


Village of Robbins TOD Plan Market Analysis

Prepared for Regional Transportation Authority + Chicago Metropolitan Agency for Planning

by Teska Associates, Inc. and Valerie S. Kretchmer Associates, Inc.

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Section 1 - Key Findings

1. A Demographics

The TOD Area has 309 residents, while there are 1,939 within ½ mile of the Robbins Station and 5,230 residents in the village of Robbins.

The age distribution in the TOD area is significantly older than in the ½ mile area and village, with a median age of 42.5 years.

The TOD area has a higher percentage of Black Non-Hispanic residents (92%) compared to the ½ mile area (76%) and the village (82%). The Hispanic share is highest in the ½ mile area at 19%.

Household incomes in the TOD area tend to be lower than in the village and in the ½ mile area. The median income in the TOD area is only $21,194, compared to $35,560 within ½ mile and $28,296 in the village as of 2018.

1.B Housing

The village has a total of 2,177 housing units, of which 76% are single-family detached homes and 9% each are in single-family attached buildings and buildings with 10+ units.

80% of housing units in the village were occupied with a very high overall vacancy rate of 20%.

73% of owners moved into their home prior to 2000. Forty-five percent of renters moved into their home before 2010, which is noteworthy since renters are typically more transient.

Five small apartment buildings with a total of 35 units were built in the past five years and two single-family homes were recently completed.

There is a significant concentration of tax foreclosed properties in the Village of Robbins. These are available for acquisition through the Cook County Land Bank Authority and South Suburban Land Development and Bank Authority. Between 2008 and 2017, there were 261 mortgage foreclosure filings in Robbins.

The mortgage delinquency rate in Robbins is considerably higher at 7.1% than either Blue Island or Cook County (both 1.5%). However, the share of homes with negative equity is lower in Robbins than in Blue Island, 28.6% vs. 30.8%, but both are well above the Cook County level (17.9%).

1.B.1 Building Conditions

The largest land use in the Study Area is vacant land with 780 parcels, representing 81% of all parcels and 62% of land area. The second highest land use is industrial due to the large complex in the industrial area along the Calumet Sag Channel. The Study Area is composed of Areas A-E as shown in Figure 1, while the TOD Area is composed only of Areas A-C.

Residential areas have high rates of land vacancy. 87% of Area A around the Robbins Train Station is composed of 267 vacant parcels and 75% of the residential blocks in Area B west of Kedzie Avenue are vacant parcels. The existing single-family homes are generally in poor to fair condition with a few well-maintained properties. Yet, the area is walkable to businesses, churches, the Post Office, Library and other services between 137th Street and 139th St, as well as located within ½ mile of the Robbins Metra Station. Areas A and B are suited for residential development as the market improves.

Area C is comprised of the commercial areas of the Primary and Secondary TOD Area along Kedzie Ave., S. Claire Blvd, 139th Street and the triangle south of 139th St. and east of Kedzie Ave. There are only ten commercial properties, six institutional and one industrial parcel in this area.

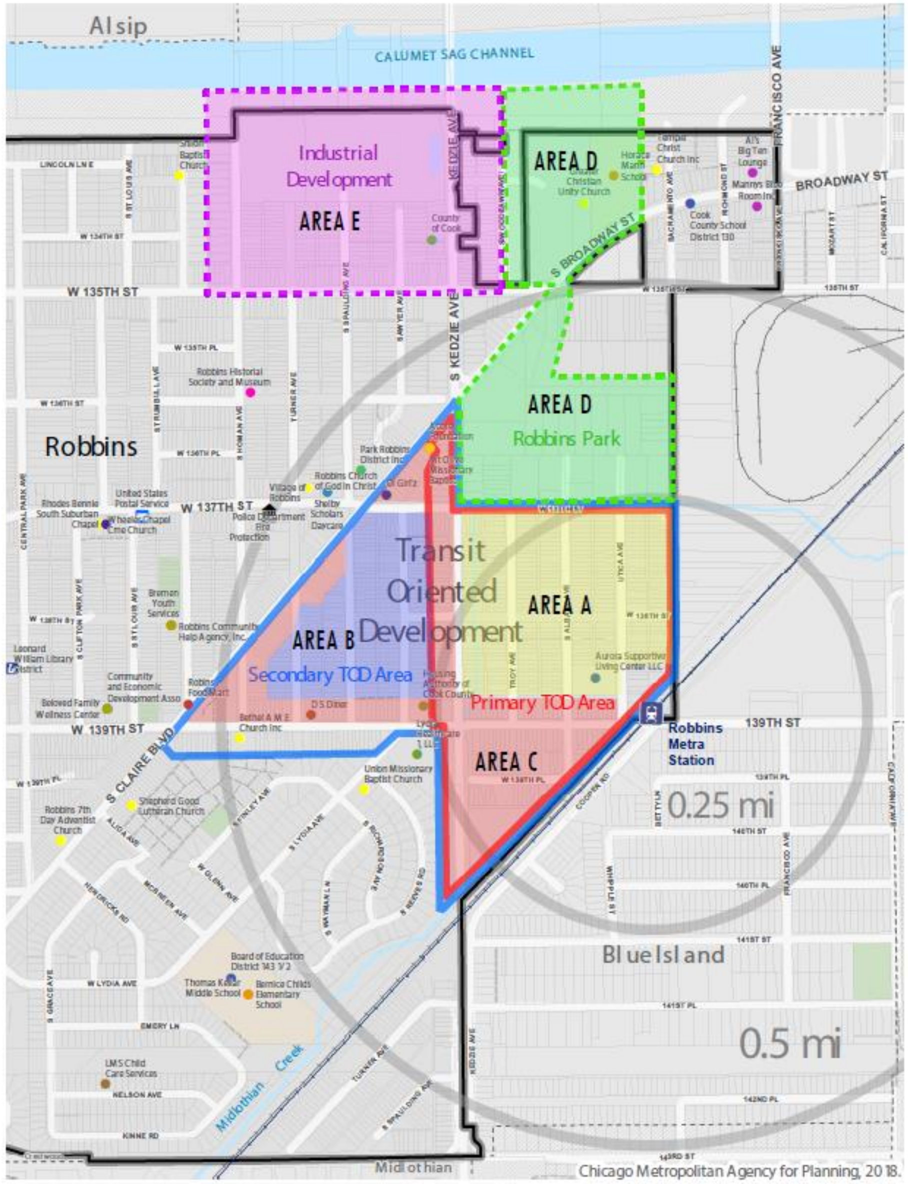


FIGURE 1:TOD AND STUDY AREA MAP

Area D is composed of land that is planned for Robbins Park. 86% of the parcels comprising 74% of the acreage is vacant land. Virtually all of the land between 136th St. and 137th St. is vacant.

Area E is comprised of the industrial facility and vacant blocks on the north side of 135th St. between Woodlawn and Trumbell. There is one large industrial parcel comprising 50% of the land area which is currently vacant but there is a developer working on a proposed reuse of the asset.

1.B.2 Land Ownership

There is a significant share of land ownership within the Primary TOD Area and the Secondary TOD Area under public ownership, primarily by the Village of Robbins.

1.B.3 Equalized Assessed Valuation

The village of Robbins lost 45% of its Equalized Assessed Value (EAV) between 2008 and 2015, but has started to see a recovery over the past three years.

1.B.4 Market Opportunities

Residential Opportunities

The market area from which Robbins and the TOD area can draw is considered to be a 10-minute drive from the station area. Based on the current inventory of affordable housing in Robbins and the market area, **market area** demand is estimated at 469-618 apartments for households ages 55+ with incomes under $40,000 (60% of Area Median Income or AMI for two people). Another 60-96 units can be supported for households with incomes of $40,000-54,000 (60-80% AMI).

There is also demand in the **market area** for 426-582 units targeted to younger households with incomes under $50,000 (under 60% AMI for four people) and 114-179 units for those with incomes up to $75,000 (80% AMI).

This demand is for the **total market area**, not just for Robbins or the TOD area. Robbins can attract a portion of this demand, particularly once Robbins Park is well underway. A developer will need to apply to IHDA for an allocation of Low-Income Housing Tax Credits (LIHTC), a competitive process with annual application rounds.

Realtors report that there could be some for-sale housing demand in Robbins, particularly for three-bedroom homes in the $140,000-160,000 range. There is also demand for one-story ranches or duplexes for seniors in the low-$100,000s.

However, some affordable housing programs for developers and/or homebuyers will most likely be needed to build homes in this price range. IHDA and Cook County offer a number of programs. In addition, programs to assist homeowners with repairs should be included as part of the housing plan as Robbins has many homes with deferred maintenance that their owners can't afford to fix.

Retail Opportunities

The immediate station area is not a likely location for much retail space given the lower traffic counts and visibility along 139th Street near the Metra station. The west side of Kedzie Avenue north of 139th Street is more suitable given its higher traffic counts and connection to Robbins Park. This area has the potential for small scale convenience retail, fast food, sandwich shop, coffee/donut/ice cream shop, quick casual or other restaurants, a laundromat, Goodwill or similar store, and offices for non-profit, educational or social service organizations. Some restaurants could be on their own sites, either purchased or leased.

A center with 10,000-15,000 square feet geared to smaller tenants could be possible here if one or more free-standing restaurants is developed nearby. The proximity to Robbins Park and the industrial area to the north would provide additional customers beyond local residents. In addition, a larger gas station with restaurant and convenience store with services catering to truckers as well as passenger cars could be possible at the north end of Kedzie Avenue.

Light Industrial Opportunities

While the primary focus of industrial development would be at the north end of the village near the Cal Sag, demand for business park and flex space use in the TOD Study Area should be explored, especially for the area south of 139th Street that would not be suitable for residential uses.

Other Opportunities

With the development of Robbins Park, a year-round attraction such as an indoor sports facility would provide employment and visitors to the community but would likely require public and private resources.

