Part</u>	<u>Title</u>	<u>Page</u>
I.	<b>Residential Unit Data</b>	1
	A. Introduction and Background	
	B. Type of Unit	
	C. Unit Breakdown	
	D. Status of Units	
	E. Ethnic Composition of Residents	
II.	<b>Redevelopment Plan Requirements and Relocation Assistance</b>	4
	A. Identification of Units That May Be Slated for Displacement	
	B. City's Plans for Relocation Assistance	
	C. Identification of Replacement Housing Alternatives	
	D. Relocation Assistance to be Provided	
III.	<b>Requirements for Very Low and Low-Income Residents</b>	6

**Appendices**

- A. Study Area Map
- B. Location of Housing Units
- C. Habitation Status of Housing Units
- D. MLS Data - Single-Unit Locations
- E. Rental Housing Analysis

## I. RESIDENTIAL UNIT DATA

### A. Introduction and Background

Pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS, Section 5/11-74.4-3 *et seq.* of the Illinois Compiled Statutes as amended (the “TIF Act”), if a redevelopment plan would result in the displacement of residents from ten (10) or more inhabited residential units, or if the redevelopment project contains seventy-five (75) or more inhabited residential units and no certification stating that displacement will not occur, then the City of Rockford (the “City”) must prepare a housing impact study.

Based upon site survey and City information as of June 1, 2006, the City has identified 416 residential units located on approximately 257 tax parcels in the Redevelopment Project Area (RPA) that it may displace during the overall redevelopment of the area.

The City proposes to redevelop the area promoting mixed uses, including commercial, residential and retail uses.

The City has jointly prepared this document with Kane, McKenna and Associates, Inc. in order to conform to the provisions of the TIF Act.

### B. Type of Units

The TIF Act requires that data regarding the nature of the housing, whether single-unit or multi-unit, be examined and a finding be placed in the Study.

Kane, McKenna and Associates, Inc. and City officials have identified approximately 158 single-unit dwellings (both detached and attached) and 99 multi-unit dwellings. There are 257 residential structures in total. These units are located throughout the proposed Redevelopment Project Area (RPA). See attached map for unit locations.

The units were identified by performing exterior site surveys and reviewing City data.

### C. Unit Breakdown

The TIF Act requires that a municipality provide a breakdown of the number and type of housing units be made, if available.

Exhibit 1 provides an analysis showing the breakdown of units, with the number of housing units broken down by the number of rooms. Information regarding the type of rooms specific to the proposed RPA was not available. Instead, U.S. Census Bureau data was used for an area that, while covering the RPA, was not coterminous with the RPA.

The data is based on Census “Block Group” data compiled by the U.S. Census Bureau. The Census Block Group data covers all parcels within the proposed RPA. However, because the Census Block Group data is not coterminous with the proposed RPA and covers a larger “footprint” than the RPA, **the RPA necessarily encompasses only a portion of the Census Block Groups listed below.<sup>1</sup>**

Exhibit 1  
Housing Analysis by Room Size

Size of House	Block Group 2 Census Tract 8	Block Group 3 Census Tract 8	Block Group 1 Census Tract 11
1 room	16	0	108
2 rooms	44	20	109
3 rooms	126	32	198
4 rooms	120	93	93
5 rooms	110	85	15
6 rooms	173	57	6
7 rooms or more	155	85	12
<b>Total Houses</b>	<b>744</b>	<b>372</b>	<b>541</b>

Source: U.S. Census (2000)

D. Status of Units

The TIF Act requires that a determination be made regarding the status of each unit’s habitation no less than forty-five (45) days before the date that the ordinance or resolution establishing the public hearing is adopted.

KMA and the City have made the determination on June 1, 2006 that the area contains 257 inhabited structures based upon City data. Please refer to the attached map. The area contains 158 single-unit dwellings and 99 multi-unit dwellings. This information will be updated as required by the TIF Act.

---

<sup>1</sup>The Census Bureau measures data at the block, block group, and census tract levels (from smallest to largest unit of measure). A census tract would cover several block groups which in turn covers multiple blocks.

E. Ethnic Composition of Residents

The TIF Act requires that the ethnic composition of the residents in the inhabited residential units be identified. Under the TIF Act, the data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal Census. Accordingly, the most recent (2000) Census data was used to identify the racial and ethnic makeup of the area.

The 2000 Census units that encompass the RPA are comprised of three (3) Census blocks groups. Listed below is the ethnic breakdown of the residents living in these three block groups. As noted, the RPA encompasses only a portion of the Census Blocks listed below. **As a result, the block group data cover an area that is larger than the RPA.**

Exhibit 2

Demographic Profile of Area Covering Proposed RPA

Race	Block Group 2 Census Tract 8		Block Group 3 Census Tract 8		Block Group 1 Census Tract 11	
White (Non-Hispanic)	1151	73.5%	649	84.4%	549	80.7%
Black	65	4.1%	27	3.5%	33	4.9%
American Indian / Alaska Native	0	0.0%	0	0.0%	6	0.9%
Asian	0	0.0%	0	0.0%	39	5.7%
Native Hawaiian / Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Other (Non-Hispanic)	0	0.0%	0	0.0%	0	0.0%
Two or More Races	50	3.2%	0	0.0%	0	0.0%
White (Hispanic)	166	10.6%	40	5.2%	36	5.3%
Other (Hispanic)	135	8.6%	53	6.9%	17	2.5%
<b>Total</b>	<b>1567</b>		<b>769</b>		<b>680</b>	

Source: 2000 Census

Note: Geographic Units Defined by U.S. Census Bureau

II. **REDEVELOPMENT PLAN REQUIREMENTS AND RELOCATION ASSISTANCE**

A. **Identification of Units That May Be Slated for Displacement**

The TIF Act requires that the housing impact study identify those units, by location and number that will or may be removed as a result of the redevelopment plan.

There are 416 total housing units which may be slated for displacement. Please refer to Appendix B for the location and description of these units.

B. **City's Plans for Relocation Assistance**

The TIF Act requires that the municipality outline a plan for relocation assistance for those units that will be removed as a result of the redevelopment of the RPA.

The City will utilize the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) guidelines as the basis for its relocation plan for those units that will be displaced as a result of the redevelopment effort.

C. **Identification of Replacement Housing Alternatives**

The TIF Act states that the municipality shall identify the availability of replacement housing for those residents whose residences are to be removed and shall identify the type, location and costs of the housing.

Utilizing information from the Multiple Listing Service (MLS) maintained by Rockford Area Association of Realtors as a *preliminary* roster of available housing units, the City identified a range of residential units and locations that are within the price range of units located within the RPA. Specifically, Rockford single-family housing for sale as of May 2006 (outside of the zip codes for the Jackson School area but within the City) was reviewed. Single-family units listed for under \$200,000 – similar to the average price of Jackson School housing for sale at the same time – were reviewed. It is expected that the data would be updated as needed by the City.

Appendix D includes sales data for single-unit housing derived from Rockford Area Association of Realtors data.

For information about rental units, median rents were derived from the 2000 Census median rent data. Additionally, KMA calculated an estimate of “affordable” housing as defined by the U.S. Department of Housing and Urban Development (HUD; 30% of average income). Based upon this information, a listing of replacement rental housing was generated to determine the types and costs of units that would be available to displaced residents. Refer to Appendix E.

**The information contained in Appendix D and E are not meant to be exhaustive, but serves as an example of alternative housing available within the city in price ranges similar to the RPA.**

D. Relocation Assistance to be Provided

The TIF Act states that the type and extent of relocation assistance to be provided by the municipality must be identified. The City plans on providing relocation assistance to those individuals who qualify under the TIF Act. The City will utilize Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) guidelines as the basis for its relocation assistance where appropriate.

### III. REQUIREMENTS FOR VERY LOW AND LOW-INCOME RESIDENTS

Per the TIF Act, no redevelopment plan shall remove residential housing units that are occupied by households of low-income and very low-income persons unless the plan provides, with respect to inhabited housing that are to be removed for households of low-income and very low-income persons, affordable housing and relocation assistance not 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 the Act. The municipality shall make a good faith effort to ensure that this affordable housing is located on or near the redevelopment project area within the municipality.

If the City does displace residents within the RPA, the City will need to determine if those residents fall into the low-income and very low-income category. At that point, the City will act appropriately and provide relocation assistance to those residents that would be displaced pursuant to the requirements of the TIF Act.

Appendix A  
Study Area Map

# PROPOSED JACKSON SCHOOL TIF



**Appendix B**  
**Location of Housing Units**

## HOUSING

DEVNET_PIN	HOUSENUM	STREETP	STREETNAME	STREETSUI
1124378001	223		REGAN	ST
1124378002	221		REGAN	ST
1124378003	219		REGAN	ST
1124378004	215		REGAN	ST
1124378005	211		REGAN	ST
1124378006	207		REGAN	ST
1124378007	201		REGAN	ST
1124378008	1515		CROSBY	ST
1124378009	1517		CROSBY	ST
1124378010	1525		CROSBY	ST
1124378011	1529		CROSBY	ST
1124378012	1533		CROSBY	ST
1124378013	1537		CROSBY	ST
1124378014	1543		CROSBY	ST
1124378015	1516		DAISY	AVE
1124378016	1520		DAISY	AVE
1124378017	1528		DAISY	AVE
1124378018	1532		DAISY	AVE
1124378019	1536		DAISY	AVE
1124378020	1540		DAISY	AVE
1124378021	1544		DAISY	AVE
1124378022	226		SMITH	AVE
1124378023	224		SMITH	AVE
1124378024	220		SMITH	AVE
1124378025	216		SMITH	AVE
1124378026	214		SMITH	AVE
1124378027	206		SMITH	AVE
1124378028	202		SMITH	AVE
1124379001	225		SMITH	AVE
1124379002	217		SMITH	AVE
1124379003	213		SMITH	AVE
1124379004	207		SMITH	AVE
1124379005	203		SMITH	AVE
1124380001	129		REGAN	ST
1124380002	123		REGAN	ST
1124380007	1515		DAISY	AVE
1124380008	1519		DAISY	AVE
1124380009	1525		DAISY	AVE
1124380010	1529		DAISY	AVE
1124380011	1533		DAISY	AVE
1124380012	1537		DAISY	AVE
1124380013	1543		DAISY	AVE
1124380014	136		SMITH	AVE
1124382001	141		SMITH	AVE
1124382002	137		SMITH	AVE
1124355005	1315		CROSBY	ST
1124355006	1319		CROSBY	ST
1124355007	217		DOUGHERTY	PL

1124355008	215	DOUGHERTY	PL
1124355009	1327	CROSBY	ST
1124355010	1331	CROSBY	ST
1124355011	1333	CROSBY	ST
1124355012	1339	CROSBY	ST
1124355013	219	ADAMS	ST
1124355014	215	ADAMS	ST
1124355015	213	ADAMS	ST
1124355016	211	ADAMS	ST
1124355017	205	ADAMS	ST
1124355018	201	ADAMS	ST
1124355021	1320	REVELL	AVE
1124355022	1324	REVELL	AVE
1124355023	1328	REVELL	AVE
1124355024	1332	REVELL	AVE
1124355026	228	SUMMIT	ST
1124355027	224	SUMMIT	ST
1124355028	220	SUMMIT	ST
1124355029	2XX	SUMMIT	ST
1124355030	214	SUMMIT	ST
1124355031	208	SUMMIT	ST
1124355032	204	SUMMIT	ST
1124355033	1314	REVELL	AVE
1124355036	1334	REVELL	AVE
1124356001	1305	REVELL	AVE
1124356002	129	ADAMS	ST
1124356003	1305	REVELL	AVE
1124356004	1313	REVELL	AVE
1124356005	1317	REVELL	AVE
1124356006	1319	REVELL	AVE
1124356007	1321	REVELL	AVE
1124356008	1327	REVELL	AVE
1124356009	1329	REVELL	AVE
1124356010	1331	REVELL	AVE
1124356011	1333	REVELL	AVE
1124356012	140-42	N	SUMMIT
1124358001	225	SUMMIT	ST
1124358002	1411	CROSBY	ST
1124358003	1417	CROSBY	ST
1124358004	1421	CROSBY	ST
1124358005	228	REGAN	ST
1124358006	219	SUMMIT	ST
1124358008	209	SUMMIT	ST
1124358010	205	SUMMIT	ST
1124358011	201	SUMMIT	ST
1124358012	141	SUMMIT	ST
1124358013	137	SUMMIT	ST
1124358014	135	SUMMIT	ST
1124358015	131	SUMMIT	ST
1124358020	224	REGAN	ST
1124358021	218	REGAN	ST
1124358022	214	REGAN	ST

1124358023	208	REGAN	ST
1124358024	204	REGAN	ST
1124358025	202	REGAN	ST
1124358026	136	REGAN	ST
1124358027	132	REGAN	ST
1124358038	211	SUMMIT	ST
1124355001	1303	CROSBY	ST
1124355002	1307	CROSBY	ST
1124355003	1313	CROSBY	ST
1124355004	212	DOUGHERTY	PL

LIVEWORK

DEVNET_PIN	HOUSENUMBI	STREETP	STREETNAME	STREETSUI
1124354001	1227		CROSBY	ST
1124354002	1233		CROSBY	ST
1124354003	1237		CROSBY	ST
1124354004	1241		CROSBY	ST
1124354005	1249		CROSBY	ST
1124354006	1228		REVELL	AVE
1124354007	1232		REVELL	AVE
1124354008	1236		REVELL	AVE
1124354009	1240		REVELL	AVE
1124354010	218		ADAMS	ST
1124354011	216		ADAMS	ST
1124354012	210		ADAMS	ST
1124354013	206		ADAMS	ST
1124354014	204		ADAMS	ST
1124354015	142		ADAMS	ST
1124354016	140		ADAMS	ST
1124354017	138		ADAMS	ST
1123481001	221	N	LONGWOOD	ST
1123481002	211	N	LONGWOOD	ST
1123481003	207	N	LONGWOOD	ST
1123481004	1XX		9TH	ST
1123481005			9TH	ST
1123481006			9TH	ST
1123481007	1119		CROSBY	ST
1123481008	1119		CROSBY	ST
1123481009	1125		CROSBY	ST
1123481010	1127		CROSBY	ST
1123481011	1129		CROSBY	ST
1123481012	1131		CROSBY	ST
1123481013	1135		CROSBY	ST
1123481014	1201		CROSBY	ST
1123481015	1205		CROSBY	ST
1123481016	1209		CROSBY	ST
1123481017	1215		CROSBY	ST
1123481018	1219		CROSBY	ST
1123481019	1221		CROSBY	ST
1123481020	1223		CROSBY	ST
1123481021	1118		REVELL	AVE

1123481022	1122	REVELL	AVE
1123481023	1126	REVELL	AVE
1123481024	1130	REVELL	AVE
1123481025	1136	REVELL	AVE
1123481026	1138	REVELL	AVE
1123481027	1204	REVELL	AVE
1123481028	1208	REVELL	AVE
1123481029	1212	REVELL	AVE
1123481030	1216	REVELL	AVE
1123481031	1220	REVELL	AVE
1123481032	1224	REVELL	AVE

MIXED

DEVNET_PIN	HOUSENUM	STREETP	STREETNAME	STREETSU
1124356014	1226		STATE	ST
1124356015	1229		REVELL	AVE
1124356018	1233		REVELL	AVE
1123483001	11XX		REVELL	AVE
1123483002	125	N	9 TH	ST
1123485001	1209		REVELL	AVE
1123485002	1213		REVELL	AVE
1123485003	1217		REVELL	AVE
1123485004	1221		REVELL	AVE
1123485005	1221		REVELL	AVE
1123485006	1214	E	STATE	ST

SELECTIVE

DEVNET_PIN	HOUSENUM	STREETP	STREETNAME	STREETSU
1124351001	1227		BENTON	ST
1124351002	1229		BENTON	ST
1124351003	1233		BENTON	ST
1124351004	1237		BENTON	ST
1124351005	1228		CROSBY	ST
1124351006	1236		CROSBY	ST
1124351007	1240		CROSBY	ST
1124351008	1244		CROSBY	ST
1124351009	1245		BENTON	ST
1124351010	324		ADAMS	ST
1124351011	318		ADAMS	ST
1124351012	312		ADAMS	ST
1124351013	1248		CROSBY	ST
1124308001	1221		JACKSON	ST
1124308002	1223		JACKSON	ST
1124308003	1235		JACKSON	ST
1124308004	1241		JACKSON	ST
1124308005	1245		JACKSON	ST
1124308006	418		ADAMS	ST
1124308007			ADAMS	ST
1124308008	1228		BENTON	ST
1124308009	1232		BENTON	ST

1124308010	1236	BENTON	ST	
1124308011	1240	BENTON	ST	
1124308012	1244	BENTON	ST	
1124308013	1248	BENTON	ST	
1124305009	512	ADAMS	ST	
1124305010	1224	JACKSON	ST	
1124305011	1228	JACKSON	ST	
1124305012	1240	JACKSON	ST	
1124305013	1242	JACKSON	ST	
1124305014	1246	JACKSON	ST	
1124305015	1248	JACKSON	ST	
1123480002	319	N	LONGWOOD	ST
1123480003	315	N	LONGWOOD	ST
1123480004	311	N	LONGWOOD	ST
1123480005	3XX	N	LONGWOOD	ST
1123480006	301	N	LONGWOOD	ST
1123480007	1113	BENTON	ST	
1123480008	1119	BENTON	ST	
1123480009	1125	BENTON	ST	
1123480010	1127	BENTON	ST	
1123480011	1131	BENTON	ST	
1123480012	1133	BENTON	ST	
1123480013	1201	BENTON	ST	
1123480014	1207	BENTON	ST	
1123480015	1211	BENTON	ST	
1123480016	1215	BENTON	ST	
1123480017	1219	BENTON	ST	
1123480018	1112	CROSBY	ST	
1123480019	1116	CROSBY	ST	
1123480020	1120	CROSBY	ST	
1123480021	1126	CROSBY	ST	
1123480022	1132	CROSBY	ST	
1123480023	1136	CROSBY	ST	
1123480024	1204	CROSBY	ST	
1123480025	1210	CROSBY	ST	
1123480026	1216	CROSBY	ST	
1123480027	1220	CROSBY	ST	
1123480028	1222	CROSBY	ST	
1123480001	327	N	LONGWOOD	ST
1123429004	511	N	LONGWOOD	ST
1123429006	501	N	LONGWOOD	ST
1123429020	1124	JACKSON	ST	
1123429021	1118	JACKSON	ST	
1123429022	1122	JACKSON	ST	
1123429023	1126	JACKSON	ST	
1123429024	1128	JACKSON	ST	
1123429025	1132	JACKSON	ST	
1123429026	1136	JACKSON	ST	
1123429028		JACKSON	ST	
1123429029	1202	JACKSON	ST	
1123429030	1208	JACKSON	ST	
1123429031	1214	JACKSON	ST	

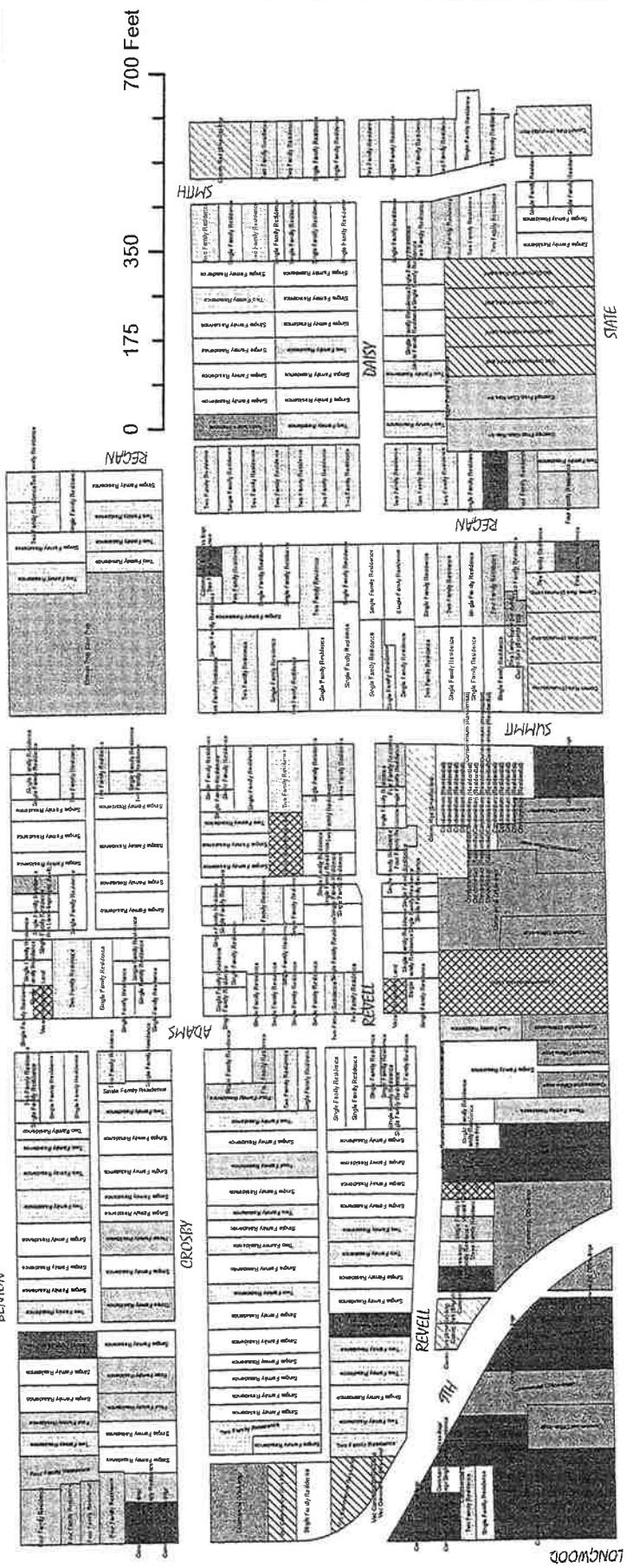
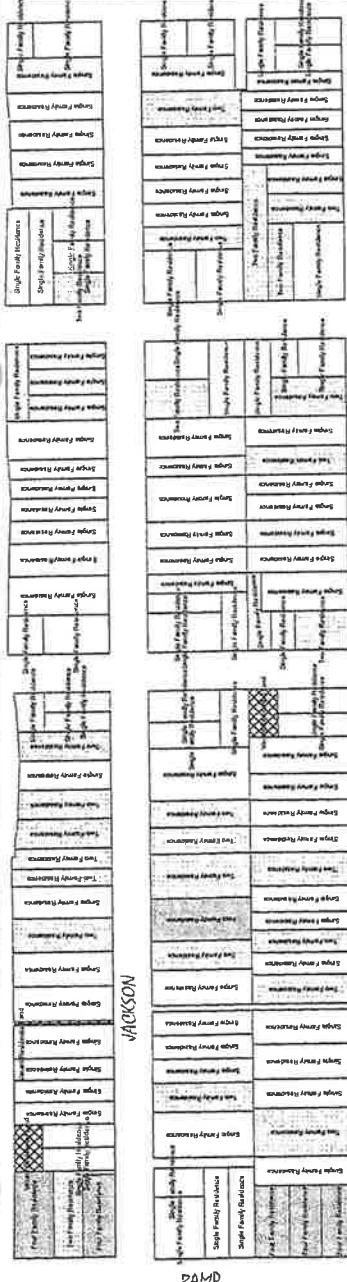
1123429032	1218	JACKSON	ST
1123429033	1220	JACKSON	ST
1123429034	1222	JACKSON	ST
1123429035	507	N LONGWOOD	ST
1123430001	429	N LONGWOOD	ST
1123430002	421	N LONGWOOD	ST
1123430003	417	N LONGWOOD	ST
1123430004	409	N LONGWOOD	ST
1123430005	405	N LONGWOOD	ST
1123430006	401	N LONGWOOD	ST
1123430007	1111	JACKSON	ST
1123430008	1115	JACKSON	ST
1123430009	1127	JACKSON	ST
1123430010	1131	JACKSON	ST
1123430011	1135	JACKSON	ST
1123430012	1139	JACKSON	ST
1123430015	1203	JACKSON	ST
1123430016	1209	JACKSON	ST
1123430017	1213	JACKSON	ST
1123430018	1217	JACKSON	ST
1123430019	1114	BENTON	ST
1123430020	1120	BENTON	ST
1123430021	1126	BENTON	ST
1123430022	1132	BENTON	ST
1123430023	1136	BENTON	ST
1123430026	1202	BENTON	ST
1123430027	1208	BENTON	ST
1123430028	1212	BENTON	ST
1123430029	1214	BENTON	ST
1123430030	1216	BENTON	ST
1123430031	1222	BENTON	ST

CONDO

DEVNET_PIN	HOUSENUM_1	STREETP	STREETNAME	STREETSUI
1124380024		E	STATE	ST
1124380025		E	STATE	ST
1124380026		E	STATE	ST
1124380027		E	STATE	ST

**Appendix C**  
**Habitation Status of Housing Units**

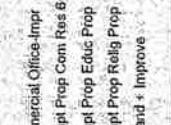
**Existing Land Use  
and Residential Units  
In the Proposed  
Jackson School TIF  
District**



**Legend**

**Jackson School Proposed TIF Land Use**

Class Description	Four Family Residence
Single Family Residence	Five Family Residence
Two Family Residence	Six Family Residence
Three Family Residence	Condominium (Residential)



**City of Rockford Illinois  
Economic Development Division**

**Z**

Appendix D  
MLS Data – Single-Unit Locations

**City of Rockford**  
**Housing Impact Study**  
**Residential Property for Sale as of May 23, 2006**

**Notes:**

- > Includes Property Outside the Jackson School TIF, Under \$200,000
- > Reflects Following Zip Codes Outside TIF: 61101, 02, 05, 06, 09, 10, 12, 14
- > All Properties Single-Family

Price	Address	City/Zip	Beds	Bath	MLS
\$14,900	208 HENRIETTA, S	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 76064
\$17,500	212 BROOKE RD	ROCKFORD, IL 61109	Beds: 1	Baths: 1	MLS#: 71988
\$18,900	727 PLAISANCE AVE	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 72927
\$19,000	119 PIERPONT S	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 75376
\$20,000	711 VISTA TER	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 75573
\$23,000	510 1/2 DAY	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 76226
\$23,000	218 OAKWOOD	ROCKFORD, IL 61101	Beds: 4	Baths: 2	MLS#: 76227
\$23,000	1407 ELM	ROCKFORD, IL 61102	Beds: 4	Baths: 1	MLS#: 76228
\$23,900	2706 STATE ST, W	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 75299
\$23,900	616 HOUGHTON	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 69547
\$23,900	1050 SCHOOL ST.	ROCKFORD, IL 61101	Beds: 4	Baths: 1.5	MLS#: 69962
\$24,900	216 WOODROW ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 70305
\$24,900	623 PIERPONT, S	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 68448
\$26,000	520 MONTAGUE ST	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 72501
\$26,500	931 WOODLAWN AVE.	ROCKFORD, IL 61102	Beds: 4	Baths: 1	MLS#: 69882
\$26,500	906 CENTRAL AVE N	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 75215
\$26,900	2720 SEWELL	ROCKFORD, IL 61109	Beds: 1	Baths: 1	MLS#: 75414
\$27,900	207 CENTRAL AVE S	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 72753
\$29,000	624 WILLARD AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 70465
\$29,000	441 OAKLEY	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 76232
\$29,500	2845 COLLINS ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 74664
\$29,900	631 PIERPONT AVE, S	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 74177
\$30,000	324 SALTER	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 72507
\$30,000	3334 8TH ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 76144
\$30,400	919 8TH AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 72388
\$31,825	612 AVON ST N	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74719
\$31,900	1715 GREEN ST	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 73339
\$32,000	1227 ANDREWS ST	ROCKFORD, IL 61101	Beds: 4	Baths: 1	MLS#: 65716
\$32,500	503 HORACE AVE N	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 72845
\$32,900	515 FURMAN ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74007
\$33,500	412 GARVER	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 72829
\$33,500	1410 WEST ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 73127
\$34,400	1425 MAIN ST, S	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 72394
\$34,400	320 SALTER	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 72364
\$34,900	1348 SHERMAN	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 73184
\$34,900	3412 ELM ST	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 75722
\$35,000	531 AVON ST, N	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 75839
\$35,000	1212 PRESTON ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 72516
\$35,000	625 ATWOOD	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 71361
\$35,900	404 LINCOLN AVE	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 72815
\$36,900	2622 10TH ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 73452
\$38,000	319 ATWOOD AVE	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 72717
\$38,900	521 ALBERT AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 69422
\$39,900	517 AVON N ST	ROCKFORD, IL 61101	Beds: 4	Baths: 1	MLS#: 68424
\$39,900	115 HENRIETTA AVE, S	ROCKFORD, IL 61101	Beds: 4	Baths: 1	MLS#: 72082
\$39,900	208 LEXINGTON	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 71796

\$39,900 323 CARBAUGH AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 74878
\$39,900 1128 SCHOOL ST	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 75727
\$40,000 431 IRVING AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 75582
\$40,000 3321 COLLINS ST	ROCKFORD, IL 61109	Beds: 1	Baths: 1	MLS#: 70637
\$40,000 628 AVON, N	ROCKFORD, IL 61101	Beds: 4	Baths: 1.5	MLS#: 65723
\$40,900 1114 BLAISDELL ST	ROCKFORD, IL 61101	Beds: 4	Baths: 1.5	MLS#: 67436
\$41,900 704 PLEASANT	ROCKFORD, IL 61102	Beds: 3	Baths: 1.8	MLS#: 76373
\$42,000 419 ALBERT AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 65712
\$42,000 1248 CLOVER AVE	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 70879
\$42,900 124 VICTORY	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 71630
\$42,900 1132 BENTON	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 71686
\$43,900 1311 BOND AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 70795
\$44,500 1104 INDEPENDENCE AVE S	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 74670
\$44,500 1239 SCHOOL ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74560
\$44,500 1012 LOOMIS ST	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 72557
\$44,900 1201 CORBIN ST	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 74592
\$44,900 1212 SCHOOL ST.	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 76094
\$45,000 513 MIRIAM AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 75086
\$45,000 3004 GRANT PARK	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 74506
\$45,000 1021 GARFIELD AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 73993
\$45,000 3434 SUNNYSIDE AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 68299
\$45,500 1217 BLAISDELL ST	ROCKFORD, IL 61101	Beds: 4	Baths: 1.5	MLS#: 69732
\$45,900 3135 WALLIN	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 71298
\$46,400 216 CENTRAL AVE, N	ROCKFORD, IL 61102	Beds: 4	Baths: 1	MLS#: 73770
\$46,900 527 MEMORIAL AVE.	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 73820
\$46,900 145 WOODROW	ROCKFORD, IL 61101	Beds: 1	Baths: 1	MLS#: 71632
\$47,000 2832 KISHWAUKEE ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 73979
\$47,000 714 BLUEFIELD ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74067
\$47,500 1145 FAIRVIEW	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 74308
\$47,900 2001 KILBURN AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 73898
\$47,900 2734 SEWELL	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 76140
\$48,000 128 CENTRAL AVE, N	ROCKFORD, IL 61101	Beds: 3	Baths: 1.8	MLS#: 74733
\$48,500 424 ALBERT AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 73888
\$48,900 424 INDEPENDENCE, N	ROCKFORD, IL 61101	Beds: 3	Baths: 1.2	MLS#: 73652
\$49,600 1103 INDEPENDENCE AVE S	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 75339
\$49,899 1621 ALTON AVE	ROCKFORD, IL 61109	Beds: 2	Baths: 1.5	MLS#: 71510
\$49,900 3408 GILBERT	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 71629
\$49,900 1008 OAKLEY	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 70472
\$49,900 2814 ASHLAND AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 68523
\$49,900 522 PIERPONT AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 72881
\$49,900 1218 WINNEBAGO S	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 74527
\$49,900 620 SOPER AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74494
\$49,900 2302 MULBERRY ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 75838
\$49,900 3026 BILDAHL	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 75911
\$50,000 431 GARVER AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 73767
\$50,900 1107 FURMAN ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 68450
\$51,900 1420 ARTHUR AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 68685
\$51,900 320 FOSTER	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 70334
\$51,900 1035 HORSMAN	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 70341
\$51,900 808 LOCUST ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 70349
\$51,900 448 OAKLEY	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 70374
\$52,000 417 WEBSTER AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 72047
\$52,900 719 FURMAN ST	ROCKFORD, IL 61101	Beds: 4	Baths: 1.2	MLS#: 72026
\$52,900 1204 INDEPENDENCE, S	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 68449
\$52,900 414 INDEPENDENCE	ROCKFORD, IL 61101	Beds: 4	Baths: 1	MLS#: 74019
\$52,900 1032 WOODLAWN AVE	ROCKFORD, IL 61101	Beds: 4	Baths: 1	MLS#: 73470