An urban agriculture program could be viable in Robbins based on its location, access to food distributors in the suburban and Chicago food markets, availability of land and ability to raise job training dollars. Site preparation and initial capital expenses would require initial public support, but there are examples of financially successful urban agriculture programs in the Chicago market.

Table 1.1: Summary of Market Based Strategies and Phasing

	Phase 1	Phase 2	Phase 3
Residential	▪ Assemble and prepare land for residential uses in Areas A and B ▪ Begin recruiting developers ▪ Apply for LIHTC funding for one or two projects ▪ Identify funding for home repair programs ▪ Plan for transitional uses on vacant land such as green lots, community gardens, sports fields, etc. ▪ Begin a homeownership and financial counseling for prospective homebuyers	▪ Continue preparing land for development in Areas A and B ▪ Recruit for-sale housing developers ▪ Begin with 25-30 for-sale single-family or townhomes ▪ Continue to develop for-sale properties based on demand ▪ Continue to provide financial counseling and marketing to prospective homebuyers ▪ Focus on establishing and ratcheting up comparative sales to increase the viability of market-rate homes over time	▪ Pursue developers for for-sale and rental housing with shallow subsidies ▪ Monitor market absorption to plan for additional housing types (townhomes, detached single-family homes, etc.)
Retail and Business Services	▪ Plan for convenience retail on West Side of Kedzie	▪ As housing is built and population grows, seek additional retail on west side of Kedzie and north side of 139th Street ▪ Continue to pursue retail, restaurants and business services	▪ Continue to develop retail and commercial ▪ Determine demand for food and restaurants that will serve visitors to Robbins Park and other attractions

Business Park and Flex Space	▪ Prepare land south of 139th Street for flex space use ▪ Determine demand for approximately 10,000-20,000 sq ft of space	▪ Recruit businesses to TOD area that can provide employment ▪ Construct space based on level of demand	▪ Recalibrate balance between residential and employment uses to determine demand and space for employment-based uses in TOD Area
Sports Facility or Other Anchor Institution	▪ Undertake a business plan for recruiting developer for an indoor and/or outdoor sports facility – consider a facility of between 25,000-50,000 sq ft ▪ Prepare and clean land based on specifications of need for facility	▪ Recruit private, non-profit or for-profit developer and owner for sports facility ▪ Secure private and public funding sources ▪ Assemble land for facility ▪ Begin development of facility if financially viable	▪ Open facility / ensure ongoing financial viability
Urban Agriculture	▪ Determine interest among non-profit organizations to begin an urban farming initiative in Robbins ▪ Prepare land for urban agriculture (clean and raise) ▪ Determine whether farming will be a transitional use prior to development or a permanent, financially self-sufficient use ▪ Raise funds to cover site preparation and capital costs ▪ Plan for approximately 2-4 acres of land	▪ Determine viability of indoor greenhouses and year-round production ▪ Seek job training funds to support operations of facility ▪ Expand size of farms based on demand of operator	▪ Continue to operate farming, or convert to higher real estate uses such as residential or commercial over time and relocate farms to more remote areas of Robbins further from transit hub

1.C Demographic Profile

1.C.1 Population

This section focuses on the TOD area and the area within ½ mile of the Robbins Metra station, the area generally considered to be within walking distance of the station. Table 1.2 shows the comparison among these two areas and the village.

At present, the TOD area has a very low population, estimated at only 309 by demographic data vendor Esri, due to the flooding problems in the area. Many of these residents live in Robbins Supportive Living (a privately-owned low-income facility for disabled adults ages 21-64) and the Edward Brown senior building owned by the Housing Authority of Cook County. The average household size here is quite low, only 1.58 persons, due to the presence of these two buildings that cater to single people.

The area within ½ mile includes the TOD area as well as portions of Robbins north and south of the TOD area, and a section south of the Metra station in Blue Island. Its population is estimated at 1,939. This area registered a slight increase in population over the past 8 years and is projected to increase slightly over the next five years. Its average household size is significantly higher than the TOD area at 2.63 persons, consistent with an area that has both singles as well as families.

In comparison, the village's population is estimated at 5,230 as of 2018 but is estimated to decrease slightly over the next five years. However, these projections do not account for the potential development in the TOD area as a result of the flood mitigation project. As such, they are not representative of what CAN happen in the village.

The age distribution in the TOD area is significantly older than in the ½ mile area and village, with a median age of 42.5 years. The median age in the ½ mile area is 35.2 years, and in the village it is 38.7 years, more typical of areas with a mixed population. The ½ mile area has a higher percentage of children and lower share of seniors 65+ years of age than the village.

1.C.2 Race and Ethnicity

The TOD area has a higher percentage of Black Non-Hispanic residents (92%) compared to the ½ mile area (76%) and the village (82%). The Hispanic share is highest in the ½ mile area at 19% as shown in Table 1.3. This likely reflects the higher Hispanic share in Blue Island than in Robbins.

Table 1.2 Population Characteristics
TOD Area, ½ Mile Radius, and Village of Robbins

	TOD Area		1/2 Mile Radius		Village of Robbins	
	Count	**Percent**	**Count**	**Percent**	**Count**	**Percent**
Population						
2000 Census	379		1,943		6,009	
2010 Census	329		1,872		5,337	
Change, 2000-2010	-50	-13.2%	-71	-3.7%	-672	-11.2%
2018 Estimated	309		1,939		5,230	
Change, 2010-2018	-20	-6.1%	67	3.6%	-107	-2.0%
2023 Projected	301		1,963		5,188	
Change, 2018-2023	-8	-2.6%	24	1.2%	-42	-0.8%
Households						
2000 Census	215		752		1,780	
2010 Census	207		705		1,747	
Change, 2000-2010	-8	-3.7%	-47	-6.3%	-33	-1.9%
2018 Estimated	195		716		1,722	
Change, 2010-2018	-12	-5.8%	11	1.6%	-25	-1.4%
2023 Projected	189		719		1,706	
Change, 2018-2023	-6	-3.1%	3	0.4%	-16	-0.9%
Average Household Size, 2018	1.58		2.63		2.77	
Population by Age, 2018						
Under 5	20	6.5%	141	7.3%	350	6.7%
5-14	37	12.0%	314	16.2%	706	13.5%
15-24	37	12.0%	257	13.2%	693	13.2%
25-34	36	11.7%	253	13.0%	661	12.6%
35-44	31	10.1%	239	12.3%	565	10.8%
45-54	37	12.0%	260	13.4%	687	13.1%
55-64	44	14.3%	219	11.3%	683	13.1%
65-74	31	10.1%	141	7.3%	454	8.7%
75-84	23	7.5%	80	4.1%	280	5.4%
85+	12	3.9%	36	1.9%	154	2.9%
Median Age, 2018	42.5		35.2		38.7	

Source: Esri Business Analyst, 2018

Table 1.3 2018 Race and Ethnicity
TOC Area, ½ Mile Radius, and Village of Robbins

	TOD Area		1/2 Mile Radius		Village of Robbins	
	Count	Percent	Count	Percent	Count	Percent
Total	309		1,939		5,230	
Black Non-Hispanic	284	91.9%	1,474	76.0%	4,303	82.3%
Hispanic	17	5.5%	375	19.3%	493	9.4%
White Non-Hispanic	5	1.6%	64	3.3%	367	7.0%
Two or More Races Non-Hispanic	1	0.3%	22	1.1%	42	0.8%
Other Races Non Hispanic	1	0.3%	5	0.3%	25	0.5%

Source: Esri Business Analyst, 2018

1.C.3 Household Income

Household incomes in the TOD area tend to be lower than in the village and in the ½ mile area. The median income in the TOD area is only $21,194, compared to $35,560 within ½ mile and $28,296 in the village as of 2018. Approximately 41% of households in both the ½ mile area and village have incomes over $50,000, compared to only 23% in the TOD area as shown in Table 1.4. Again, this is due to the presence to two low-income facilities in the TOD area.

Table 1.4 Income Characteristics
TOC Area, ½ Mile Radius, and Village of Robbins

	TOD Area		1/2 Mile Radius		Village of Robbins	
	Count	Percent	Count	Percent	Count	Percent
2018 Household Distribution	196		717		1,722	
Under $15,000	64	32.7%	175	24.4%	480	27.9%
$15,000-24,999	47	24.0%	132	18.4%	330	19.2%
$25,000-34,999	15	7.7%	48	6.7%	132	7.7%
$35,000-49,999	25	12.8%	71	9.9%	236	13.7%
$50,000-74,999	20	10.2%	133	18.5%	210	12.2%
$75,000 or more	25	12.8%	158	22.0%	334	19.4%
Median Household Income	$21,194		$35,560		$28,296	
2023 Household Distribution	189		719		1,706	
Under $15,000	61	32.3%	173	24.1%	471	27.6%
$15,000-24,999	43	22.8%	123	17.1%	302	17.7%
$25,000-34,999	14	7.4%	46	6.4%	122	7.2%
$35,000-49,999	25	13.2%	71	9.9%	235	13.8%
$50,000-74,999	19	10.1%	129	17.9%	203	11.9%
$75,000 or more	27	14.3%	177	24.6%	373	21.9%
Median Household Income	$21,904		$37,962		$31,004	

Source: Esri Business Analyst, 2018

1.C.4 Households by Age and Income

To gain a better idea of future housing needs, it is important to analyze the incomes of area households by age. Most senior housing is open to households 62+ years of age, though many are open to those over 55 years. As such, for purposes of this report, we segmented households headed by a person 55 and older who are eligible for senior housing and those 15-54 years who are eligible for family housing. Table 1.5 shows the household trends between 2018 and 2023 as estimated by Esri.

The Esri data for the TOD area do not reflect the potential new development once the flooding issues are resolved. As such, they are less relevant. The ½ mile area has a relatively small number of households ages 55+ (353) and the number is projected to grow by a meager 15 households. The village has 961 households 55+ years, but it too is projected to grow minimally by only 14. Interestingly, the number of non-senior households in the ½ mile area (365) is only slightly higher than the number of senior households, and the number of in the village (757) is significantly smaller than the number of senior households. Esri projects small decreases in the number of younger households over the next five years in all three areas.

Among those ages 55+, almost one third in the ½ mile area and village have incomes between $15,000 and $35,000, the primary income group for housing funded through Low-Income Housing Tax Credits (LIHTC). Approximately 30% have incomes under $15,000 and require housing with deep subsidies or Housing Choice Vouchers.

For younger households, 29% within ½ mile and 36% in the village have incomes between $15,000 and $50,000, the typical range for LIHTC housing based on household size which tends to be larger than in senior housing. Another 20% and 24% respectively have incomes less than $15,000 and require housing with deep subsidies or vouchers. However, 51% of younger households in the ½ mile area and 40% in Robbins have incomes over $50,000 and could afford market rate housing.

Table 1.5 Households 55+ by Income
TOC Area, ½ Mile Radius, and Village of Robbins

	2018		2023		Change 2018-2023	
	Number	**Percent**	**Number**	**Percent**	**Number**	**Percent**
TOD Area						
Total Households 55+	119		118		-1	-0.8%
Under $15,000	42	35.3%	40	33.9%	-2	-4.8%
$15,000-$24,999	34	28.6%	32	27.1%	-2	-5.9%
$25,000-$34,999	9	7.6%	9	7.6%	0	0.0%
$35,000-$49,999	14	11.8%	14	11.9%	0	0.0%
$50,000-$74,999	10	8.4%	10	8.5%	0	0.0%
$75,000+	10	8.4%	13	11.0%	3	30.0%
1/2 Mile Radius						
Total Households 55+	353		368		15	4.2%
Under $15,000	103	29.2%	103	28.0%	0	0.0%
$15,000-$24,999	86	24.4%	84	22.8%	-2	-2.3%
$25,000-$34,999	27	7.6%	27	7.3%	0	0.0%
$35,000-$49,999	35	9.9%	36	9.8%	1	2.9%
$50,000-$74,999	51	14.4%	55	14.9%	4	7.8%
$75,000+	51	14.4%	63	17.1%	12	23.5%
Village of Robbins						
Total Households 55+	961		975		14	1.5%
Under $15,000	299	31.1%	297	30.5%	-2	-0.7%
$15,000-$24,999	228	23.7%	214	21.9%	-14	-6.1%
$25,000-$34,999	74	7.7%	73	7.5%	-1	-1.4%
$35,000-$49,999	122	12.7%	127	13.0%	5	4.1%
$50,000-$74,999	97	10.1%	99	10.2%	2	2.1%
$75,000+	141	14.7%	165	16.9%	24	17.0%

Source: Esri Business Analyst, 2018

1.D Housing Analysis

1.D.1 Housing Stock

The 2012-16 American Community Survey provides insights into the housing stock in Robbins. However, since the community is small and the data are based on a sample, not a full count as with the decennial Census, there is a high margin of error, and as such, should not be taken as absolute. The village has a total of 2,177 housing units, of which 76% are single-family detached homes and 9% each are in single-family attached buildings and buildings with 10+ units. Almost ¾ of the housing units were built prior to 1970. The ACS reports a total of 213 units built in the early 2000s which includes senior housing, some single-family homes and small apartment buildings. However, this estimate appears to be high based on field inspections.

1.D.2 Housing Characteristics by Tenure

Of the total housing units in the village, 80% were occupied with a very high overall vacancy rate of 20%. The largest share of vacant units is listed as Other Vacant which includes units foreclosed or abandoned. The share of vacant units that are rental is only 3.6% as shown in Table 1.6 below.

Tables 1.6 and 1.7 show the characteristics of owner and renter-occupied housing in the village. Fifty-five percent of occupied units are rental (956) with a median gross rent of $844. However, 35% of renters pay over $1,000, presumably for houses since there are few apartment buildings other than public housing in the village. Rental affordability is a significant problem as half of all renters pay more than 30% and 29% pay more than 50% of income in rent. This is slightly higher than in Cook County where 48% pay over 30% and 26% pay over 50% of income in rent. According to the Housing Authority of Cook County, 105 Housing Choice Voucher holders live in the village and these residents pay 30% of their adjusted income in rent.

Of the 775 owner-occupied housing units in the village, the median home value is estimated by the ACS at $72,500. Again, the margin of error is high for the data. Thirty-six percent have a value under $60,000 with 25% between $60,000 and $80,000 and 39% over $80,000. Based on discussions with local realtors and a review of data on home sales over the past year, the share over $80,000 seems high.

Robbins has a large share of longer-term residents as shown in Table 1.9. According to ACS data, 73% of owners moved into their home prior to 2000. Forty-five percent of renters moved into their home before 2010, which is noteworthy since renters are typically more transient.

Table 1.6 Village of Robbins Housing Characteristics 2012-2016

	Count	Percent
Total Units	2,177	
Single-Family Detached	1,644	75.5%
Single-Family Attached	191	8.8%
2-4 Units	130	6.0%
5-9 Units	0	0.0%
10+ Units	202	9.3%
Mobile Home, Other	10	0.5%
Year Structure Built		
2014 and later	0	0.0%
2010-2013	0	0.0%
2000-2009	213	9.8%
1990-1999	69	3.2%
1980-1989	55	2.5%
1970-1979	234	10.7%
1960-1969	752	34.5%
1950-1959	587	27.0%
1940-1949	105	4.8%
1939 or earlier	162	7.4%
Vacancy Status		
Total Units	2,177	
Occupied	1,731	79.5%
Vacant	446	20.5%
For rent*	78	17.5%
Rented, not occupied*	13	2.9%
For sale only*	24	5.4%
Other vacant*	331	74.2%
* Percent shown is percent of vacant units		

Source: U.S. Census, American Community Survey, 2012-2016

Table 1.7 Village of Robbins Renter Costs 2012-2016

	Count	Percent
Total Renter-Occupied Units	956	
Gross Rent		
Less than $250	78	8.2%
$250-$499	135	14.1%
$500-$749	90	9.4%
$750-$999	249	26.0%
$1,000-$1,249	225	23.5%
$1,250-$1,499	43	4.5%
$1,500-$1,999	37	3.9%
$2,000+	31	3.2%
No Cash Rent	68	7.1%
Median Gross Rent	844	
Gross Rent as Percent of Income, All Renter		
Less than 20%	105	11.0%
20-24.9%	107	11.2%
25-29.9%	78	8.2%
30-34.9%	35	3.7%
35-39.9%	56	5.9%
40-49.9%	108	11.3%
50% or more	277	29.0%
Not computed	190	19.9%

Source: U.S. Census, American Community Survey, 2012-2016

Table 1.8 Village of Robbins Home Values 2012-2016

	Count	Percent
Total Owner-Occupied Units	775	
$0 to $19,999	3	0.4%
$20,000 to $39,999	108	13.9%
$40,000 to $59,999	170	21.9%
$60,000 to $79,999	196	25.3%
$80,000 to $99,999	88	11.4%
$100,000 to $124,999	45	5.8%
$125,000 to $149,999	36	4.6%
$150,000 to $174,999	62	8.0%
$175,000 to $199,999	41	5.3%
$200,000 to $249,999	0	0.0%
$250,000 to $299,999	0	0.0%
$300,000 to $399,999	26	3.4%
$400,000 to $499,999	0	0.0%
Median Home Value	$72,500	

Source: U.S. Census, American Community Survey, 2012-2016

Table 1.9 Village of Robbins – Year Moved into Unit 2012-2016

	Count	Percent
Total Units	1,731	
Moved in 2015 or later	114	6.6%
Moved in 2010 to 2014	443	25.6%
Moved in 2000 to 2009	527	30.4%
Moved in 1990 to 1999	137	7.9%
Moved in 1980 to 1989	174	10.1%
Moved in 1979 or earlier	336	19.4%
Total Owner-Occupied Units	775	
Moved in 2015 or later	5	0.6%
Moved in 2010 to 2014	31	4.0%
Moved in 2000 to 2009	174	22.5%
Moved in 1990 to 1999	123	15.9%
Moved in 1980 to 1989	119	15.4%
Moved in 1979 or earlier	323	41.7%
Total Renter-Occupied Units	956	
Moved in 2015 or later	109	11.4%
Moved in 2010 to 2014	412	43.1%
Moved in 2000 to 2009	353	36.9%
Moved in 1990 to 1999	14	1.5%
Moved in 1980 to 1989	55	5.8%
Moved in 1979 or earlier	13	1.4%

Source: U.S. Census, American Community Survey, 2012-2016

Just under half of owner-occupied units in Robbins have 1-2 people, with another 39% consisting of 3-4 people. Renter-occupied units are smaller, as is typical, with 65% consisting of 1-2 people and 26% with 3-4 people.

Table 1.10 Village of Robbins – Tenure by Household Size 2012-2016

	Count	Percent
Total Owner-Occupied Units	775	
1-person household	283	36.5%
2-person household	100	12.9%
3-person household	170	21.9%
4-person household	135	17.4%
5-person household	39	5.0%
6-person household	46	5.9%
7-or-more person household	2	0.3%
Total Renter-Occupied Units	956	
1-person household	464	48.5%
2-person household	159	16.6%
3-person household	136	14.2%
4-person household	111	11.6%
5-person household	28	2.9%
6-person household	33	3.5%
7-or-more person household	25	2.6%

Source: U.S. Census, American Community Survey, 2012-2016

1.E Building Conditions and Vacancy

1.E.1 Development Patterns

In order to analyze land use, building types and vacancy, six subareas have been defined within the Transit Oriented Development, Robbins Park and Industrial Development Areas in Robbins.