\$53,000 1621 SCHOOL ST	ROCKFORD, IL 61101	Beds: 5	Baths: 1.5	MLS#: 74065
\$53,000 3616 BLACKSTONE AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 75959
\$53,900 830 ROYAL AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 74269
\$54,500 616 DAY AVE, N	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 74551
\$54,500 823 FURMAN ST	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 76296
\$54,900 3135 SEWELL ST	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 76176
\$54,900 710 CENTRAL AVE N	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 75891
\$54,900 3507 ARLINE AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 75675
\$54,900 303 DAY ST S	ROCKFORD, IL 61102	Beds: 4	Baths: 1.8	MLS#: 74119
\$54,900 1212 GREENVIEW AVE, N	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 73421
\$54,900 417 BROOKE RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 73366
\$54,900 3311 SUMMERDALE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 71625
\$54,900 2223 KILBURN AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 71378
\$54,900 3603 SUNNYSIDE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 71634
\$55,000 1223 CHESTNUT ST	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 75164
\$55,500 1816 STATE ST,W	ROCKFORD, IL 61102	Beds: 2	Baths: 1.5	MLS#: 75064
\$55,500 2814 8TH ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 75504
\$55,900 326 BROOKE RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 76006
\$56,000 1206 JOHNSTON AVE,N	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 74005
\$57,900 201 WILLARD AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 68446
\$57,900 211 IRVING AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 70134
\$58,000 1327 BURBANK	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 73651
\$59,000 3438 LIBERTY D	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 75150
\$59,900 2801 COLLINS ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 75404
\$59,900 3221 8TH ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 76187
\$59,900 440 BARRY RD	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 73304
\$59,900 1211 BLAKE ST	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 72838
\$59,900 1012 FURMAN ST	ROCKFORD, IL 61101	Beds: 4	Baths: 1.1	MLS#: 72464
\$59,900 1432 FAIRVIEW AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74596
\$59,900 3404 MONTROSE AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 74900
\$59,900 1227 TAYLOR ST	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 69403
\$59,900 1203 BLAKE ST	ROCKFORD, IL 61102	Beds: 4	Baths: 1.5	MLS#: 69200
\$59,900 1323 STATE ST W	ROCKFORD, IL 61101	Beds: 4	Baths: 1	MLS#: 72161
\$59,900 718 CENTRAL AVE,N	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 70790
\$59,900 4207 CRANDALL	ROCKFORD, IL 61101	Beds: 4	Baths: 2	MLS#: 70769
\$59,900 2717 KINSEY ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 70987
\$59,900 1516 GREEN ST	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 71151
\$60,000 3620 SUNNYSIDE AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 71442
\$60,000 4422 NINA TERR	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 75999
\$61,900 615 ROYAL AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1.8	MLS#: 71786
\$62,900 3131 15TH ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 69500
\$63,000 3316 ARLINE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 71446
\$63,000 1420 DAY AVE N	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 73779
\$63,500 1256 SANFORD ST.	ROCKFORD, IL 61102	Beds: 4	Baths: 1.8	MLS#: 72258
\$63,500 1807 GENOA	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 75945
\$63,500 1265 CLOVER AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 75634
\$63,700 908 DAY, N	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 75704
\$63,900 3121 4TH ST, S	ROCKFORD, IL 61109	Beds: 2	Baths: 1.2	MLS#: 75392
\$63,900 3624 SUNNYSIDE AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 70266
\$64,000 304 JOHNSTON AVE N	ROCKFORD, IL 61101	Beds: 4	Baths: 2	MLS#: 65395
\$64,900 1101 BLUEFIELD ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 65884
\$64,900 703 SOPER AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74433
\$64,900 1308 HORACE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 75106
\$64,900 1103 OGILBY RD	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 76171
\$64,900 2120 GRENSHAW ST	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 76305
\$65,000 1412 CHESTNUT	ROCKFORD, IL 61102	Beds: 3	Baths: 1.8	MLS#: 76146

\$67,000 1312 BLAISDELL ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1.1	MLS#: 72096
\$67,500 1004 JOHNSTON, S	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 69872
\$67,500 1645 HAMILTON AVE	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 74700
\$67,750 1919 HULIN ST	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 67860
\$68,000 221 MIRIAM AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 67437
\$68,500 3035 4TH ST, S	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 72841
\$68,900 1518 HORSMAN ST., N.	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 72527
\$68,995 716 CONCORD	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 68321
\$69,500 803 ILLINOIS	ROCKFORD, IL 61101	Beds: 2	Baths: 1.5	MLS#: 72031
\$69,900 3228 IDLEWOOD TERR	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74741
\$69,900 3223 ALIDA ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 76321
\$69,900 1312 MORGAN ST	ROCKFORD, IL 61102	Beds: 3	Baths: 1.2	MLS#: 74967
\$69,900 2905 GLENWOOD	ROCKFORD, IL 61101	Beds: 2	Baths: 1.5	MLS#: 75525
\$69,900 1120 INDEPENDENCE, N	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 76017
\$69,900 3111 PARKSIDE AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 75974
\$70,000 406 ALLIANCE AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74904
\$70,000 1108 CEDAR ST	ROCKFORD, IL 61102	Beds: 4	Baths: 1.5	MLS#: 73133
\$70,000 1307 ASHLAND AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 73648
\$70,000 3315 BLACKSTONE AVE.	ROCKFORD, IL 61101	Beds: 3	Baths: 1.2	MLS#: 70331
\$71,995 712 CONCORD	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 68327
\$71,995 808 CAMBRIDGE AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 68294
\$71,995 715 PIERPONT, S	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 68318
\$72,000 1724 CHESTNUT ST	ROCKFORD, IL 61102	Beds: 4	Baths: 2.5	MLS#: 75898
\$73,495 809 HARTFORD AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 68295
\$73,495 703 PIERPONT, S	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 68296
\$73,495 813 HARTFORD	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 68293
\$73,495 805 HARTFORD AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 68355
\$73,495 811 CAMBRIDGE AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 68357
\$73,495 807 CAMBRIDGE AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 68358
\$73,495 707 PIERPONT, S	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 68303
\$73,495 815 NEWPORT AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 56838
\$73,900 626 WOODLAWN	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 70357
\$73,900 3107 15TH ST	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 76371
\$74,000 1329 CARBAUGH AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74642
\$74,800 2703 KNIGHT AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 70846
\$74,900 3216 BLACKSTONE AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 71379
\$74,900 1813 KILBURN AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74603
\$74,995 815 CAMBRIDGE AVE	ROCKFORD, IL 61102	Beds: 4	Baths: 2	MLS#: 68325
\$75,000 313 LEXINGTON AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 1.8	MLS#: 71414
\$75,000 414 IRVING AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 71312
\$75,000 413 OAKLEY AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 71314
\$75,000 3215 HANOVER DR	ROCKFORD, IL 61101	Beds: 4	Baths: 1	MLS#: 73831
\$75,900 2013 KILBURN AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 73823
\$76,495 817 HARTFORD AVE	ROCKFORD, IL 61102	Beds: 5	Baths: 2	MLS#: 68326
\$76,900 1618 PAULINE AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 74799
\$77,250 10318 SILVERCREEK	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 74742
\$78,000 2817 HORTON ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 76138
\$79,000 318 FITCH	ROCKFORD, IL 61109	Beds: 4	Baths: 1.5	MLS#: 75837
\$79,500 2915 RIDGEWAY AVE.	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 76036
\$79,900 2828 SUMMERDALE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74444
\$79,900 4206 STATE ST,W	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 74335
\$79,900 3232 LIBERTY DR.	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 73756
\$79,900 205 INDEPENDENCE, N	ROCKFORD, IL 61102	Beds: 3	Baths: 1.8	MLS#: 72842
\$79,900 3115 PRIAL AVE.	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 69698
\$81,900 1223 BROOKE RD	ROCKFORD, IL 61109	Beds: 3	Baths: 0.8	MLS#: 73963
\$82,900 1236 FERGUSON ST.	ROCKFORD, IL 61102	Beds: 4	Baths: 1.5	MLS#: 76203

\$83,900 3207 GREENDALE	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 74500
\$83,900 918 IROQUOIS	ROCKFORD, IL 61102	Beds: 3	Baths: 1.8	MLS#: 72623
\$84,000 4322 NINA TERR	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 75398
\$84,900 3103 HORTON	ROCKFORD, IL 61109	Beds: 4	Baths: 1	MLS#: 76269
\$85,900 2804 RIDGEWAY AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 76280
\$87,000 414 LEXINGTON AVE	ROCKFORD, IL 61102	Beds: 2	Baths: 1	MLS#: 75019
\$87,500 3019 18TH ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 70483
\$87,900 3102 SEWELL ST	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 75080
\$87,900 4302 11TH ST	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 76224
\$88,700 3111 GREENDALE DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 75637
\$89,500 816 DICKERMAN ST	ROCKFORD, IL 61102	Beds: 3	Baths: 1.8	MLS#: 71531
\$89,900 1221 SCHOOL ST	ROCKFORD, IL 61101	Beds: 4	Baths: 2	MLS#: 69218
\$89,900 1416 CENTRAL AVE, S	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 73813
\$89,900 3018 RIDGEWAY AVE	ROCKFORD, IL 61101	Beds: 4	Baths: 1.5	MLS#: 74558
\$89,900 3318 GREENDALE	ROCKFORD, IL 61109	Beds: 4	Baths: 2	MLS#: 73976
\$89,900 3303 ALIDA ST	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74448
\$89,900 1214 SAMUELSON RD	ROCKFORD, IL 61109	Beds: 4	Baths: 1.5	MLS#: 75875
\$90,000 1726 DELROY AVE	ROCKFORD, IL 61109	Beds: 2	Baths: 1.8	MLS#: 73895
\$92,500 2912 16TH ST	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 75382
\$93,500 2942 17TH ST	ROCKFORD, IL 61109	Beds: 4	Baths: 1.5	MLS#: 76348
\$94,900 2623 CARMAC RD	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 74455
\$94,900 1511 CHURCH, N	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 72387
\$95,000 0000 WAVELAND	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 67524
\$95,000 00 WAVELAND	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 67525
\$96,900 1211 MONTAGUE ST	ROCKFORD, IL 61102	Beds: 4	Baths: 2.5	MLS#: 74426
\$96,900 4304 YALE DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 74984
\$97,500 2969 17TH ST	ROCKFORD, IL 61109	Beds: 4	Baths: 2	MLS#: 76332
\$98,500 1535 PAULINE AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 72916
\$98,900 3001 BILDAHL ST (3005)	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 73959
\$99,900 3128 HALSTED RD.	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 71647
\$99,900 3110 RICE AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 75285
\$100,000 411 SHEFFIELD AVE	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 76289
\$102,900 3140 BILDAHL	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 75567
\$102,900 1418 SAWYER	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 75570
\$103,900 2087 SAWYER RD.	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 75688
\$104,900 2220 WILL JAMES RD	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 75239
\$107,000 0 WAVELAND	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 67286
\$109,900 120 ATWOOD	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 71726
\$109,900 116 ATWOOD	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 71727
\$109,900 118 ATWOOD	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 71729
\$110,000 000 WAVELAND	ROCKFORD, IL 61102	Beds: 4	Baths: 2	MLS#: 67528
\$112,000 1022 20TH ST	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 76233
\$112,900 3936 BILTMORE CHASE	ROCKFORD, IL 61109	Beds: 2	Baths: 1	MLS#: 74312
\$114,900 3207 SUNNYSIDE DR	ROCKFORD, IL 61114	Beds: 2	Baths: 1.8	MLS#: 74318
\$115,000 1889 SCHELL DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2.3	MLS#: 75154
\$119,600 4616 SCENIC DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 73150
\$119,900 1023 BROOKE RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 73164
\$120,000 3412 PLEASANT VALLEY	ROCKFORD, IL 61114	Beds: 4	Baths: 2	MLS#: 70946
\$120,000 2916 WARWICK WAY	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 75860
\$122,900 2090 NEW MILFORD SCHOOL	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 74099
\$122,975 5016 DIDIER AVE	ROCKFORD, IL 61101	Beds: 2	Baths: 1	MLS#: 71335
\$123,000 4006 TALLWOOD	ROCKFORD, IL 61114	Beds: 2	Baths: 1.5	MLS#: 75604
\$124,900 2527 BLUFFSIDE	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 75850
\$127,000 3892 GROVELAND RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1	MLS#: 75130
\$128,900 3815 DUNBURY LN	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 70854
\$129,900 3841 DUNBURY LN	ROCKFORD, IL 61101	Beds: 3	Baths: 1	MLS#: 70856