Areas A, B and C make up the TOD Area. Areas A-E make up the total Study Area.

- **Area A** (Yellow) is the residential subarea northwest of Robbins Metra Station.
- **Area B** (Blue) is the residential subarea west of Kedzie Ave, and north of 139th St.
- **Area C** (Pink) is the commercial or industrial area east of Kedzie Ave. and south of 139th St.
- **Area D** (Green) is comprised of the future Robbins Park and commercial area north of Broadway St.
- **Area E** (Magenta) is the industrial subarea north of 135th St. and south of Calumet Sag Channel.

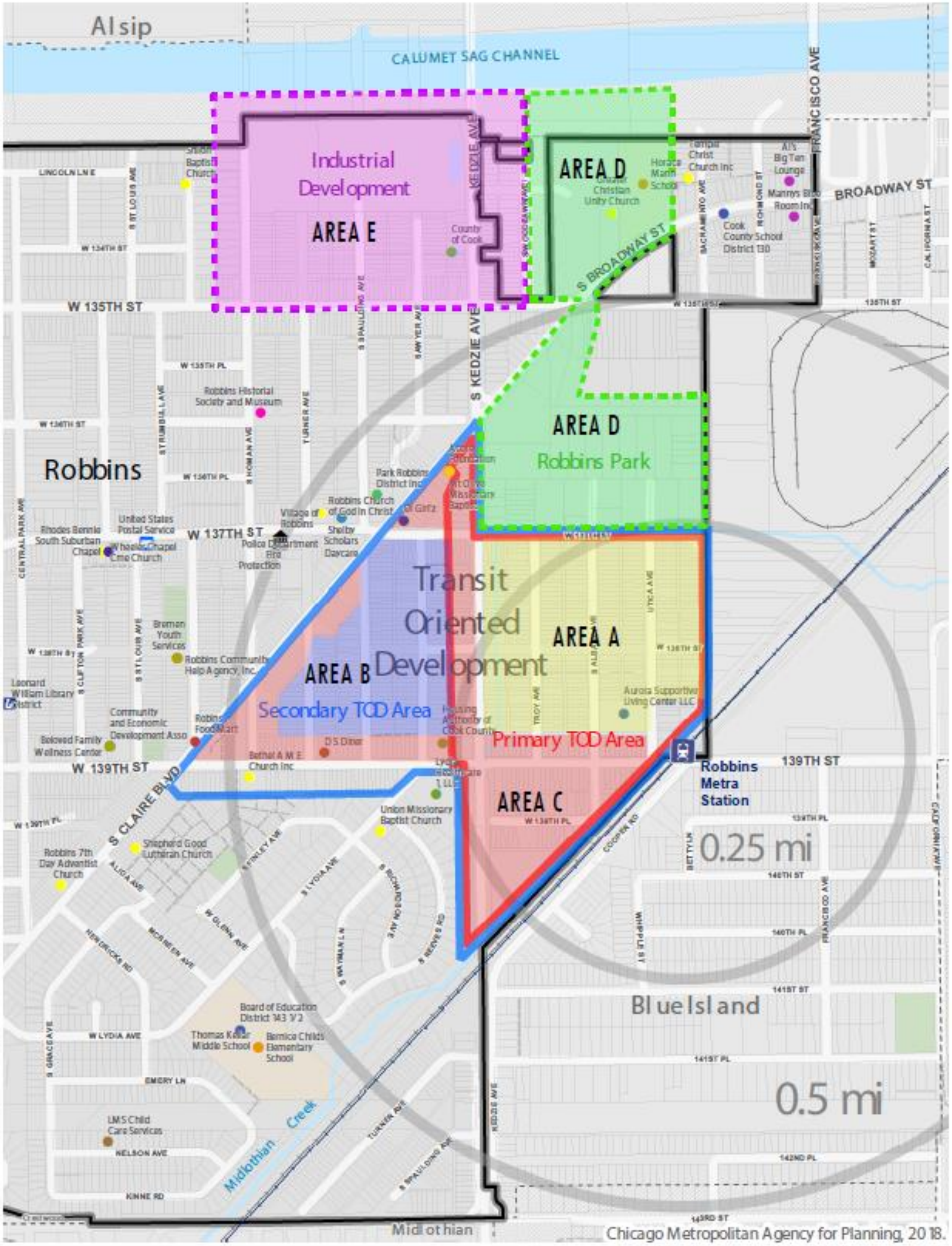


FIGURE 2: TOD AND STUDY AREA

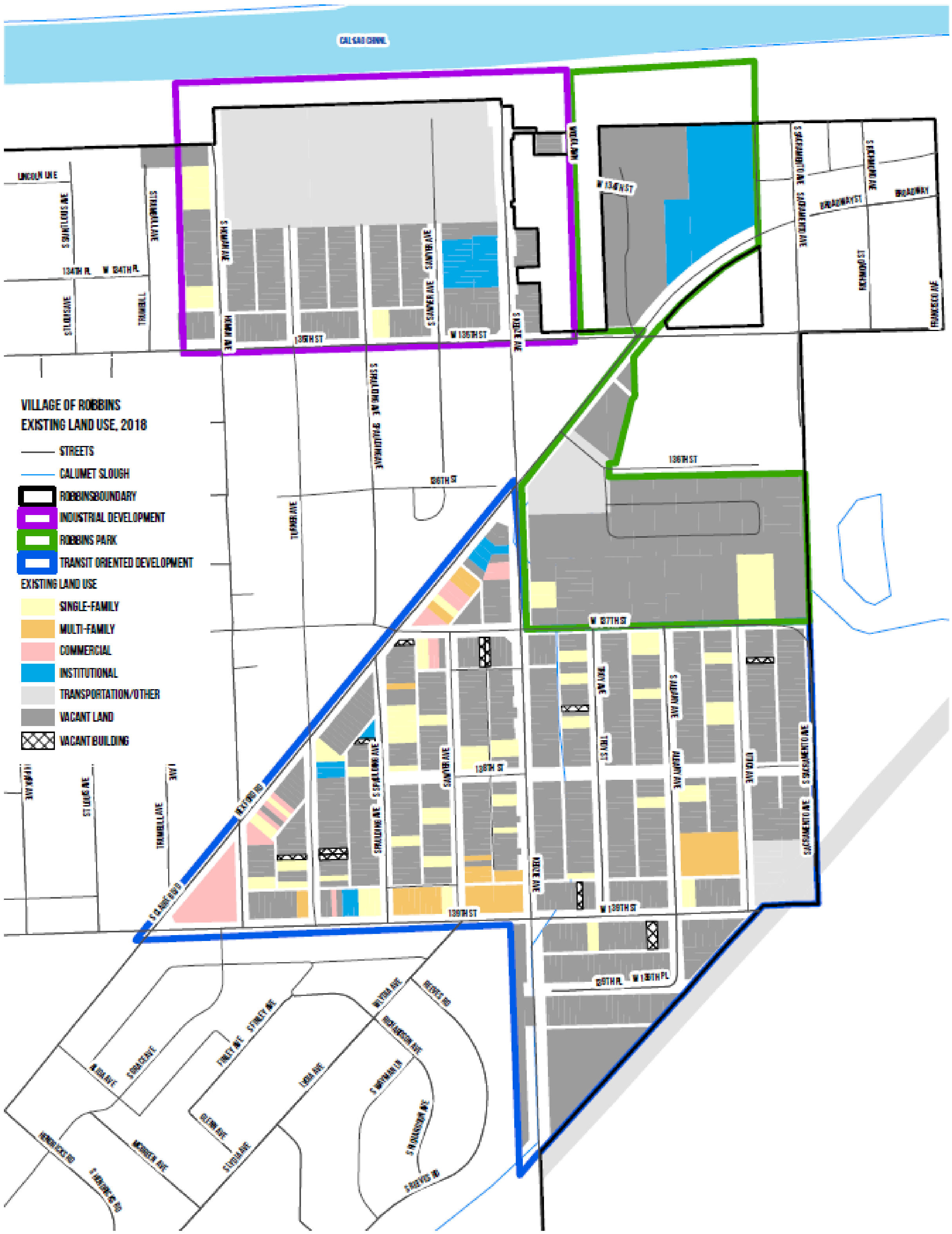


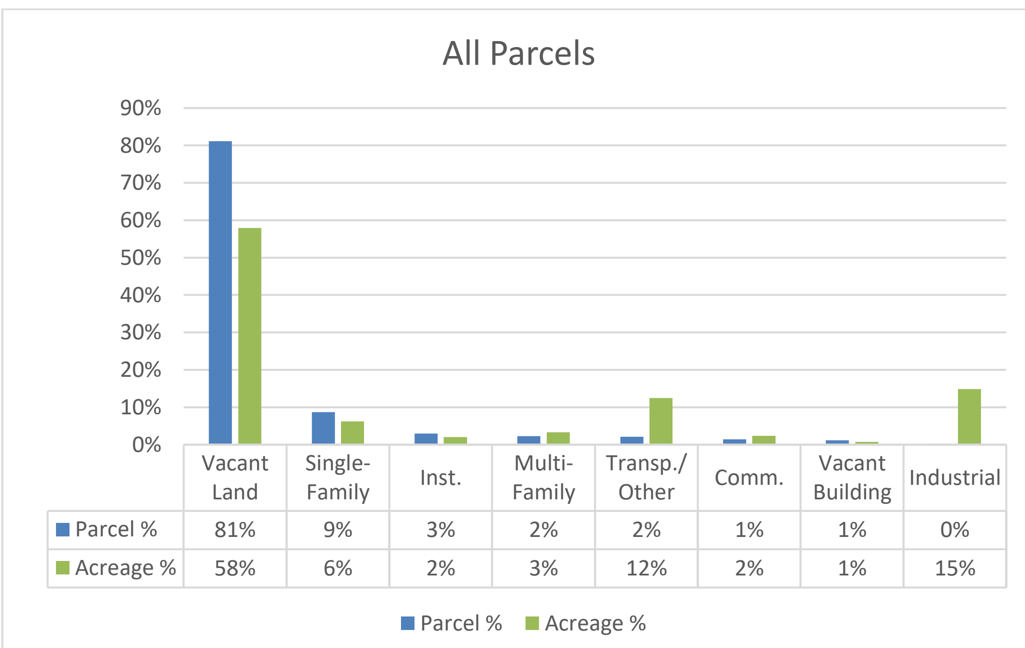
FIGURE 3: STUDY AREA LAND USE AND VACANCY MAP

1.E.2 All Parcels: TOD, Robbins Park and Industrial Development

An inventory was taken on-site of all land uses, vacancies and vacant buildings within the TOD Area and Industrial Development Areas, not including Robbins Park (See Figure 3 and Tables 1.11 and 1.12). The largest land use is vacant land with 744 parcels, representing 81% of all parcels and 58% of land area. The second highest land use is industrial due to the large complex in the industrial area along the Calumet Sag Channel. Building conditions will be described in the sections that follow and are organized by subarea.

Table 1.11 All Parcels Land Use and Vacancy

	Parcel %	Acreage %	Parcels	Acreage
Vacant Land	81%	58%	744	62.41
Single-Family	9%	6%	80	6.72
Inst.	3%	2%	27	2.20
Multi-Family	2%	3%	21	3.55
Transp./Other	2%	12%	19	13.42
Comm.	1%	2%	13	2.55
Vacant Building	1%	1%	11	0.84
Industrial	0%	15%	2	16.03
Total	***100%***	***100%***	***917***	***107.72***



Source: Teska Associates land use survey and Chicago Metropolitan Agency for Planning, 2018

Table 1.12 Land Use and Vacancy

Undeveloped Road Areas		-	Parcels	Acreage
Vacant Lot			4	1.64
Area A	**Parcel %**	**Acreage %**	**Parcels**	**Acreage**
Vacant Land	91.8%	87.0%	267	20.33
Single-Family	7.2%	7.3%	21	1.71
Vacant Building	0.7%	0.6%	2	0.14
Multi-Family	0.3%	5.1%	1	1.20
Total	***100%***	***100%***	***291***	***23***
Area B	**Parcel %**	**Acreage %**	**Parcels**	**Acreage**
Vacant Land	75.3%	75.3%	137	10.43
Single-Family	14.8%	15.4%	27	2.14
Vacant Building	3.8%	3.5%	7	0.48
Multi-Family	2.7%	2.5%	5	0.35
Institutional	2.2%	2.2%	4	0.31
Commercial	1.1%	1.1%	2	0.15
Total	***100%***	***100%***	***182***	***13.86***
Area C	**Parcel %**	**Acreage %**	**Parcels**	**Acreage**
Vacant Land	75.0%	72.2%	171	18.09
Single-Family	10.1%	7.3%	23	1.82
Multi-Family	6.6%	8.0%	15	2.00
Commercial	4.8%	9.6%	11	2.40
Institutional	2.6%	2.1%	6	0.52
Vacant Building	0.9%	0.9%	2	0.22
Total	***100%***	***100%***	***228***	***25***
Area D Robbins Park*	**Parcel %**	**Acreage %**	**Parcels**	**Acreage**
Vacant Land	85.7%	74.1%	36	25.08
Single-Family	7.1%	4.5%	3	1.53
Institutional	4.8%	14.2%	2	4.82
Transport/Other	2.4%	7.1%	1	2.40
Total	**100%**	**100%**	***42***	***34***
**Not included in total*				

<u>**Area E**</u>	**Parcel %**	**Acreage %**	**Parcels**	**Acreage**
Vacant Land	85.8%	42.4%	169	13.56
Institutional	8.6%	4.3%	17	1.37
Single-Family	4.6%	3.3%	9	1.05
Industrial	1.0%	50.1%	2	16.03
Total	***100%***	***100%***	***197***	***32***
<u>**Metra**</u>	**Parcel %**	**Acreage %**	**Parcels**	**Acreage**
Transport/Other	100%	100%	19	13.42
Total	***100%***	***100%***	***19***	***13***

Source: Teska Associates land use survey and Chicago Metropolitan Agency for Planning, 2018

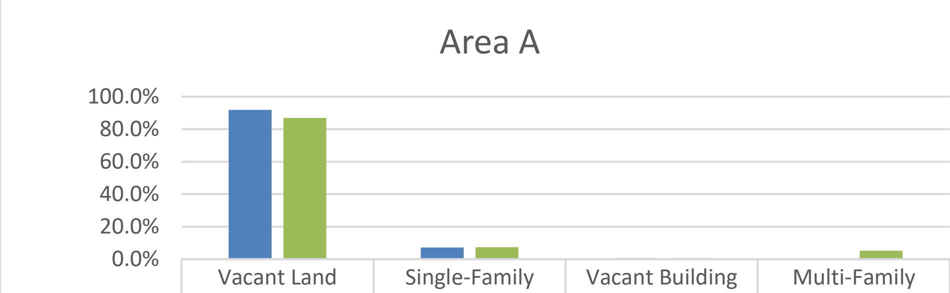
Area A is composed of the Robbins Metra Station and a primarily residential area that developed with housing in walking distance to the station. Small lots define the area in which most homes have since been vacated and demolished. Directly across from the station on Utica Avenue is Robbins Supportive Living Center, an assisted living facility for disabled adults ages 22-64. 87% of the acreage in Area A is composed of 267 vacant parcels and 2 vacant buildings. There are 21 single-family homes and one multifamily development – Robbins Supportive Living. The existing single-family homes are generally in poor to fair condition with a few well-maintained properties. The streets are in poor condition and many lots are overgrown with vegetation. While the area is zoned as light industry, it was historically single-family housing. Flooding and poor market conditions have resulted in the demolition of most of the homes.

FIGURE 4: OCCUPIED HOME AT 137TH AND ALBANY

FIGURE 5: VACANT LAND NORTH OF METRA STATION

FIGURE 6: EXAMPLE OF SINGLE-FAMILY HOMES IN TOD AREA

FIGURE 7: ROBBINS SUPPORTIVE LIVING



	Vacant Land	Single-Family	Vacant Building	Multi-Family
Parcel %	91.8%	7.2%	0.7%	0.3%
Acreage %	87.0%	7.3%	0.6%	5.1%

Parcel % Acreage %

Source: Teska Associates land use survey and Chicago Metropolitan Agency for Planning, 2018

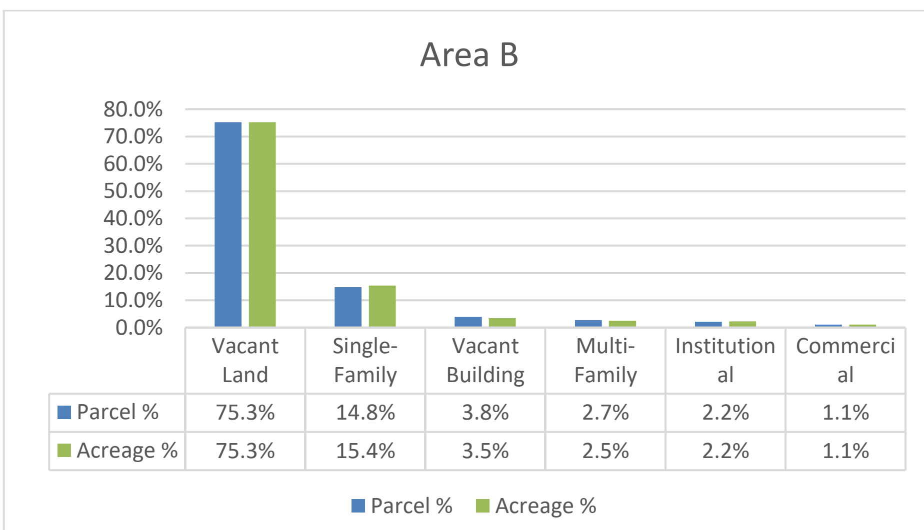
AREA B is comprised of the residential blocks within the Secondary TOD area west of Kedzie Avenue. Most buildings are in need of repair and the area is a transition between auto-related and former commercial uses and residential lots.

75% of both parcels and acreage are vacant, with 15% of parcels and acreage in single-family homes, comprised of 27 homes. In addition, there are seven vacant buildings, five multi-family buildings, four institutional buildings and two commercial buildings.

Single-family homes are generally in poor to fair condition, with parking and storage on poorly defined lots. Some buildings are used for commercial uses that were built as residential structures.

The area is walkable to businesses, churches, the Post Office, Library and other services between 137th Street and 139th St, as well as located within ½ mile of the Robbins Metra Station. The area is suited for residential development as the market improves.