\$129,900 1208 TOFT ST	ROCKFORD, IL 61114	Beds: 3	Baths: 1.5	MLS#: 76124
\$130,900 5007 DIDIER AVE	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 74345
\$131,900 3837 DUNBURY LN	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 70858
\$131,900 3818 CARROLLTON CT	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 75092
\$132,900 3842 ALLENHURST LN	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 74339
\$132,900 3410 CAREFREE DR	ROCKFORD, IL 61114	Beds: 3	Baths: 1.8	MLS#: 73931
\$132,900 3424 LA SALLE AVE	ROCKFORD, IL 61114	Beds: 3	Baths: 2	MLS#: 73850
\$133,000 2687 BAINBURG	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 76175
\$133,900 3810 CARROLLTON CT	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 75095
\$133,900 3838 DUNBURY LN	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 67467
\$134,900 3851 NORTHLINE DR	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 71426
\$134,900 2728 EDGEWOOD DR	ROCKFORD, IL 61114	Beds: 3	Baths: 1.3	MLS#: 74857
\$135,000 1115 MAIN ST, S	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 72256
\$135,900 2220 MAXINE LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 73328
\$136,600 2606 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 71253
\$136,600 2589 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 71348
\$136,600 7620 STANTON AVE	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 71352
\$136,900 2221 MAXINE LN	ROCKFORD, IL 61102	Beds: 3	Baths: 1	MLS#: 73342
\$136,930 4002 BILTMORE CHASE	ROCKFORD, IL 61101	Beds: 3	Baths: 1.5	MLS#: 71866
\$137,900 2312 MAXINE LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 73334
\$137,900 4858 ANTIOCH	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 74764
\$137,999 3216 MAIN ST, S	ROCKFORD, IL 61102	Beds: 3	Baths: 1.5	MLS#: 75552
\$138,000 3720 PLEASANT VALLEY	ROCKFORD, IL 61114	Beds: 4	Baths: 1.5	MLS#: 71769
\$138,600 2576 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 71246
\$138,900 3828 DUNBURY LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 67478
\$138,975 5225 GRAND CAPE RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 75519
\$139,900 3981 TESA RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 75773
\$139,900 3810 NORTHLINE DR.	ROCKFORD, IL 61101	Beds: 4	Baths: 2	MLS#: 70085
\$139,900 3809 DUNBURY LN	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 70853
\$139,900 2550 SPRINGDALE DR	ROCKFORD, IL 61114	Beds: 3	Baths: 1.5	MLS#: 74704
\$139,900 3836 ALLENHURST LN	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 74347
\$139,900 4022 TESA RD	ROCKFORD, IL 61109	Beds: 4	Baths: 1.8	MLS#: 74679
\$139,900 3756 GINA TERR	ROCKFORD, IL 61114	Beds: 3	Baths: 2	MLS#: 72967
\$141,835 2452 KRISTI LN	ROCKFORD, IL 61102	Beds: 3	Baths: 1.8	MLS#: 71064
\$142,900 3833 DUNBURY LN	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 70784
\$142,900 4006 OLD GATE	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 75973
\$143,775 5203 GRAND CAPE RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 74045
\$143,900 2307 MAXINE LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 73336
\$143,900 2302 MAXINE LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2.5	MLS#: 73333
\$144,180 3235 CITADEL DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 70279
\$144,600 7680 STANTON AVE	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 71354
\$144,600 2575 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 71350
\$144,900 3842 DUNBURY LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2.5	MLS#: 67523
\$144,900 3763 NORTHLINE DR	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 72890
\$144,900 3223 BASSWOOD ST.	ROCKFORD, IL 61114	Beds: 3	Baths: 1.8	MLS#: 76110
\$145,735 2460 KRISTI LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 70891
\$145,900 2228 MAXINE LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 73331
\$146,600 2620 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 71345
\$146,600 2619 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 71346
\$146,600 2590 BIBURY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 71249
\$146,900 3848 ALLENHURST LN	ROCKFORD, IL 61101	Beds: 3	Baths: 2.5	MLS#: 74341
\$146,900 5540 STOCKTON	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 76216
\$147,460 4008 BILTMORE CHASE	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5	MLS#: 71863
\$147,525 5209 GRAND CAPE	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 74044
\$147,816 2444 KRISTI LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 71062
\$147,900 6334 ABINGTON DR.	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 75013

\$148,125 3208 CITADEL DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 74042
\$148,500 6625 GLENN DR.(42 ST.)	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5	MLS#: 71324
\$148,900 2227 MAXINE LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 73340
\$148,900 3179 CITY VIEW DR.	ROCKFORD, IL 61101	Beds: 3	Baths: 1.8	MLS#: 76202
\$149,900 5572 GOODHUE AVE	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 75067
\$149,900 2301 MAXINE LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2.3	MLS#: 73337
\$150,975 3820 ALLENHURST	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 74600
\$151,235 2350 KRISTI LN	ROCKFORD, IL 61102	Beds: 3	Baths: 1.8	MLS#: 73114
\$152,900 3401 APPLEWOOD LN	ROCKFORD, IL 61114	Beds: 3	Baths: 1.8	MLS#: 74767
\$152,900 5004 DIDIER AVE	ROCKFORD, IL 61102	Beds: 4	Baths: 2	MLS#: 67530
\$152,900 3003 LANGSTONE	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 75151
\$154,900 4864 CARDAMON LN	ROCKFORD, IL 61114	Beds: 4	Baths: 1.5	MLS#: 76361
\$154,900 4445 SHOREWOOD DR	ROCKFORD, IL 61101	Beds: 4	Baths: 2	MLS#: 73374
\$155,000 3815 PEPPER DR	ROCKFORD, IL 61114	Beds: 3	Baths: 2	MLS#: 74587
\$155,900 3928 BILTMORE CHASE	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5	MLS#: 74314
\$155,900 4075 ROTARY RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1.3	MLS#: 76061
\$156,852 3117 HOLIDAY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 73927
\$157,225 5108 GRAND CAPE RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 74046
\$157,600 2605 BIBURY DR	ROCKFORD, IL 61109	Beds: 4	Baths: 2	MLS#: 71347
\$157,900 2364 KOBEL DR	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 74540
\$157,900 5838 FLAMBEAU CT	ROCKFORD, IL 61114	Beds: 3	Baths: 1.8	MLS#: 76086
\$158,388 3133 HOLIDAY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 73928
\$158,770 2351 KRISTI LN	ROCKFORD, IL 61102	Beds: 3	Baths: 1.8	MLS#: 73103
\$159,900 3002 TRAINER RD	ROCKFORD, IL 61114	Beds: 3	Baths: 3	MLS#: 74726
\$159,900 6581 PALO VERDE DR	ROCKFORD, IL 61114	Beds: 4	Baths: 1.8	MLS#: 74006
\$159,900 3860 ALLENHURST LN	ROCKFORD, IL 61101	Beds: 3	Baths: 2.5	MLS#: 74344
\$159,900 5950 PALO VERDE DR	ROCKFORD, IL 61114	Beds: 4	Baths: 3	MLS#: 76179
\$159,900 4026 WILL ANN DR	ROCKFORD, IL 61101	Beds: 3	Baths: 1.8	MLS#: 76161
\$164,820 2361 KRISTI LN	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 73104
\$164,900 4764 DELVIEW DR.	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 74766
\$164,900 6453 CHEROKEE HILLS DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 75210
\$169,500 3220 SPRING LAKE DR.	ROCKFORD, IL 61114	Beds: 3	Baths: 2.5	MLS#: 74049
\$169,900 5864 DOVER RD	ROCKFORD, IL 61109	Beds: 3	Baths: 1.5	MLS#: 73684
\$169,900 6241 CARLSBURG LN	ROCKFORD, IL 61109	Beds: 5	Baths: 1.8	MLS#: 75761
\$169,900 3613 MORAGA WAY	ROCKFORD, IL 61114	Beds: 4	Baths: 2.5	MLS#: 76288
\$174,900 2863 SWANSON PKWY	ROCKFORD, IL 61101	Beds: 3	Baths: 2	MLS#: 76034
\$178,000 3373 BURLWOOD DR	ROCKFORD, IL 61102	Beds: 3	Baths: 2	MLS#: 74928
\$179,212 5058 CITADEL CT	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5	MLS#: 69180
\$179,900 2112 WISTERIA RD	ROCKFORD, IL 61101	Beds: 3	Baths: 3.5	MLS#: 75484
\$179,900 4234 LAKESIDE DR	ROCKFORD, IL 61101	Beds: 3	Baths: 1.8	MLS#: 75448
\$181,669 5113 CITADEL CT	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 69182
\$182,155 2429 KRISTI LN	ROCKFORD, IL 61102	Beds: 4	Baths: 2.5	MLS#: 73105
\$182,835 3540 CITADEL DR	ROCKFORD, IL 61109	Beds: 3	Baths: 2	MLS#: 65663
\$184,000 923 DAISYFIELD RD	ROCKFORD, IL 61102	Beds: 4	Baths: 1.5	MLS#: 69695
\$184,900 3625 SHATTUCK LN	ROCKFORD, IL 61114	Beds: 3	Baths: 2	MLS#: 66936
\$184,900 3722 THYME DR	ROCKFORD, IL 61114	Beds: 3	Baths: 2	MLS#: 73930
\$184,900 4898 CROFTON DR	ROCKFORD, IL 61114	Beds: 5	Baths: 3	MLS#: 76309
\$184,900 969 PORTSMOUTH	ROCKFORD, IL 61102	Beds: 4	Baths: 1.8	MLS#: 76323
\$187,927 2445 KRISTI LN	ROCKFORD, IL 61102	Beds: 4	Baths: 2.5	MLS#: 73102
\$188,137 2357 KRISTI LN	ROCKFORD, IL 61102	Beds: 4	Baths: 2.5	MLS#: 72857
\$189,500 5362 20TH ST	ROCKFORD, IL 61109	Beds: 5	Baths: 2.8	MLS#: 76112
\$189,900 5561 MILLRY DR	ROCKFORD, IL 61109	Beds: 3	Baths: 1.8	MLS#: 75432
\$189,900 3653 SHATTUCK LN	ROCKFORD, IL 61114	Beds: 3	Baths: 1.8	MLS#: 66941
\$190,112 5059 CITADEL CT	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5	MLS#: 69181
\$190,677 2437 KRISTI LN	ROCKFORD, IL 61102	Beds: 4	Baths: 2.5	MLS#: 73106
\$191,367 2360 KRISTI LN	ROCKFORD, IL 61102	Beds: 4	Baths: 2.5	MLS#: 72909

\$194,500 2424 MEADOWVIEW LN	ROCKFORD, IL 61101	Beds: 4	Baths: 2.5 MLS#: 66710
\$194,900 3904 WINGATE DR.	ROCKFORD, IL 61102	Beds: 4	Baths: 1.8 MLS#: 69975
\$195,000 5572 WHITE FOX DR	ROCKFORD, IL 61102	Beds: 3	Baths: 2 MLS#: 75648
\$195,000 2782 WISHART	ROCKFORD, IL 61114	Beds: 3	Baths: 1.8 MLS#: 76183
\$195,500 2777 MERIDIAN RD, N	ROCKFORD, IL 61101	Beds: 3	Baths: 2 MLS#: 75477
\$195,650 3512 CITADEL DR	ROCKFORD, IL 61109	Beds: 4	Baths: 2.5 MLS#: 69177
\$195,900 3120 RAINTREE LN	ROCKFORD, IL 61114	Beds: 3	Baths: 3 MLS#: 75909
\$197,500 3234 HORSESHOE BEND RD	ROCKFORD, IL 61101	Beds: 2	Baths: 2 MLS#: 75889
\$197,500 4823 CROFTON DR	ROCKFORD, IL 61114	Beds: 4	Baths: 2.5 MLS#: 68208
\$197,810 5070 CITADEL CT	ROCKFORD, IL 61109	Beds: 3	Baths: 2.5 MLS#: 69176
\$197,900 4954 INNSBRUCK	ROCKFORD, IL 61114	Beds: 4	Baths: 2.5 MLS#: 7187
\$199,900 4115 LANDSTROM RD	ROCKFORD, IL 61114	Beds: 3	Baths: 2.5 MLS#: 73680
\$199,900 6822 CUMMINS DR	ROCKFORD, IL 61114	Beds: 3	Baths: 2 MLS#: 73596
\$199,900 6618 CHARTWELL	ROCKFORD, IL 61114	Beds: 3	Baths: 2.5 MLS#: 76028

Source: Rockford Area Association of Realtors, [www.raar.com](http://www.raar.com)

○ Appendix E  
Rental Housing Analysis

### Census 2000 – Median Contract Rent

	<b>Block Group 2</b> <b>Census Tract 8</b>	<b>Block Group 3</b> <b>Census Tract 8</b>	<b>Block Group 1</b> <b>Census Tract 11</b>
Median Contract Rent	\$404	\$442	\$261

Source: Census 2000

**City of Rockford  
Housing Impact Study  
Rental Housing Analysis**

<b>Address</b>	<b>City</b>	<b>Zip</b>	<b>Rent Range</b>	<b>Bedrooms</b>
3464 Hampton Ridge	Rockford	61109	\$500 - \$880	1
4041 Renn Hart Hills Rd.	Loves Park	61111	\$485-900	1
5203 Linden Rd., Apts. 2114/2115	Rockford	61109	\$360	1
2775 Stowmarket Dr.	Rockford	61109	\$750 - \$770	1
228 S. Main St.	Rockford	61101	\$775 - \$1190	1
913 N. Main St.	Rockford	61103	\$650-890	1
No address (5 Points Property Mgt)	Rockford	61108	\$325 - \$500	1
444 Gramercy Drive, Suite 10	Rockford	61107	\$450	1
4801 Linden Rd.	Rockford	61109	\$360	1
3936 Eagle Drive	Rockford	61103	\$389 - \$455	1
4242 Harrison Avenue	Rockford	61108	\$465 - \$525	1
1609 E. State St.	Rockford	61104	\$499	1
128 Smith Ave	Rockford	NA	\$450	1
1016 Franklin Place, \$575/mo.	Rockford	NA	575	1
1315 5th Ave. \$420	Rockford	NA	420	1
500 Fisher Ave	Rockford	NA	385	1
2759 City View	Rockford	NA	395	1
2535 Halsted Rd	Rockford	NA	435	1
3464 Hampton Ridge	Rockford	61109	\$1,020	2
4041 Renn Hart Hills Rd.	Loves Park	61111	\$550-1100	2
5203 Linden Rd., Apts. 2114/2115	Rockford	61109	\$435	2
2775 Stowmarket Dr.	Rockford	61109	\$795-880	2
228 S. Main St.	Rockford	61101	\$775 - \$935	2
913 N. Main St.	Rockford	61103	\$1150 - \$1300	2
No address (5 Points Property Mgt)	Rockford	61108	\$400-800	2
444 Gramercy Drive, Suite 10	Rockford	61107	\$455 - \$568	2
4801 Linden Rd.	Rockford	61109	\$455	2
3936 Eagle Drive	Rockford	61103	\$525 - \$575	2
4242 Harrison Avenue	Rockford	61108	\$555 - \$605	2
1905 W. Riverside Blvd.	Rockford	61103	530	2
3506 Harrison	Rockford	NA	535	2
416 Wallace Ave, \$610	Rockford	NA	610	2
2535 Halsted Rd	Rockford	NA	495	2
Near Alpine & Harrison	Rockford	NA	685	2
2823 Silent Wood Trl.	Rockford	61109	\$580 - \$630	3
2775 Stowmarket Dr.	Rockford	61119	\$895-1090	3
913 N. Main St.	Rockford	61103	\$1,300	3

No address (5 Points Property Mgt)	Rockford	61108 \$625 - \$1000	3
444 Gramercy Drive, Suite 10	Rockford	61107 \$468 - \$578	3
1905 W. Riverside Blvd.	Rockford	61103 640	3

Source: Rockford Register Star, based on apartment.com listings as of June 5, 2006

Notes:

- > Data as of June 6, 2006
- > 58 units found; only listings without missing data shown
- > Search criteria:
  - apartments, condos, townhouses or homes
  - units costing \$1119 or less (30% of the monthly median income)
  - one or more bedrooms
  - AC and dishwashers amenities

APPENDIX 5  
TIF Qualification/Designation Report

*Prepared By Kane, McKenna and Associates*

---

---

**CITY OF ROCKFORD  
TIF ELIGIBILITY REPORT  
PROPOSED JACKSON SCHOOL TIF**

---

---

A study to determine whether all or a portion of an area located in the City of Rockford qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: City of Rockford, Illinois

Prepared Jointly by: Kane, McKenna and Associates, Inc.

and

The City of Rockford

---

---

December 1, 2006

**CITY OF ROCKFORD  
TIF ELIGIBILITY REPORT**

**TABLE OF CONTENTS**

<u>SECTION</u>	<u>TITLE</u>	<u>PAGE</u>
	Executive Summary	
I.	Introduction and Background	1
II.	Qualification Criteria Used	4
III.	The Proposed RPA	7
IV.	Methodology of Evaluation	8
V.	Qualification Findings for Proposed RPA	9
VI.	Summary of Findings / General Assessment of Qualification	13

Appendix 1 – Proposed RPA Boundary

Appendix 2 – Legal Description

## **EXECUTIVE SUMMARY**

Kane, McKenna and Associates, Inc. (KMA) has been retained by the City of Rockford to conduct an analysis of the potential qualification and designation of the proposed “Jackson School” Tax Increment Finance District (TIF). The City is pursuing the TIF designation as part of its overall strategy to promote the revitalization of key under-utilized properties located within the proposed Redevelopment Project Area (RPA).