FIGURE 8 AND 9: PHOTOS OF HOMES AND STRUCTURES IN AREA B



	Vacant Land	Single-Family	Vacant Building	Multi-Family	Institutional	Commercial
Parcel %	75.3%	14.8%	3.8%	2.7%	2.2%	1.1%
Acreage %	75.3%	15.4%	3.5%	2.5%	2.2%	1.1%

Source: Teska Associates land use survey and Chicago Metropolitan Agency for Planning, 2018

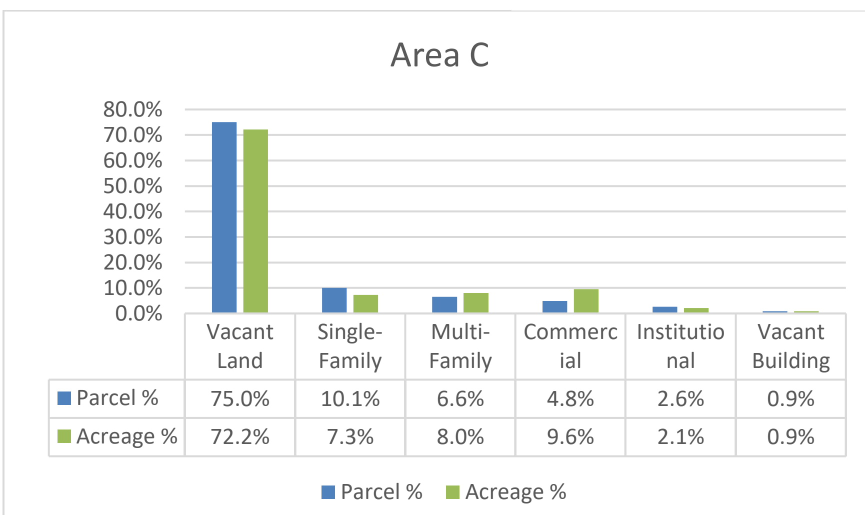
Area C is comprised of the commercial areas of the Primary and Secondary TOD Area along Kedzie Ave., S. Claire Blvd, 139th Street and the triangle south of 139th St. and east of Kedzie Ave. Despite commercial and industrial zoning for all portions of this area other than along the west side of Kedzie Ave, there are only eleven commercial properties, six institutional properties. 72% of the acreage and 75% of the parcels are vacant. Some of the better condition residential buildings are located along 139th St., as shown below.

Residential properties include the Edward Brown Apartments at the northwest corner of Kedzie Avenue and 137th St. which is in good condition. There are a total of fifteen multi-family parcels with occupied structures and 23 single-family homes.

The condition of the buildings vary, but most of the occupied buildings are in fair to good condition, with the newest multi-family buildings in very good condition. Most of the land along 139th St. between Kedzie Ave. and the Metra Station is vacant, despite through traffic that runs along 139th St. and its proximity to the station.

FIGURE 10: NEWER MULTI-FAMILY HOUSING ON 139TH ST. WEST OF KEDZIE AVE

FIGURE 11: HOUSING STRUCTURE ON 139TH STREET JUST WEST OF METRA STATION

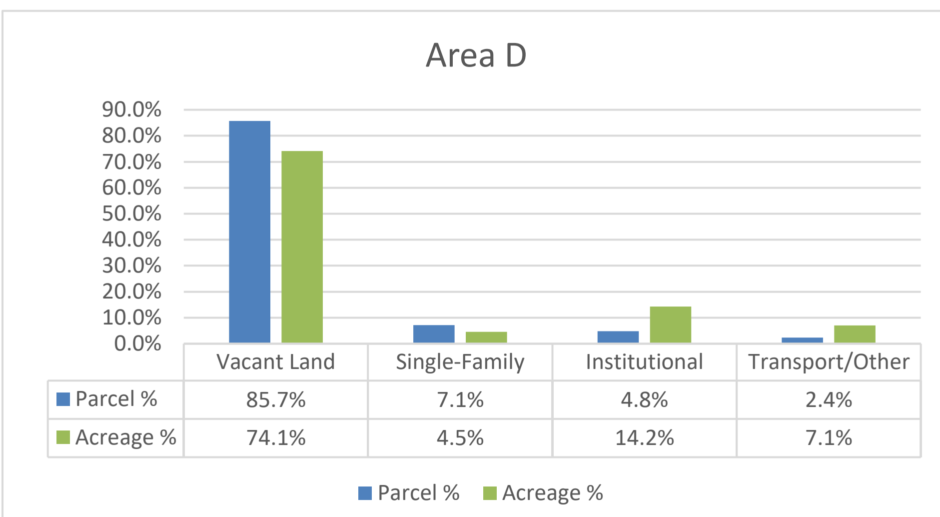


	Vacant Land	Single-Family	Multi-Family	Commercial	Institutional	Vacant Building
Parcel %	75.0%	10.1%	6.6%	4.8%	2.6%	0.9%
Acreage %	72.2%	7.3%	8.0%	9.6%	2.1%	0.9%

Source: Teska Associates land use survey and Chicago Metropolitan Agency for Planning, 2018

Area D is composed of land that is planned for Robbins Park. 86% of the parcels comprising 74% of the acreage is vacant land. Virtually all of the land between 136th St. and 137th St. is vacant. The area north of S. Claire Blvd. includes House of Prayer, Horace Mann School and Christ Temple Church, while Greater Christian Baptist Church is located on the south side of S. Claire Blvd. Due to through traffic along S. Claire Blvd. which turns into Broadway St. there could be potential commercial uses on vacant properties along the corridor.

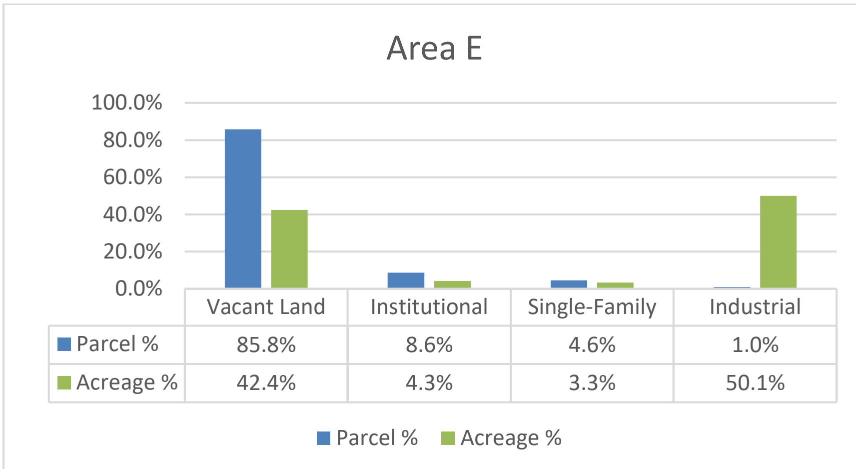
FIGURE 12: AERIAL VIEW OF PROPOSED ROBBINS PARK (FROM GOOGLE MAPS)



	Vacant Land	Single-Family	Institutional	Transport/Other
Parcel %	85.7%	7.1%	4.8%	2.4%
Acreage %	74.1%	4.5%	14.2%	7.1%

Source: Teska Associates land use survey and Chicago Metropolitan Agency for Planning, 2018

Area E is comprised of the industrial facility and vacant blocks on the north side of 135th St. between Woodlawn and Trumbell. There is one large industrial parcel comprising 50% of the land area which is currently vacant but there is a developer working on a proposed reuse of the asset. A total of 86% of parcels and 42% of acreage is vacant land. The largely vacant residential blocks between 135th St. and the former plant are better suited for commercial, industrial or distribution uses.



Source: Teska Associates land use survey and Chicago Metropolitan Agency for Planning, 2018

FIGURE 13: FORMER ROBBINS COMMUNITY POWER SITE

Source: Google Maps

1.E.3 Land Ownership

There is a significant share of land ownership within the TOD Area under public ownership, primarily by the village of Robbins. This is an important asset in assembling land for private development. Comparing the Parcel Ownership Map with the vacant land inventory on the Land Use Map shows the potential for assembling properties for future uses – including the potential for residential, commercial and recreational development in the Primary and Secondary TOD Areas in Figure 14 which correspond to Areas A-C.

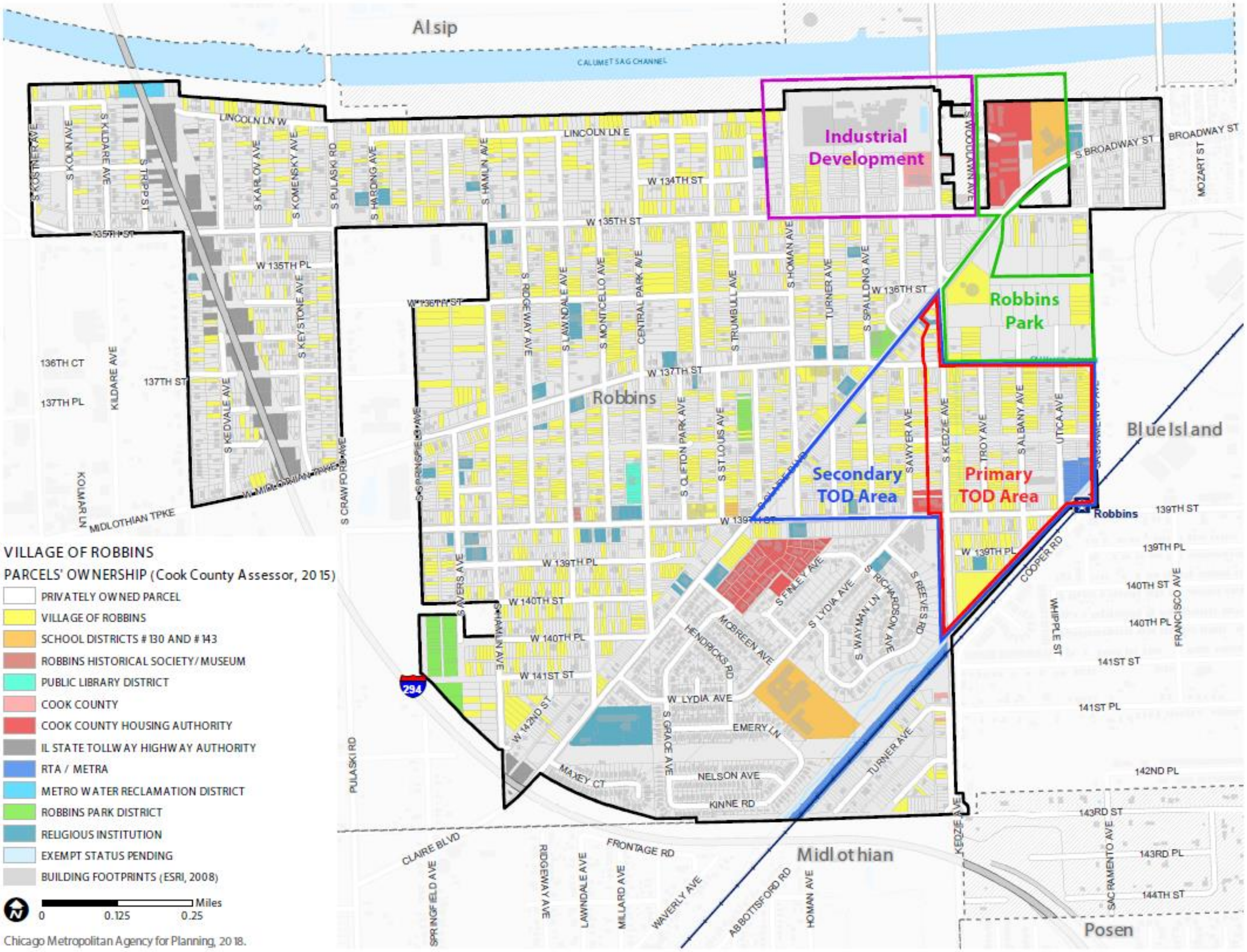


FIGURE 14: VILLAGE OF ROBBINS PARCEL OWNERSHIP MAP

1.F Market Conditions

1.F.1 New Construction

Data from the Census show 96 building permits issued for 1-unit buildings in Robbins since 2010, 11-14 units per year. However, the Census imputed the data and it seems high based on field inspections throughout the village.