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential qualification of the area as a TIF District:

- 1) Conservation Area – The proposed RPA qualifies as a Conservation Area under the TIF Act. Overall, the area within the proposed TIF District either has declined, or is in danger of declining, toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Because the majority of structures (418 of 479) are over 35 years old, it is especially vulnerable to potential economic decline and meets statutory criteria as a “Conservation Area” TIF.
- 2) Current conditions impede redevelopment – The existence of the blighting conditions found within the proposed RPA presents a serious barrier to the area’s successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall RPA. Without the use of City planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) Viable redevelopment sites could produce incremental revenue – Within the proposed TIF district, there are several potential redevelopment sites which could produce incremental property tax revenue. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the RPA.
- 4) TIF designation recommended – To mitigate the existing blighting conditions (thereby promoting the economic viability of the proposed RPA), and to promote private sector investment and development efforts, KMA recommends that the City proceed with the formal TIF designation process for the entire area.

Because the City will be considering the redevelopment of certain residential parcels, the City may be obligated to conduct a housing impact study pursuant to the Illinois Tax Increment Allocation Act (ILCS 5/11-74.4-1 *et. seq.*, as amended; hereinafter referred to as the “Act”). For those parcels that may be removed, such a study would identify the number and location of those units that may be removed, the City’s plans for and the extent of relocation assistance, the availability of replacement housing, and the type, location and cost of housing for the residents that will be displaced.

## I. INTRODUCTION AND BACKGROUND

In the context of planning for the proposed Redevelopment Project Area, the City of Rockford has initiated the study of the area to determine whether it qualifies for consideration as a Tax Increment Financing District. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the area.

**Objectives.** The City's general economic development objectives are to enhance residential as well as commercial and mixed use opportunities within the City, including the proposed RPA. To achieve this overarching objective, the City has proposed the following guidelines in its *2020 Plan* ("Comprehensive Plan") as identified in Exhibit 1 below:

### Exhibit 1

#### Components of 2020 Plan Applicable to Jackson School RPA

Goal	Objective	Action
<b>Economic Development Plan Element</b>		
Implement TIFs	Work to overcome land assembly challenges and land use conflicts	Work with developers to assemble property in conjunction with TIF creation
Strengthen the role of downtown	Pursue objectives that will aid the redevelopment of downtown	Improve the state of neighborhoods surrounding downtown
<b>Neighborhood Plan Element</b>		
All Rockford residents should be living in neighborhoods that are stable or improving	Involve and educate elected and appointed officials and employees about neighborhood plans	Neighborhood planning process should include officials and employees
Same	Work with deteriorating neighborhoods to change momentum to a positive direction	Create a conservation plan for Rockford neighborhoods to identify those neighborhoods and strategies /programs that can be utilized
Same	Work with major institutions to develop strategies to bring economic and social benefits into neighborhoods	None listed
Rockford neighborhoods should be cohesive	Ensure changes in land use in established neighborhoods follow good planning	None listed
<b>Land Use Plan Element</b>		
Work to integrate Smart Growth principles into the City of Rockford	Mixed use development	<ul style="list-style-type: none"><li>• Assist with the financing of mixed-use developments</li><li>• Incorporate planned mixed uses into neighborhood/sub-area plans</li><li>• Provide incentives for mixed uses in new development and redevelopment areas</li></ul>
Same	Create a range of housing opportunities and choices	<ul style="list-style-type: none"><li>• Encourage downtown housing</li><li>• Develop a plan to identify and dispose vacant land and buildings</li></ul>
Same	Create walkable communities	Require site plan design that makes commercial areas more walkable
Same	Strengthen and direct development towards existing urban areas	<ul style="list-style-type: none"><li>• Facilitate programs and support community based organizations for neighborhood revitalization</li><li>• Create economic incentives for businesses and homeowners to locate in areas with existing infrastructure</li></ul>

Given the City's goals under the City's comprehensive planning process as well as the conditions described in this report, the City has made a determination that it is highly desirable to promote the redevelopment of the proposed RPA. Without an implementation plan for redevelopment, City officials believe adverse conditions will worsen. The City intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the RPA, which will not only benefit the community as a whole but also generate additional tax revenues to support municipal services.

Given the condition of the RPA and the required coordination for a variety of uses, the City is favorably disposed toward supporting redevelopment efforts. The City has determined that redevelopment should take place through the benefit and guidance of comprehensive economic planning by the City. Through this coordinated effort, the RPA is expected to improve. Development barriers which currently impede economic growth are expected to be eliminated.

The City has further determined that redevelopment currently planned for the RPA is feasible only with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the City to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values that would otherwise decline without such investment. By so doing, it would result in increased property taxes compared to the previous land use (or lack of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the needed private investment.

**Current Land Use.** The proposed RPA is located in the central core of the City, lying immediately adjacent to the Swedish-American hospital campus and near the downtown. Because of its location, a variety of land uses are observed in the surrounding area, including various commercial, retail, institutional, and residential uses. This proposed TIF expansion provides the City with the possibility of bringing new development to an area that has long been underutilized.

Parcels in the RPA include primarily residential land uses; secondary uses include commercial as well as tax-exempt parcels (e.g., schools). The majority of the proposed RPA can be generally described as an older residential area, with significant and pervasive deterioration observed among private residences and the public infrastructure.

The proposed RPA suffers from a variety of economic development impediments, as identified in the TIF Act. For example, it lacks community planning since the area did not have the benefit, over the last several decades, of developing under the guidelines of either a comprehensive plan or an economic development plan. The area as a whole is laid out in a deleterious manner and lacks adequate utilities. The proposed RPA lacks adequate roadways, gutters, alleys, streetlights and sidewalks.

Refer to Appendix 1 which provides a detailed map of the proposed TIF.

**General Scope and Methodology.** KMA formally began its analysis by conducting a series of meetings and discussions with City staff, starting in March 2006 and continuing periodically up to date of this report's issuance. The purpose of the meetings was to establish boundaries for the RPA and to gather data related to the qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed RPA on a block-by-block basis. The field surveys and data collected have been utilized to test the likelihood that various areas located within the proposed RPA would qualify for TIF designation.

For the purpose of the study, properties within the proposed RPA were examined in the context of the TIF Act governing improved areas (separate provisions of the Act address non-improved or vacant areas). The qualification factors discussed in this report qualify the area as a "conservation area," as the terms are defined pursuant to the TIF Act.

During the course of its work, KMA reported to key City staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the City (a) made refinements to the RPA boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the area.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

## II. **QUALIFICATION CRITERIA USED**

With the assistance of City staff in 2006, Kane, McKenna and Associates, Inc. assessed the proposed RPA to determine the presence or absence of appropriate qualifying factors listed in the Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area. By definition, a “redevelopment project area” is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the Act, “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 certain conditions are met, as identified below.

**TIF Qualification Factors for a Conservation Area.** In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed RPA qualified as assessed a “conservation” area. First, KMA analyzed the threshold factor of age to determine if a majority of structures were 35 years of age or older.

Secondly, if a proposed conservation area meet the age threshold, the following factors are to be examined to determine TIF qualification:

If a *conservation area*, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- (A) **Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- (B) **Obsolescence.** The condition or process of falling into disuse. Structures become ill-suited for the original use.
- (C) **Deterioration.** With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, 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 limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

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

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as 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 service.

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

(K) Environmental Clean-Up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the redevelopment project area.

(L) Lack of Community Planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) “Stagnant” EAV. The total equalized assessed value (EAV) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate 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 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.

### **III. THE PROPOSED RPA**

The proposed RPA is a compact, largely residential neighborhood located in the central portion of Rockford. It generally bounded by the following roads: Jackson Street to the north, State Street (Business Route US-20) to the south, North Longwood to the west and Regan Street and Smith Avenue to the east. To the south is the campus of the Swedish-American Hospital, which employs many residents in the vicinity of the hospital. The central business district is within walking distance of the Jackson School neighborhood.

The Jackson School RPA contains improved land largely for residential purposes. The RPA consists of approximately 480 tax parcels (i.e., parcels with unique parcel identification numbers), with only a small number for commercial use. These commercial land uses lay primarily upon State Street, where there is commercial office, restaurant, retail and multi-family occupants interspersed along the street.

It has been determined that this TIF Qualification Report will require a Housing Impact Study, pursuant to the Act. This is because the final boundaries selected by the City will include more than ten (10) inhabited residential units that may be subject to removal or relocation during the life of the proposed TIF District.

#### **IV. METHODOLOGY OF EVALUATION**

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

- 1) Site surveys of the RPA were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each block within the proposed RPA.
- 2) KMA performed EAV trend analysis, to ascertain whether EAV growth in the proposed RPA underperformed EAV growth in the remaining part of the City.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration, obsolescence and deleterious layout and land-use. Additionally, KMA reviewed the following data: 2000-2005 tax information from Winnebago County and Rockford Township, parcel tax maps, historical series of aerial photos, site data, local history (discussions with City officials and staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, deleterious land-use and layout, obsolete platting, etc.).
- 4) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, criteria factors of specific structures and site conditions on the parcels.
- 5) The RPA was examined to assess the applicability of the different factors, required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. Land within the RPA was examined to determine the applicability of the thirteen (13) different Conservation Area factors for qualification for TIF designation under the Act.

## V. QUALIFICATION FINDINGS FOR PROPOSED RPA

Based upon KMA's evaluation of parcels in the proposed RPA and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed RPA as a blighted area. These factors are summarized in the table below.

Exhibit 2

Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed RPA
13	3	<p>5</p> <ul style="list-style-type: none"><li>• Deterioration</li><li>• Stagnant EAV</li><li>• Obsolescence</li><li>• Lack of Community Planning</li><li>• Overcrowding</li></ul>

Note: In addition to 5 qualifying factors above, the proposed RPA meets the statutory age threshold of 35 years.

**Finding as a Conservation Area.** The RPA is found to qualify as a conservation area under the statutory criteria set forth for a conservation area. As indicated in Section II, KMA performed a two-step assessment, first finding that a majority of parcels within the conservation area were over 35 years of age. Based upon Rockford Township data, 418 of 479 structures (87%) were over 35 years in age. The median date that structures were built was 1920. This statistical data was confirmed by site survey evaluations of exterior structures.

**Conservation Area Factors.** As a second step, KMA determined reviewed the criteria needed to qualify an area as a conservation area, finding that six factors were present:

- 1) **Deterioration of Structures and Site Improvements.** Various degrees of deterioration were identified throughout the area ranging from minor to extremely severe. Per the TIF Act, deterioration can be evidenced in building defects as well as deterioration of surface improvements. For example, such building defects include, but are not limited to, defects in primary components such as roofs or secondary components such as windows, gutters and doors.

With respect to surface improvements, deterioration was found throughout the RPA primarily related to alleyways, driveways, sidewalks, and parking areas, evidenced by: surface cracking, potholes, depressions, weed growth and loose paving materials. Many of the sidewalks represent "trip hazards" that may result in liability or risk exposure to the City. These indicators of deterioration were found distributed throughout the proposed RPA.

It was also determined that the site improvements and the structures contained the following signs of deterioration:

- Rotting, damaged and structurally unsound porches, including porch stairs;
- Garages and storage buildings in advanced stages of deterioration;
- Damaged or missing siding and roofing past their “useful lives”; and
- Abandonment of certain homes exhibiting extensive, widespread deterioration.

Furthermore, the observed deterioration is not ordinary depreciation requiring minor repair. Rather, it is extensive physical decline that requires significant capital infusion to restore to a sound condition. For example, to restore such improvement as sidewalks and alleys would require a significant investment through the City’s capital improvement program. These findings of deterioration can be expected in a conservation area where the majority of structures (and related infrastructure) are well over 35 years old.

2) Declining or Stagnant EAV. The EAV of the Jackson School RPA has grown at a rate slower than the balance of the City for three (3) of the last five (5) years (refer to chart below).

Exhibit 3  
EAV Trends for proposed RPA

	2000	2001	2002	2003	2004	2005
Total EAV for RPA	\$8,967,399	\$9,153,092	\$9,540,956	\$9,855,496	\$10,473,895	\$11,530,891
Annual Change (%)	--	<b>2.03%</b>	<b>4.07%</b>	<b>3.19%</b>	5.90%	9.17%
Balance of City EAV	\$1,495,931,563	\$1,565,864,019	\$1,638,429,358	\$1,710,443,576	\$1,735,117,756	\$1,807,451,801
Annual Change (%)	--	<b>4.47%</b>	<b>4.43%</b>	<b>4.21%</b>	1.42%	4.00%

Note: Figures in **bold** for those years in which annual EAV growth in proposed RPA were outpaced by EAV growth in the remainder of the City. 2005 Citywide EAV data not available as of May 1, 2006.

Source: City of Rockford

3) Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. With respect to the former, this is demonstrated through the stagnant EAV growth that has occurred in the past five years as well as deterioration (discussed above).

The deterioration discussed above reflects both economic and functional obsolescence. Because the area – by definition being an area where a majority of structures exceed 35 years in age (with many actually more than 50 to 80 years of age) – is an older neighborhood, a significant number of the buildings within the proposed RPA are no longer adequate for their original use. As indicated above, many homes and secondary structures (e.g., garages) are in advance stages of deterioration, with some being abandoned altogether. These abandoned and deteriorated homes by virtue of their poor physical condition cannot effectively serve their original, basic function of providing inhabitable living and storage space. Furthermore, these abandoned and deteriorated

homes have a disproportionately negative “spill-over” effect on the area and may deter other homeowners from reinvesting in their own homes.

Beyond these issues of physical condition, many structures have been retrofitted to accommodate uses that are not appropriate for the structures’ original uses. A significant number of homes were originally designed as single-family detached homes that have been converted into multi-family housing. While it may be economical to do such conversions, it makes the original use *functionally* obsolete and it creates significantly more intense land use – manifested in overcrowding (see sub-section below) and greater stress on the public infrastructure.

In addition, the RPA suffer from *area-wide* functional obsolescence connected in part to the factors of lack of community planning, obsolete platting, and advanced age of site improvements and structures, since a majority of the existing structures are over 35 years of age.

For example (as noted below regarding lack of community planning), land use planning inadequacies relating to vehicles have resulted in functional obsolescence. Parking is insufficient, offsite parking is very limited, and ingress /egress is inadequate. Moreover, some traffic flow patterns appear to be hazardous, such as vehicles entering, entering or stopping to load goods for State Street businesses. Given that the Jackson School area developed over 50 years ago when automobile travel was not the dominant mode of travel as it is today, and given that the City then was much more compact (whereas today it covers a much great area and Jackson Park residents are more reliant upon the automobile to get to a job site or client site), planning for the automobile is particularly problematic.