Five small apartment buildings with a total of 35 units were built in the past five years and two single-family homes were recently completed.

Four newer homes on S. Lydia have sold at values of between $148,000 and $172,500, although some are listed at lower values. Based on conversations with local developers, it has been difficult to hit prices any higher than this level due to the need to identify comparable properties for the appraisals to come through so that homebuyers can purchase their homes.

The Housing Authority of Cook County is completing the rehabilitation of its two properties in 2018, Richard Flowers and Edward Brown Homes, with a combined total of 174 units.

1.F.2 Tax Foreclosures

There is a significant concentration of tax foreclosed properties in the village of Robbins and the Primary and Secondary TOD Areas as shown in Figure 15 and 16. The maps show tax certificate properties in which the Cook County Land Bank Authority or South Suburban Land Bank can acquire the properties for disposition to a developer, the municipality or redevelopment entity. This will allow for assembly of parcels that can be used for redevelopment in the TOD Area.

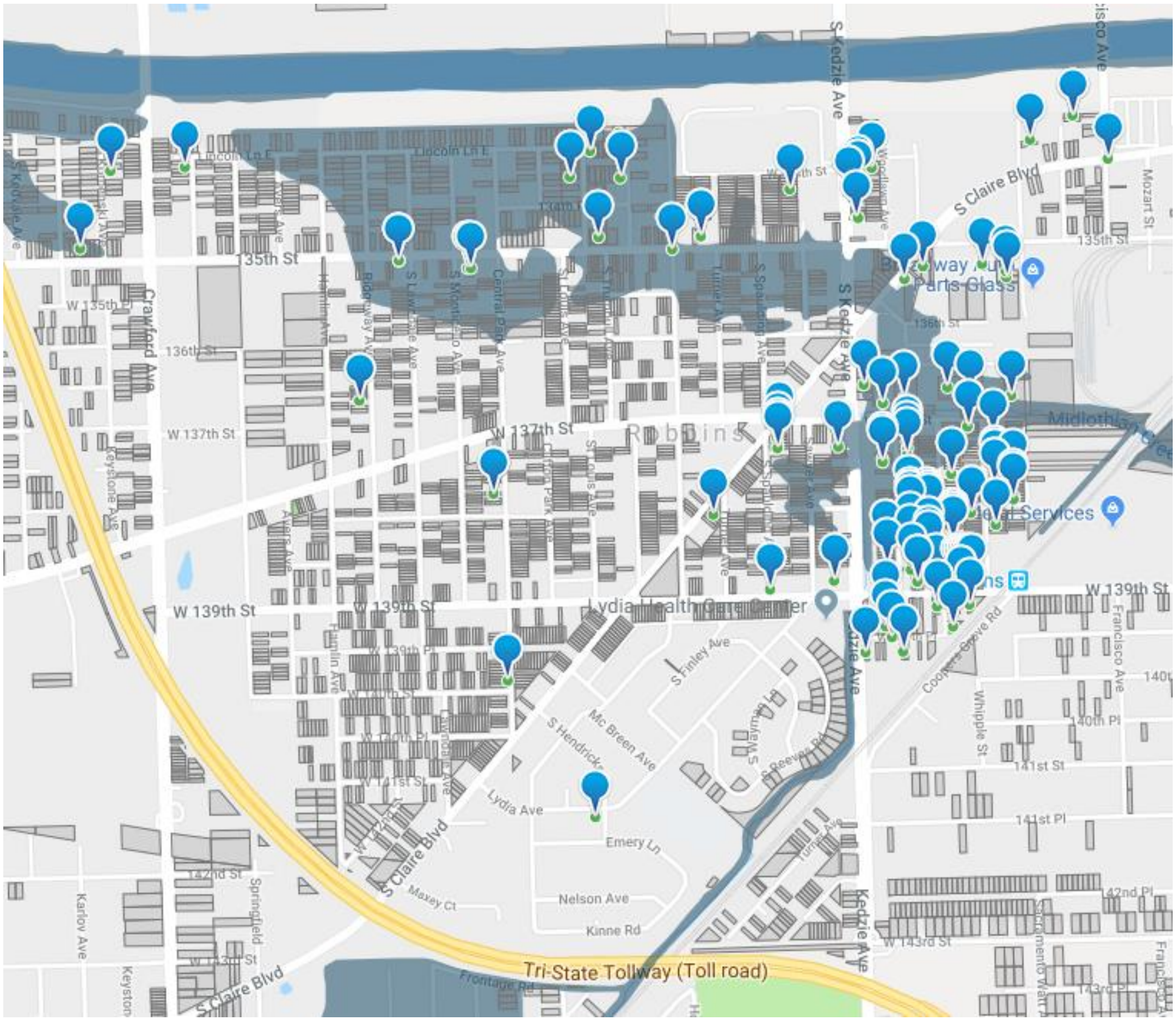


FIGURE 15: VILLAGE OF ROBBINS TAX FORECLOSURES: COOK COUNTY TAX CERTIFICATE BUILDINGS IN BLUE, VACANT PROPERTIES ARE SHADED AND 100 YEAR FLOODPLAIN

Source: Cook County Land Bank Authority, 2018

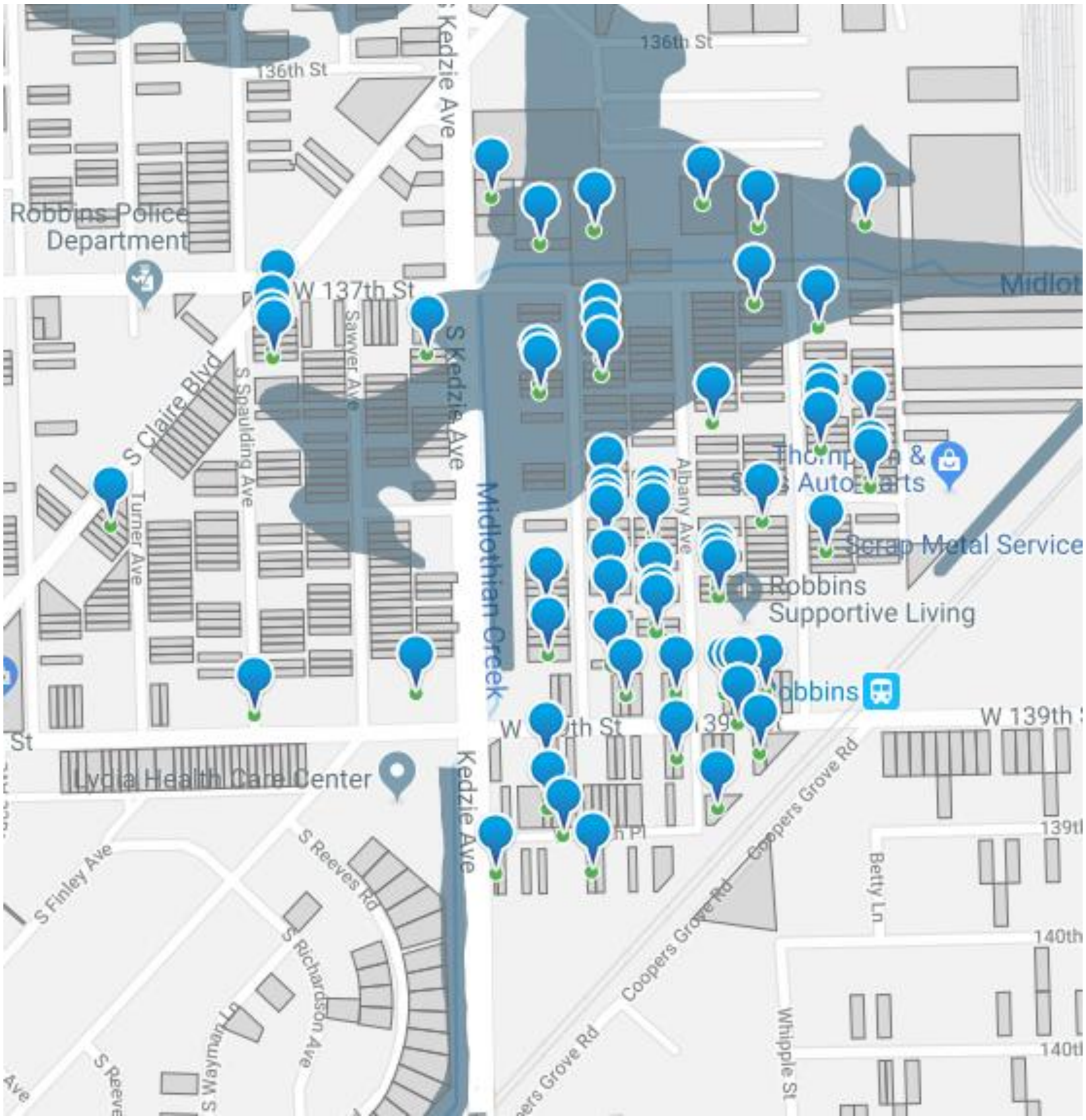


FIGURE 16: TOD AREA TAX FORECLOSURES: COOK COUNTY TAX CERTIFICATE BUILDINGS IN BLUE, VACANT PROPERTIES ARE SHADED AND 100 YEAR FLOODPLAIN

Source: Cook County Land Bank Authority, 2018

1.F.3 Foreclosures and Mortgage Delinquency

Between 2008 and 2017, there were 261 foreclosure filings in Robbins as shown in Table 1.13 below. The owner-occupied foreclosure rate, calculated based on the number of owner-occupied foreclosure filings of single-family homes and condominiums as a percent of owner-occupied households, averaged 3.1% in Robbins over the past ten years. In comparison, the rate was only slightly lower at in Blue Island 3.0%, but 2.3% in Cook County overall as shown in Table 1.14.