Overall, the obsolete conditions within the area serve to hinder City goals to promote a more suitable combination of modern residential land uses coordinated with modern mixed land uses.

- 4) **Lack of Community Planning.** According to the Act, an area suffers from a lack of community planning if the area was developed prior to, or without the benefit of, a community plan. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, overcrowded parcels, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The City did not have a comprehensive plan in place during the time period that the area was developed – not surprising since the area developed in the early 20th century. Much of the development that has occurred within the proposed RPA took place well before modern community planning techniques were created. The City adopted its current comprehensive plan in the 1970s whereas the majority of the structures were constructed over 50 to 80 years ago.

The area's lack of community planning is evidenced by the following:

- a) Insufficient or non-existent buffering and set-backs between commercial, institutional, and residential uses;
- b) Uncoordinated land uses along State, 9<sup>th</sup>, and N. Longfellow streets;
- c) Parking that does not meet contemporary standards for off-street parking; and
- d) Insufficient space for ingress/egress and unloading/loading, particularly along collector and arterial roads.

Collectively, these indicators all reinforce the fact that the area was developed without benefit of a modern, comprehensive community plan.

In addition to the readily apparent land use inadequacies (e.g., existing land uses versus established land use standards), there are certain land use issues that would arise if the City is to achieve redevelopment goals (existing versus future land uses). For example, if the City seeks to redevelop the Jackson School area in conformance with the Comprehensive Plan goal of "walkable communities" it would need to take into account current and projected pedestrian traffic. (The City could encourage as part of the Comprehensive Plan pedestrian traffic crossing from the Jackson School neighborhood to the Swedish-American hospital campus, which is one of the area's largest employers and the source of future business customers who would patronize Jackson School businesses.)

Modern development of the improved areas within the RPA should discourage the mixing of conflicting land-uses without sufficient land platting, provide buffers between commercial and residential areas, establish appropriate land development ratios, and set other restrictions to prevent problems that arise out of incompatible uses.

5) **Overcrowding.** The Act imposes a two-pronged test for overcrowding. First, the City must establish the presence of either inadequately sized parcels, improperly situated buildings, or multiple buildings on a single parcel. Secondly, such factors must have negative impacts, namely: insufficient provision for light and air, 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 service.

Many of the overcrowding impacts are associated with transportation issues. In the exclusively residential areas of the Jackson School RPA, the retrofitted single-family homes converted to multi-family housing results in inadequate parking. In the mixed-use areas that intermingle residential and commercial land uses, the parking supply does not fully meet demand. Overall, the amount of off-street parking is insufficient. Moreover, the mixed-use areas have short-comings with respects to loading service. Commercial suppliers are forced to offload goods on arterial roads such as State Street which are clearly not intended for such practices – a potential hazard for both drivers in transit and the personnel offloading goods.

## **VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION**

The following is a summary of relevant qualification findings as it relates to the City's potential designation of the proposed RPA. The following is a summary of relevant findings as it relates to potential designation of the proposed RPA as a TIF District:

1. The area is contiguous and is greater than 1½ acres in size;
2. The proposed RPA will qualify as a Conservation Area. Further, the Conservation Area factors found in the proposed RPA are present to a meaningful extent and are evenly distributed throughout the proposed RPA. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area;
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments; and
6. The City has undertaken a Housing Impact Study as required by the Act.

In the judgment of KMA, these findings provide the City with sufficient justification to consider designation of the proposed RPA as a TIF District.

**APPENDIX 1**

**Proposed RPA Boundary**



PROPOSED JACKSON SCHOOL TIF



APPENDIX 2

**Legal Description**

## JACKSON SCHOOL TIF DISTRICT - LEGAL DESCRIPTION

Part of Sections 23, 24, 25, and 26 of Township 44 North, Range 1 East of the Third Principal Meridian, Winnebago County, Illinois, more particularly described as follows:

Beginning at the intersection of the west line of Longwood Street, said west line being the east line of the Outlots in the West Half of the East Half of said Section 23 as shown upon the plat of the Town of Rockford on the East Side of Rock River, said plat is recorded in Book D of Plats on Page 340 in the Recorder's Office of Winnebago County, Illinois, said Outlots are also known as East Park Lots, with the center of State Street (U.S. Business 20); thence Northerly on said west line to the south line of Benton Street; thence Westerly on said south line to its intersection with the west line of the premises conveyed by Nellie L. and Edwin R. Carlson to the State of Illinois by Warranty Deed recorded May 1, 1962 in Book 1322 Page 247 in said Recorder's Office, extended Southerly; thence Northerly on said west line and said Southerly extension to a point which is 7.00 feet North of the north line of Benton Street; thence Northeasterly to a point 35.00 feet North of the north line of Benton Street and 10.00 feet West of the west line of Longwood Street; thence Easterly a distance of 10.00 feet to the west line of Longwood Street; thence Northerly on said west line to a point which is 27.00 feet South of the northeast corner of Lot 1 as shown upon the assessors plat of Subdivision of East Park Lots 9 and North Part of Lot 8 in East Rockford; thence Northwesterly to a point in the north line of said Lot 9 which is 2.00 feet West of the northeast corner thereof; thence Northerly to a point 6.00 feet West of the west line of said Longwood Street and 3.00 feet South of the south line of Chamberlin Street; thence Westerly 4.00 feet; thence Northerly 3.00 feet to the south line of Chamberlin Street; thence Westerly on said south line to its intersection with the Southerly extension of the west line of the east 4.00 feet of Lot 2 of Chamberlin's Subdivision; thence northerly on said west line and the Southerly extension thereof to the north line of said Lot 2; thence Westerly on the north line of said Lot 2 to a point which is 79.00 feet West of the east line of Lot 11 of said East Park Lots; thence Northerly on a line which is parallel with said east line to the intersection of said parallel line with the westerly extension of the north line of the south half of Block 4 of the Plat of Crosby's Addition; thence Easterly on said north line to the west line of E. M. Revells Resubdivision of part of Blocks 2 and 4 of said Crosby's Addition; thence Southerly on said west line to the south line of the alley as shown on said E. M. Revells Resubdivision; thence Easterly on said south line and the Easterly extension thereof to the East line of Adams Street; thence Northerly on said east line to the north line of the south half of Block 3 of said Crosby's Addition; thence easterly along said north line and its Easterly extension to the northeast corner of Lot 3 of Block 2 of said Crosby's Addition and the west line of said E. M. Revells Resubdivision; thence Southerly on the east line of said Lot 3 to the south line of the alley as shown on said Resubdivision; thence Easterly on said south line and its easterly extension to the east line of Regan Street; thence Southerly on said east line to the north line of Crosby Street; thence Easterly on said north line to the intersection of said north line with the east line of Johnson & Knowles Subdivision extended Northerly; thence Southerly on said east line to the northeast corner of Lot 11 of Block 1 of said Johnson & Knowles Subdivision; thence Easterly on the easterly extension of said Lot 11 a distance of 57.00 feet; thence Southerly 50.00 feet; thence Westerly to a line which is 8.00 feet east of and parallel with the east line of said Johnson & Knowles Subdivision; thence Southerly on said parallel line to the north line of Murtfeldts Subdivision of the south part of Block 13 in Spaffords Addition; thence Easterly on said North line to the northeast corner of Lot 6 of said Murtfeldts Subdivision; thence Southerly on said east line and its southerly extension to the south line of State Street (U. S. Business 20); thence Westerly on said south line to the center of 9<sup>th</sup> Street; thence Northwesterly along the center of 9<sup>th</sup> Street to the center of State Street; thence Westerly along the center of state street to the Point of Beginning.

**CITY COUNCIL, CITY OF ROCKFORD  
JOURNAL OF PROCEEDINGS  
NOVEMBER 14, 2005  
COUNCIL CONVENED AT 6:08 P.M.**

1. The invocation was given by Jerry Demond/Halsted Baptist Church/Police Chaplain and the Pledge of Allegiance was led by Justin Francis, Council Page.

2. Roll Call:

Mayor Lawrence J. Morrissey

Aldermen: Sosnowski, Mark, Curran, Wasco, Bell, Jacobson, Thompson, Johnson, Timm, Beach, Holt, Beck, McNeely, Conness -14-  
Absent: -0-

3. Alderman Mark moved to accept the Journal of Proceedings of November 7, 2005, seconded by Alderman Jacobson. MOTION PREVAILED.

**PETITIONS AND COMMUNICATIONS**

4. Alderman Johnson submitted a Memorandum from Andres Sammul, Finance Director, regarding 2005 Tax Levy Ordinance. Referred to Finance and Personnel Committee.
5. Alderman Johnson submitted a Memorandum from Chris Black, Central Services Manager, regarding Mental Health Consultant Contract. Referred to Finance and Personnel Committee.
6. Alderman Johnson submitted a Memorandum from William Bittner, Director of Public Works, regarding Intergovernmental Agreement: Rock River Water Reclamation Sanitary Sewer Extension. Referred to Finance and Personnel Committee.
7. Alderman Johnson submitted a Memorandum from Glenn Trommels, Information Services Manager, regarding Northern Illinois University Broadband project. Referred to Finance and Personnel Committee.
8. Alderman Timm submitted an e-mail from James and Jaime Gilmour regarding issues in the neighborhood. Referred to the Police Department, Neighborhood Standards and Mayor Morrissey.
9. Alderman Beck submitted a letter from Michael Pauly regarding dog defecation and speeding in the neighborhood. Referred to the Police Department and Legal Department.
10. Alderman Beck mentioned an e-mail that he forwarded to James Ryan, City Administrator, reference the relocating of power lines. Referred to Mayor Morrissey.
11. Alderman Conness submitted a letter from T. Ken Swanson requesting the installation of a street light to be placed on the existing pole at 1213-1215 Lanewood Drive. Referred to the Public Works Department.

## **MOTIONS AND RESOLUTIONS**

### **2005-104R**

57. Alderman Johnson moved the adoption of a Resolution to take bids/proposals for the following: Fixed Radio Equipment, funding source: Police Operating Budget; Demolition of 1321-33 School Street, funding source: CDBG; RFP: Real Estate Brokerage Services, funding source: CDBG. MOTION PREVAILED.

### **2005-105R**

58. Alderman Johnson moved the adoption of a Resolution that the estimated revenue and budgeted appropriation as reported in the City's Comprehensive Annual Financial Report for the year ended December 31, 2005, be in accordance with the Statements and Interpretations as promulgated by the Governmental Accounting Standards Board. MOTION PREVAILED.

59. Alderman Thompson moved the adoption of a Resolution to do business with local minority-owned businesses for goods and services with the City of Rockford. Referred to Code and Regulation Committee.

### **2005-106R**

60. Alderman Mark on behalf of the Planning and Development Committee moved the adoption of a Resolution requesting proposals for TIF Consultant Services. MOTION PREVAILED.

## **NEW BUSINESS**

61. Alderman Beach introduced and read an Ordinance amending Chapter 16, Section 291, of the City of Rockford Code of Ordinances that traffic on Diane Court be required to Stop prior to entering the intersection of Diane Drive. LAID OVER.

62. Alderman Beach introduced and read an Ordinance amending Chapter 16, Section 16-410, repealing the existing "Terrance Parking" on the east side of Lapey Street, thus restoring unlimited parallel on-street parking. LAID OVER.

63. Alderman Beach introduced and read an Ordinance amending Chapter 37, Section 1604, of the City of Rockford Code of Ordinances for the Variation for the maximum allowable size of a detached garage from 720 square feet to 1,016 square feet in an R-1, Single-Family Residential District at 2206 26<sup>th</sup> Street. Approval is subject to the following conditions:

1. No additional accessory buildings or garage additions be permitted at this site.
2. Meeting all applicable Building and Fire Codes.
3. A Staff approved site plan, including elevations.

Approval is based on the Finding of Fact (LAD 12/19/05, ZBA #088-05). LAID OVER.



## CITY OF ROCKFORD, ILLINOIS

425 EAST STATE STREET  
61104

LAWRENCE J. MORRISSEY  
MAYOR

VICKI MANSON,  
COMMUNITY DEVELOPMENT INTERIM DIRECTOR

### MEMORANDUM

TO: Alderman Doug Mark, Chairman  
Planning and Development Committee

FROM: Elmo Dowd, Economic Development Administrator

DATE: December 22, 2005

SUBJECT: TIF Consulting services

In November staff requested and was granted the authority to seek proposals for Tax Increment Finance (TIF) consultant services to create seven tax increment finance districts. This was done in response to request for project assistance for development or redevelopment in those seven areas. A request for proposal (RFP) was developed, appropriately published and sent to members of the Illinois Tax Increment Association members that could be identified as having the experience and focus on the creation of TIF districts. The City received response to the RFP from six agencies and a quote outside of the process. The quote from outside of the process was not considered.

Community Development Staff that included all divisions of the department did evaluations of the RFPs. Attached are the recommendations on each of the districts to be created. **Staff seeks authority to award the following projects and incur expenses outlined in the attached spreadsheets as well as additional expense necessary for the creation of the TIF Districts:**

- North main and Auburn Redevelopment TIF District and East State Street and Alpine Redevelopment TIF District to Teska Associates, Inc. Teska Associates, Inc is lead by Lee Brown, AICP and has experience in the City of Rockford and the agency background to perform the scope of work to create the TIF districts.
- West State Street and Kilburn Redevelopment District, West State Street and Central Redevelopment District, and Jackson School Redevelopment District to Kane, McKenna and Associates, Inc. Kane, McKenna and Associates are lead by Charles Durham and have experience in the City of Rockford and the agency background to perform the scope of work to create the TIF districts.
- West side District Number 2 Redevelopment District and Preston and Central Redevelopment District to S. B. Friedman & Company. S. B. Friedman & Company is lead by Stephen B. Friedman, AICP, CRE and has experience in the City of Rockford and the agency background to perform the scope of work to create the TIF Districts.

Each TIF District will go through the normal approval process outlined by State Statute with final approval through City Council. Individual costs proposals range from \$23,850 to \$60,000 plus expenses. Additional expenses will be further defined through the contract process once Counsel authorizes staff to award based on the RFP response. Funding for the consultant services and activities associated with the creation of the districts are eligible expenses that the City of Rockford will recoup once the districts are created and tax increment is generated.

cc: Mayor Morrissey  
Vicki Manson, Interim Director  
Jim Ryan, City Administrator

## PLANNING & DEVELOPMENT

---

## Planning & Development Committee Meeting December 27, 2005

Committee Members Present: Alderman Mark, Chairman  
Alderman Bell  
Alderman Conness  
Alderman Ann Thompson

Staff Present: Jovita Donahue, Development Specialist  
Elmo Dowd, Economic Development Administrator

## Other Interested Parties

Alderman Mark reconvened the meeting to order at 5:45 p.m.

**1. Memorandum from Elmo Dowd, Economic Development Administrator, regarding Award for Tax Increment Finance Consultant Services for the study and creation of Tax Increment Finance Districts.**

Elmo Dowd, Economic Development Administrator, explained the City is seeking an RFP for TIF Consulting Services for the creation of seven Tax Increment Financing Districts. The seven TIF Districts proposed are North Main and Auburn, East State and Alpine, West State Street and Kilburn, West State Street and Central, Jackson School Redevelopment Area, West Side District #2, and Preston and Central. The City received a good response to the RFP from very reputable firms with a lot of history in development tax increment districts. Based on the evaluation done by staff of the Community Development and Finance Departments, staff is seeking authority to complete contract negotiations.

Staff is requesting the award for the North Main and Auburn Redevelopment TIF District and East State Street and Alpine Redevelopment TIF District be granted to Teska Associates, Inc. Teska Associates, Inc is lead by Lee Brown, AICP and has experience in the City of Rockford and the agency background to perform the scope of work to create the TIF districts. Teska also completed the study of North Main and Auburn.

Staff seeks to award West State Street and Kilburn Redevelopment District, West State Street and Central Redevelopment District, and Jackson School Redevelopment District to Kane, McKenna and Associates, Inc. Kane, McKenna and Associates is lead by Charles Durham and the company has experience in the City of Rockford and the agency background to perform the scope of work to create the TIF districts. Kane, McKenna and Associates are the consultants for the Hope VI Project.

The award for the West side District Number 2 Redevelopment District and Preston and Central Redevelopment District should be awarded to S. B. Friedman & Company. S. B. Friedman & Company is lead by Stephen B. Friedman, AICP, CRE and has experience in the City of Rockford and the agency background to perform the scope of work to create the TIF Districts.

Mr. Dowd presented an outline of the total costs for the projects. The costs are in line with what the City has paid in the past for the creation of TIF Districts. The City will be paying these costs and recouping the monies once the Tax Increment Districts are created. The total cost to create the seven tax increment districts is \$235,350.00. There will be additional expenses. Housing Impact Studies in two of the districts are included in the cost.

Alderman Conness asked questions regarding the East State and Alpine TIF District. Mr. Dowd explained there are three projects being proposed in that area. The City hired a consultant to determine whether the East State and Alpine area would be eligible for the creation of a Tax Increment District. The area includes the former Magna Shopping Center, which has been vacant for quite some time. There are a series of vacancies in the area. There has been a decline in property value and an increase in vacancies. Alderman Conness stated he would like to examine the plans for the East State and Alpine area before approving the award. Alderman Conness stated he would like to withhold voting on the East State and Alpine area until he has had the opportunity to speak to potential developers for the projects in this area. Alderman Bell spoke in favor of approving the award for the East State and Alpine area. Mr. Dowd explained Alderman Beach has been meeting with the Miracle Mile Rockford Group, which is a group similar to the River District or the Mid-Town Group that represents the business owners within that corridor.

Alderman Thompson asked about the boundaries of the West State and Kilburn area and West State and Central area. Alderman Thompson was satisfied that the boundaries were as she requested. Alderman Conness requested that the Alpine and East State area be examined separately.

Alderman Conness moved to approve the Committee Report as follows:

*The Committee on Planning & Development begs leave to report recommending approval of the Award of contracts for Tax Increment Finance Consultant Services for the study and creation of Tax Increment Finance Districts as follows:*

*Kane McKenna and Associates, Inc. (West State/Kilburn; West State/Central; Jackson School Study Areas), and S. B. Friedman & Company (West Side TIF #2 and Preston/Central Study Areas. The award for East State and Alpine will be separated and presented at a later date, after Alderman Conness has had the opportunity to meet with developers for the area.*

Alderman Thompson seconded the Motion. MOTION PREVAILED, All in favor, none opposed.

**2. Memorandum from Elmo Dowd, Economic Development Administrator, regarding the Establishment of Rock Valley College as lead agency for training in the Global Trade Park Redevelopment Planning Area and Kishwaukee/Harrison Redevelopment Planning Area.**

Elmo Dowd, Economic Development Administrator, explained that a component of the development of the Rockford Global Trade Park Redevelopment Planning Area and the Kishwaukee Harrison Redevelopment Planning Area is the provision of a lead agency for employer training in the designated TIFs. The areas were created under the Industrial Jobs Recovery Act of the State of Illinois. Under that Act a lead agency, either the vocational high school or the local community college shall be selected as the lead agency. This does not preclude other agencies or organizations from providing training for current and future employees for the manufacturers in those areas. The City proposes funding of \$150,000 in tax increment annually and establishing Rock Valley College as the lead agency for the next two years to provide employee training to non-project companies in that area. A copy of the proposal was reviewed. Companies would be provided a maximum of \$15,000 for employee training, with no more than \$1,000 being spent per employee. The companies will match the amounts 25%.

Alderman Thompson voiced support and concern for this program. Alderman Thompson stated an organization purchased Rock River School and is providing training programs. This organization is in the Kishwaukee area. Alderman Thompson asked that this organization be included as an offsite training location. Alderman Thompson asked that this item be laid over for further discussion. Alderman Bell stated it is important to include organizations such as this. Alderman Bell stated it is important to create a climate for minority contractors to partner with Rock Valley College to take advantage of some of the financial opportunities available under this program.

Mr. Dowd commented this program will focus on the needs of employers within Rockford Global Trade Park Redevelopment Planning Area and the Kishwaukee Harrison Redevelopment Planning Area. Einar Forsman, Rock Valley College, stated through the proposal RVC will try to identify facilities within the districts that can provide training. Mr. Forsman stated as long as facility costs are reasonable, a partnership should be feasible. The college first needs to assess what the training needs are.

Alderman Thompson moved to lay this item over for one week. Alderman Bell seconded the Motion. MOTION PREVAILED, All in favor, none opposed.

The meeting adjourned at 6:10 p.m. It was taped in its entirety and will be on file in the Legal Department for a period of one (1) year.

Respectfully submitted,  
Regina Farrar, Planning & Development Committee Secretary  
Phone: 815-987-5540

## **PLANNING & DEVELOPMENT**

Planning & Development Committee Meeting  
January 3, 2006

Committee Members Present: Alderman Mark, Chairman  
Alderman Bell  
Alderman Conness  
Alderman Ann Thompson

Staff Present: Jovita Donahue, Development Specialist  
Elmo Dowd, Economic Development Administrator  
Vicki Manson, Interim Community Development Director  
Jim Ryan, City Administrator  
Rick May, Commercial Development Coordinator  
Rob Lamb, Industrial Development Manager  
Ron Schultz, City Attorney  
Bill Bittner, Public Works Director

## Other Interested Parties

Alderman Mark called the meeting to order at 4:35 p.m.

## 1. 2006-2010 Capital Improvements Program.

Bill Bittner, Public Works Director, stated the committee is being asked to approve the Capital Improvements Program. Timely action is required to proceed with the bond issue. The program anticipates an \$8.9 million referendum on the street program. The program is in excess of \$225 million over five years with a street program that approaches \$28 million for 2006. A new copy of the CIP was distributed. \$1 million was restored to the Local Improvements/Neighborhood Improvements program for the years 2006, 2007 and 2008. To fund the 2006 restoration civic center improvements were reduced by \$500,000. South Main Relocation Engineering was reduced to \$250,000. Industrial commercial street upgrades were reduced by \$200,000. The commercial alley program was reduced by \$50,000. The total removals from the 2006 original draft are \$1 million. The \$1 million is discretionary unless different direction is received from the Council.

Alderman Conness questioned why the \$1 million is discretionary as opposed to being divided between the 14 wards. Mr. Bittner explained if the funds were discretionary it would allow the City to do projects that require some critical mass adding to the wards. There was discussion regarding the various ways the discretionary funds could be used. Alderman Thompson stated there is not a street project scheduled for the 7<sup>th</sup> ward until 2009 under the proposed CIP. Alderman Thompson stated she would not support the CIP under those terms.

Alderman Thompson stated she recalled discussing placing \$500,000 in the Discretionary Fund and \$500,000 to be divided between the 14 wards. The committee discussed various ways in which these funds could be used. Mr. Bittner stated the system used allocates what projects can be done based on the budget. Once the projects have been selected, they are grouped together into one major project. Alderman Sosnowski stated he recalled the Aldermen being interested in having monies distributed between all 14 wards.

Alderman Thompson moved to approve the Committee Report as follows:

*The Committee on Planning & Development begs leave to report recommending approval 2006-2010 Capital Improvements Program with future discussion on detailed expenditures in the Neighborhood Programs.*

Alderman Conness seconded the Motion. MOTION PREVAILED. All in favor, none opposed.

Alderman Sosnowski requested that a date be set to discuss Neighborhood Program expenditures. There is also a road project that he would like postponed from the next fiscal year.

**2. Memorandum from Elmo Dowd, Economic Development Administrator, regarding Award for Tax Increment Finance Consultant Services for the study and creation of Tax Increment Finance Districts.**

Alderman Conness stated he had the opportunity to meet with the group involved in forming the TIF on Fairview/East State. Alderman Conness is very comfortable with the information he received. Six of the seven TIF's have already passed committee.

Alderman Bell moved to approve the Committee Report as follows:

*The Committee on Planning & Development begs leave to report recommending approval of the Award of contracts for Tax Increment Finance Consultant Services for the study and creation of Tax Increment Finance Districts as follows:*

- A. *Teska Associates, Inc. (North Main/Auburn; East State/Alpine Study Areas)*
- B. *Kane McKenna and Associates, Inc. (West State/Kilburn; West State/Central; Jackson School Study Areas)*
- C. *S. B. Friedman & Company (West Side TIF #2 and Preston/Central Study Areas)*

(Funding Source: Various TIF Districts)

Alderman Thompson seconded the Motion. MOTION PREVAILED. All in favor, none opposed.

**3. Memorandum from Vicki Manson, Interim Community Development Director, regarding Real Estate Brokerage Services for RFP No. 1105-CD-107.**

Vicki Manson, Interim Community Development Director, explained there are eight West Side Alive homes that need to be sold. A Request for Proposal was made to local real estate brokers. Two proposals were received. The proposals were reviewed and ranked. Firm experience, marketing ability, availability and qualifications of personnel, firms approach to marketing the property, and compensation for services were evaluated. Both firms have agreed to charge a commission of 5%. Caldwell Banker and Five Points Realtors submitted proposals. City is seeking approval to provide each company with four West Side Alive homes to sell.

Alderman Conness asked what realtors received the Request for Proposal. Mrs. Manson explained the Purchasing Department provided a list to Mark Rose, Land Transactions Officer for review. Community Development also recommended agencies the department had worked with before. Alderman Conness stated he believed all Rockford realtors should have received the proposal. Alderman Conness stated he would like to review the list of realtors who received the RFP. Alderman Bell stated he has had the opportunity to work with Five Points and the experience was positive. Alderman Thompson also stated she would like to review the list of realtors who received the RFP. Alderman Thompson inquired if the 5% commission cost would be passed on to the buyer. Ms. Manson stated the 5% would be a seller's charge. Alderman Thompson asked why the City is seeking to use a realtor instead of having the work done by City staff. Mrs. Manson explained the City has been trying to sell the houses since September and have been unsuccessful. The City has a grant that requires the City to sell the properties by April or lose the loan and grant funds. Mrs. Manson explained the City uses federal funds to build the homes. When the homes are sold, the City is reimbursed for all costs. The City is also able to access funds from the State of Illinois.

Alderman Thompson asked how all of this would affect the next program. Mrs. Manson stated there is no budget for West Side Alive in 2006.

Alderman Conness moved to lay over the Committee Report regarding Real Estate Brokerage Services for RFP No. 1105-CD-107. Alderman Thompson seconded the Motion. MOTION PREVAILED. All in favor, none opposed.

The meeting adjourned at 6:00 p.m. It was taped in its entirety and will be on file in the Legal Department for a period of one (1) year.

Respectfully submitted,  
Regina Farrar, Planning & Development Committee Secretary  
Phone: 815-987-5540

**CITY COUNCIL, CITY OF ROCKFORD  
JOURNAL OF PROCEEDINGS  
JANUARY 9, 2006  
COUNCIL CONVENED AT 6:02 P.M.**

1. The invocation was given by Orville Richardson, Jefferson Heights Baptist Church/ Police Chaplain and the Pledge of Allegiance was led by Page Justin Francis.

2. Roll Call:

Mayor Lawrence J. Morrissey

Aldermen: Sosnowski, Curran, Mark, Wasco, Bell, Jacobson, Thompson, Johnson, Timm, Beach, Holt, Beck, McNeely, Conness -14-

Absent: -0-

3. Alderman Mark moved to accept the Journal of Proceedings of January 3, 2006, seconded by Alderman Jacobson.

Alderman Beach made a motion to amend Item #48 of the Journal and Item #III B.1 of the Agenda to reflect that Alderman Beach, on behalf of the Code and Regulation Committee, read in a Resolution recommending **not to place on the ballot** the proposition that the City of Rockford, Winnebago County, Illinois to become a home rule unit at the General Primary Election to be held on March 21, 2006, motion was seconded by Alderman McNeely. MOTION PREVAILED.

The Journal and Agenda was placed on passage as amended. MOTION PREVAILED.

**PUBLIC PARTICIPATION**

4. Peter Provenzano spoke in support of Home Rule.
5. Mary McNamara Bernsten spoke in support of Home Rule.
6. Daniel Kelly spoke opposing Home Rule.
7. Mark Dahlgren spoke opposing Home Rule.
8. John Gile spoke regarding Rockford Leadership and the Pursuit of Excellence Debunking the Springfield Myth.

**PETITIONS AND COMMUNICATIONS**

9. Alderman Beck submitted a letter from Mr. and Mrs. High regarding a neighbor who needs assistance with repairing a heating problem. Referred to Neighborhood Standards.
10. Alderman Johnson submitted a Request for Service. Referred to Neighborhood Standards.

42. Alderman Mark suggested the possibility of street sweeping services in Rockford, now that the weather is warmer and garbage has collected in the streets during the winter months. Referred to Public Works Department.
43. Alderman Bell mentioned a few weeks ago he submitted a request regarding Rocky Glen and the noise issue there. Alderman Bell received additional calls this past weekend and would like to sit down with the owner's of Rocky Glen to discuss a solution to this problem. Referred to Mayor's Office.
44. Alderman Bell expressed appreciation for the calls he received from several citizens regarding the Home Rule issue and was delighted with the number of young people involved with this debate.
45. Alderman Timm stated he has been working for the past two years with the Traffic Department trying to fix the intersection of Safford and Springfield. He thanked the staff and through their efforts, street lights and yellow flashing lights have been installed at this intersection.

#### **UNFINISHED BUSINESS**

##### **2006-11CR**

46. Alderman Mark moved the adoption of a Planning and Development Committee Report recommending approval of the Award of contracts for Tax Increment Finance Consultant Services for the study and creation of Tax Increment Finance Districts as follows:

- A. Teska Associates, Inc. (North Main/Auburn; East State/Alpine Study Areas)
- B. Kane McKenna and Associates, Inc. (West State/Kilburn; West State/Central; Jackson School Study Areas)
- C. S. B. Friedman & Company (West Side TIF #2 and Preston/Central Study Areas)

(Funding Source: Various TIF Districts). MOTION PREVAILED by a Roll Call vote of:

Ayes: Sosnowski, Curran, Mark, Wasco, Bell, Jacobson, Thompson, Johnson, Timm, Beach, Holt, Beck, McNeely, Conness -14-  
Nays: -0-  
Absent: -0-

##### **2006-6-O**

47. Alderman Johnson moved the adoption of an Ordinance amending Chapter 31, Water, Article VI, Revenue and Rates, Section 31-74, of the Code of Ordinances. MOTION PREVAILED by a Roll Call vote of:

Ayes: Sosnowski, Curran, Mark, Wasco, Bell, Jacobson, Thompson, Johnson, Timm, Beach, Beck, McNeely, Conness -13-  
Nays: Holt -1-  
Absent: -0-

**Kane, McKenna  
and Associates, Inc.**

150 North Wacker Drive  
Suite 1600  
Chicago, Illinois 60606

T 312.444.1702  
F 312.444.9052



July 20, 2006

Mr. Reid Montgomery  
Director of Community  
& Economic Development  
City of Rockford  
425 East State Street  
Rockford, IL 61104

Dear Mr. Montgomery:

I have reviewed the attached with members of our staff that are involved in the planning and creation of the proposed Jackson School, West State & Central and West State & Kilburn TIF districts. This is to notify you that no member of our staff owns or controls (or plans to acquire or control) an interest, direct or indirect, in any property included in any of these proposed TIF districts.

Please feel free to contact us with any questions you may have of us in reference to the above statement.

Sincerely,

Charles L. Durham  
Senior Vice President

Cc: Ron Schultz, Legal Department  
Rick May, Commercial Development Coordinator  
Nick Greifer (Kane, McKenna)  
Lowell Durham (Kane, McKenna)



## CITY OF ROCKFORD, ILLINOIS

425 EAST STATE STREET  
61104

LAWRENCE J. MORRISSEY  
MAYOR

REID MONTGOMERY  
DIRECTOR OF COMMUNITY &  
ECONOMIC DEVELOPMENT

July 18, 2006

Mr. Charles L. Durham  
Senior Vice President  
Kane, McKenna and Associates, Inc.  
150 North Wacker Drive  
Suite 1600  
Chicago, IL 60606

Subject: Conflict of Interest Inquiry

Dear Mr. Durham:

The City of Rockford is initiating three new Tax Increment Financing (TIF) Districts that Kane, McKenna and Associates, Inc. are providing consulting services for. These TIF districts are:

- Jackson School
- W. State & Central
- W. State & Kilburn.

One of the legal requirements is to insure compliance with the TIF law provision that limits involvement in the planning and creation of a TIF District by any City official or consultants who "... owns or controls [or plans to acquire or control] an interest, direct or indirect, in any property included in any redevelopment area or proposed redevelopment area." The entire provision from the TIF Act on this matter is attached for your review.

Because you and members of your staff have a role in planning and/or deciding on the creation of these three TIF districts, we need to inquire into the ownership and control of property within the proposed TIF District boundaries by you and your staff members.

Please review the attached maps and have your staff members review the attached maps. Please report back to me in writing by 5:00 p.m. on Friday, July 28, 2006 whether or not you or any of your employees hold any ownership or control interests in real estate within these three TIF Districts.

If you or one or more of your employees own or control (or plan to acquire or control) property within any of these three proposed TIF Districts, in addition to refraining from participation in the TIF establishment process, there are certain disclosure statements, as outlined in the attached, that must be placed on file with the Legal Department. We will follow up with you to ensure that all the proper steps are taken prior to our moving ahead with the TIF process.

There also is a possibility to avoid a potential conflict of interest under this TIF law provision, if you wish, by requesting that any affected property be removed from the proposed TIF District. If you are potentially impacted by this provision and wish to have such property opted out of the proposed area, please contact me by the date indicated above.

Thank you very much for your cooperation and assistance regarding this request. If you have any questions or need further information, please contact Rick May, Commercial Development Coordinator, at (815) 967-6737 or me at (815) 987-5861.

Respectfully,

*Reid Montgomery*

Reid Montgomery,  
Director of Community & Economic Development

Enclosures

cc: Ron Schultz, Legal Department



PROPOSED WEST STATE & CENTRAL TIF



## PROPOSED WEST STATE & KILBURN TIE

PROPOSED JACKSON SCHOOL TIF



(n) If any member of the corporate authority, a member of a commission established pursuant to Section 11-74.4-4(k) of 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 project area or proposed redevelopment project area, as defined in Sections 11-74.4-3 (i) through (k) of this Act, 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 dates 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 corporate authorities, commission or employees 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 pursuant to Section 11-74.4-6 of this Division, whichever occurs first. For the purposes of this subsection, a property interest acquired in a single parcel of property by a member of the corporate authority, which property is used exclusively as the member's primary residence, shall not be deemed to constitute an interest in any property included in a redevelopment area or proposed redevelopment area that was established before December 31, 1989, but the member must disclose the acquisition to the municipal clerk under the provisions of this subsection. For the purposes of this subsection, a month-to-month leasehold interest in a single parcel of property by a member of the corporate authority shall not be deemed to constitute an interest in any property included in any redevelopment area or proposed redevelopment area, but the member must disclose the interest to the municipal clerk under the provisions of this subsection.



**CITY OF ROCKFORD, ILLINOIS**  
425 EAST STATE STREET  
61104

LAWRENCE J. MORRISSEY  
MAYOR

REID MONTGOMERY  
DIRECTOR OF COMMUNITY &  
ECONOMIC DEVELOPMENT

July 18, 2006

Mr. Charles L. Durham  
Senior Vice President  
Kane, McKenna and Associates, Inc.  
150 North Wacker Drive  
Suite 1600  
Chicago, IL 60606

Subject: Conflict of Interest Inquiry

Dear Mr. Durham:

The City of Rockford is initiating three new Tax Increment Financing (TIF) Districts that Kane, McKenna and Associates, Inc. are providing consulting services for. These TIF districts are:

- Jackson School
- W. State & Central
- W. State & Kilburn.

One of the legal requirements is to insure compliance with the TIF law provision that limits involvement in the planning and creation of a TIF District by any City official or consultants who "... owns or controls [or plans to acquire or control] an interest, direct or indirect, in any property included in any redevelopment area or proposed redevelopment area." The entire provision from the TIF Act on this matter is attached for your review.

Because you and members of your staff have a role in planning and/or deciding on the creation of these three TIF districts, we need to inquire into the ownership and control of property within the proposed TIF District boundaries by you and your staff members.

Please review the attached maps and have your staff members review the attached maps. Please report back to me in writing by 5:00 p.m. on Friday, July 28, 2006 whether or not you or any of your employees hold any ownership or control interests in real estate within these three TIF Districts.

If you or one or more of your employees own or control (or plan to acquire or control) property within any of these three proposed TIF Districts, in addition to refraining from participation in the TIF establishment process, there are certain disclosure statements, as outlined in the attached, that must be placed on file with the Legal Department. We will follow up with you to ensure that all the proper steps are taken prior to our moving ahead with the TIF process.

There also is a possibility to avoid a potential conflict of interest under this TIF law provision, if you wish, by requesting that any affected property be removed from the proposed TIF District. If you are potentially impacted by this provision and wish to have such property opted out of the proposed area, please contact me by the date indicated above.

Thank you very much for your cooperation and assistance regarding this request. If you have any questions or need further information, please contact Rick May, Commercial Development Coordinator, at (815) 967-6737 or me at (815) 987-5861.

Respectfully,

*Reid Montgomery*

Reid Montgomery,  
Director of Community & Economic Development

Enclosures

cc: Ron Schultz, Legal Department



## PROPOSED WEST STATE & CENTRAL TIF



## PROPOSED WEST STATE & KILBURN TIF

PROPOSED JACKSON SCHOOL TIF



(n) If any member of the corporate authority, a member of a commission established pursuant to Section 11-74.4-4(k) of 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 project area or proposed redevelopment project area, as defined in Sections 11-74.4-3 (i) through (k) of this Act, 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 dates 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 corporate authorities, commission or employees 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 pursuant to Section 11-74.4-6 of this Division, whichever occurs first. For the purposes of this subsection, a property interest acquired in a single parcel of property by a member of the corporate authority, which property is used exclusively as the member's primary residence, shall not be deemed to constitute an interest in any property included in a redevelopment area or proposed redevelopment area that was established before December 31, 1989, but the member must disclose the acquisition to the municipal clerk under the provisions of this subsection. For the purposes of this subsection, a month-to-month leasehold interest in a single parcel of property by a member of the corporate authority shall not be deemed to constitute an interest in any property included in any redevelopment area or proposed redevelopment area, but the member must disclose the interest to the municipal clerk under the provisions of this subsection.

Invoice Date	Invoice Number	GL Account Number	Invoice Description	Net Invoice Amount
03/28/2006	115666010	10104546 72211	INV 1156660100 - 3/28 NOTICE	182.53
Vendor No.	Vendor Name		Check No.	Check Date
704652	ROCKFORD REGISTER STAR		00461214	04/11/2006



**City of Rockford**  
 425 EAST STATE STREET  
 ROCKFORD, IL 61104  
 General Account

Vendor Number: 704652      Check Date: 04/11/2006      Check Number: 00461214

**\$182.53**

Pay One Hundred Eighty Two dollars and 53 cents \*\*\*\*\*

To The  
 Order Of    **ROCKFORD REGISTER STAR**

**FILE COPY  
 NON-NEGOTIABLE**

AP

**461214**

**City of Rockford**  
 425 EAST STATE STREET  
 ROCKFORD, IL 61104

ROCKFORD REGISTER STAR  
 PO BOX 79  
 ROCKFORD, IL 61105-0079

Notice of Availability of  
Interested Parties Registry  
City of Rockford, Winnebago  
County, Illinois  
Redevelopment  
Areas  
It is hereby given that the  
Director of the Department  
of the Department of Community Development of the  
City of Rockford, Winnebago  
County, Illinois (the "Department"), has created interested parties registries  
(the "Registries") for the following proposed redevelopment project areas:  
Westside TIF #2  
Redevelopment Area  
East State and Alpine  
Redevelopment Area  
Jackson School Redevelopment  
Area  
North Main and Auburn  
Redevelopment Area  
Preston/Central  
Redevelopment Area  
West State/Central  
Redevelopment Area  
West State/Gibson  
Redevelopment Area  
The Registries, together with the Rules and Regulations  
hereinafter approved by the  
City Council for the City of  
Rockford for the Registries  
(the "Rules and Regulations"), are on file and available  
for public inspection during normal business hours  
at the office of the Department on the 2nd Floor of  
the City Hall, 425 East State  
Street, Rockford, Illinois. All  
interested persons or organization  
may register with  
the Department for any or all  
of the Registries as provided  
in the Rules and Regulations,  
in order to receive information  
on any or all of the proposed  
redevelopment project  
areas or the approval of  
the redevelopment plans and  
projects therefor.  
/s/ Vicid Marion  
Interim Director  
of the Department  
of Community Development  
Rockford  
County, Illinois  
March 28

STATE OF ILLINOIS } CITY OF ROCKFORD; ss.  
County of Winnebago }

GANNETT SATELLITE INFORMATION NETWORK, INC., a corporation organized and existing under and pursuant to the laws of the State of Delaware with its principal office in City of Rockford, Winnebago County, Illinois, certifies that it is publisher of

**The Rockford Register Star**

that such paper is secular newspaper of general circulation in said county; that it is printed and published in the City, County and State aforesaid. It hereby further certifies that a notice of which the annexed notice is a true copy, has been legally published in said newspaper.

*One* time for *one* successive

That the first publication was on the

*28* day of *July* 20 *06*

the last publication was on the

*28* day of *July* 20 *06*

It further certifies that said newspaper has been regularly published for one year prior to the first publication of said notice.

IN WITNESS WHEREOF the said Gannett Satellite Information Network, Inc., publisher aforesaid, has hereunto caused its corporate name to be hereunto signed on this *29* day of *July* A.D. 20 *06* by its duly authorized agent pursuant to a resolution adopted by the Board of Directors of Gannett Satellite Information Network, Inc., on the 17th day of June, 1977, as follows:

RESOLVED, that a certificate of publication of legal notices may be signed on behalf of this corporation and its corporate name with or without its corporate seal by any or either of the following offices or agents: President, Secretary, Asst. Secretary, Comptroller, or Cashier.

GANNETT SATELLITE INFORMATION NETWORK, INC.

By *J. Phillips*

Its *Cashier*

Printers Fee \$ *182.53* Paid *20*

# Rockford Register Star

P.O. Box 79  
Rockford, IL 61105

104652

1156660100000182538159875632

CLASSIFIED ADVERTISING

Customer Phone No.  
815-987-5632

TO PLACE A CLASSIFIED AD  
PLEASE CALL (815) 962-2400

CITY OF ROCKFORD  
425 E STATE ST  
ROCKFORD IL 61104-1014

BILL DATE:

03/28/06

PAID APP

12000

Invoice	Class	Ad Text	Start	Stop	Size	Runs	Amount
156660100	2010	AFFIDAVIT	03/28/06				10.00
156660100	2010	NOTICE OF AVAILABILITY	03/28/06	03/28/06	67	2	172.53
AMOUNT DUE							182.53

OK  
10104546-72211

## Questions Concerning This Notice Call:

(815) 962-2400 - Classified Billing  
Toll Free in Illinois, Wisconsin and Iowa  
(800) 383-7827

Sales Person: HAAS

Reg # 64011243

THIS INVOICE IS PAYABLE UPON RECEIPT

THANK YOU

### CLASSIFIED OFFICE HOURS

Monday - Friday	8:00 AM to 5:00 PM
Saturday	8:00 AM to 12:00 NOON
Sunday	CLOSED



## CITY OF ROCKFORD, ILLINOIS

### Interdepartmental Correspondence

### MEMORANDUM

TO: **Attached Distribution List**

FROM: Reid Montgomery, Director of Community and Economic Development *RTM*

DATE: 7/19/06

RE: Conflict of Interest Inquiry – Various new Tax Increment Financing (TIF) Districts

We are initiating the creation of seven new proposed Tax Increment Financing Districts. These proposed TIF Districts are:

- E. State & Alpine
- N. Main & Auburn
- Preston Street & Central Avenue
- West State & Central Avenue
- West State Street & Kilburn Street
- Westside TIF #2
- Jackson School .

One requirement is to insure compliance with the TIF law provision that limits involvement in the planning and creation of a TIF District by any City official (including elected officials and employees), consultants or other individuals who "...owns or controls [or plans to acquire or control] an interest, direct or indirect, in any property included in any redevelopment area, or proposed redevelopment area." The entire provision from the TIF Act on this matter is attached for your review.

Because it is anticipated that each of you may have a potential role in planning and/or deciding on the creation of the proposed TIF District, we need to make an inquiry into your property ownership/control status within its proposed boundaries.

Please review the attached maps. If you believe that you may hold interest in property within this area, please contact me by 5:00 p. m., July 27, 2005.

If you do own/control (or plan to acquire or control) property within the proposed TIF District, in addition to refraining from participation in the TIF establishment process, there are certain disclosures statements, as outlined in the attached, that must be placed on file with the Legal Department. We will follow up with you to ensure that all the proper steps are taken prior to our moving ahead with the TIF process.

There also is a possibility to avoid a potential conflict of interest under this TIF law provision, if you wish, by requesting that any affected property be removed from the proposed TIF District. If you are potentially impacted by this provision and wish to have such property opted out of the proposed area, please contact me by the date indicated above.

Feel free to contact me with any questions on this matter.

Enclosures

(n) If any member of the corporate authority, a member of a commission established pursuant to Section 11-74.4-4(k) of 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 project area or proposed redevelopment project area, as defined in Sections 11-74.4-3 (i) through (k) of this Act, 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 dates 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 corporate authorities, commission or employees 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 pursuant to Section 11-74.4-6 of this Division, whichever occurs first. For the purposes of this subsection, a property interest acquired in a single parcel of property by a member of the corporate authority, which property is used exclusively as the member's primary residence, shall not be deemed to constitute an interest in any property included in a redevelopment area or proposed redevelopment area that was established before December 31, 1989, but the member must disclose the acquisition to the municipal clerk under the provisions of this subsection. For the purposes of this subsection, a month-to-month leasehold interest in a single parcel of property by a member of the corporate authority shall not be deemed to constitute an interest in any property included in any redevelopment area or proposed redevelopment area, but the member must disclose the interest to the municipal clerk under the provisions of this subsection.



## PROPOSED EAST STATE & ALPINER TIF



PROPOSED N.MAIN & AUBURN TIF



N



PROPOSED PRESTON & CENTRAL TIF



# PROPOSED WEST STATE & CENTRAL TIF



PROPOSED WEST STATE & KILBURN TIF



WESTSIDE TIF #2



# PROPOSED JACKSON SCHOOL TIF