According to data from real estate website Zillow, the mortgage delinquency rate in Robbins is considerably higher at 7.1% than either Blue Island or Cook County (both 1.5%). However, the share of homes with negative equity is lower in Robbins than in Blue Island, 28.6% vs. 30.8%, but both are well above the Cook County level (17.9%). These statistics indicate that while the number of foreclosures has been declining since the worst of the recession, a significant number of homeowners are still underwater on their mortgages.

Table 1.13 Foreclosure Filings, 2008-2017
Robbins, Blue Island and Cook County

	Robbins	Blue Island	Cook County
2008	37	183	38,924
2009	30	209	45,166
2010	30	259	49,959
2011	36	229	41,235
2012	27	225	41,751
2013	18	152	24,384
2014	29	96	16,704
2015	17	98	14,992
2016	16	70	13,103
2017	21	67	13,101
Total	261	1,588	299,319

Source: Woodstock Institute, 2018

Table 1.14 Owner-Occupied Foreclosure Rates, Mortgage Delinquency and Negative Equity Robbins, Blue Island and Cook County

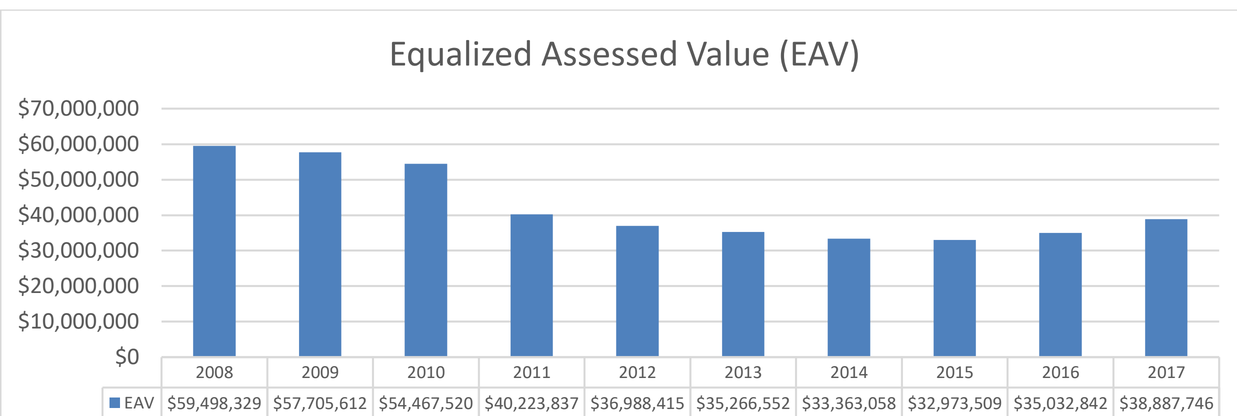
	Robbins	Blue Island	Cook County
Foreclosure Rate			
2008	4.1%	3.3%	2.8%
2009	3.6%	3.9%	3.4%
2010	3.6%	4.7%	3.9%
2011	4.4%	4.3%	3.2%
2012	3.5%	4.5%	3.3%
2013	2.2%	2.8%	1.9%
2014	3.4%	1.8%	1.3%
2015	1.9%	1.9%	1.2%
2016	2.1%	1.4%	1.0%
2017	2.6%	1.4%	1.0%
Average	3.1%	3.0%	2.3%
Mortgage Delinquency Rate (2018)	7.1%	1.5%	1.5%
Homes with Negative Equity (2018)	28.6%	30.8%	17.9%

Source: Woodstock Institute; 2012-2016 ACS; Zillow; Valerie S. Kretchmer Associates, Inc.

1.G Tax Base

1.G.1 Equalized Assessed Value

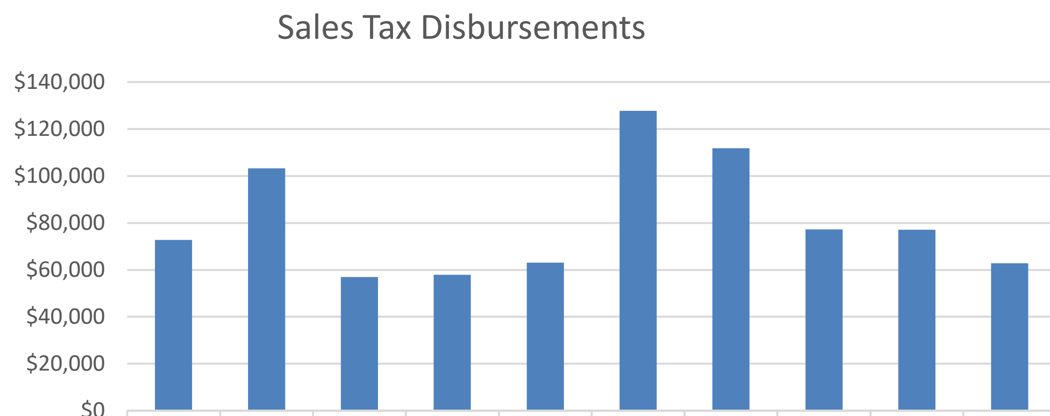
The village of Robbins lost 45% of its Equalized Assessed Value (EAV) between 2008 and 2015, but has started to see a recovery over the past three years, rising from $32,973,509 to $38,885,746, an increase of 18%. The reduction in value has meant a very slow recovery in value from the onset of the 2008 Great Recession. EAV is an estimate of market value and is used as the basis for property taxes in Illinois. The recent rebound is important not only for local tax collections to support critical local services, but as a measure of investment in the community.



Source: Cook County Tax Assessor, 2018

1.G.2 Sales Taxes and Retail Sales

Sales tax collections have seen a more uneven pattern, peaking in 2014 at $127,753, and declining to $62,733 in FY 2018 that ended June 30, 2018. This represents a 50% decline in sales tax collections, and therefore, total retail sales. Based on these disbursements, total retail sales declined from $12.7 million to $6.2 million last year.



	2019	2010	2011	2012	2013	2014	2015	2016	2017	2018
Sales Tax Disbursements	$72,748	$103,236	$56,911	$57,853	$63,012	$127,753	$111,836	$77,195	$77,073	$62,733

Source: Illinois Department of Revenue Fiscal Year Total Disbursements, 2018

	2019	2010	2011	2012	2013	2014	2015	2016	2017	2018
Retail Sales	$7,274,807	$10,323,568	$5,691,083	$5,785,345	$6,301,225	$12,775,321	$11,183,593	$7,719,503	$7,707,283	$6,273,308

Source: Derived from Illinois Department of Revenue Fiscal Year Total Disbursements, 2018

Section 2: Market Analysis – The Opportunity for Transit Oriented Development

2.A Key Findings, Market Strategies and Development Phasing

The market area for the Robbins TOD area is a 10-minute drive time from the Robbins Metra station. The area has an estimated 125,600 people in 44,700 households with a median household income of $48,000 and median home value of $152,700. This is considerably higher than the median income and home value in Robbins. The market area's income distribution is almost evenly divided among those under $35,000, $35,000-75,000 and over $75,000.

2.A.1 Residential

Based on the current inventory of affordable housing in Robbins and the market area, market area demand is estimated at 469-618 apartments for households ages 55+ with incomes under $40,000 (60% of Area Median Income or AMI for two people). Another 60-96 units can be supported for households with incomes of $40,000-54,000 (60-80% AMI).

There is also demand in the market area for 426-582 units targeted to younger households with incomes under $50,000 (under 60% AMI for four people) and 114-179 units for those with incomes up to $75,000 (80% AMI).

This demand is for the total market area, not just for Robbins or the TOD area. Robbins can attract a portion of this demand, particularly once Robbins Park is well underway. A developer will need to apply to IHDA for an allocation of Low-Income Housing Tax Credits (LIHTC), a competitive process with annual application rounds. Typical projects include units at several income levels up to 60% AMI. Units up to 80% AMI qualify as workforce housing and also help to diversify the area economically. If one or more tax credit projects are successful in the first or second phase of development, some market rate units could be supportable in a subsequent phase. However, given the relatively low housing prices in the market area, a household at 60% AMI could afford to buy a home if they have reasonable credit and can afford a down payment.

Robbins had few single-family home sales in the past year with a median price of only $33,000 and a range of $7,200-$166,000. New homes have sold in the $140,000s. Homes in nearby Blue Island, Midlothian and Crestwood are notably higher priced with median sales prices ranging from $129,000-195,000. The Chicago metro area median sales price was $235,000. However, prices increased significantly in Blue Island and Midlothian in the past five years, at a rate greatly exceeding the metro area.

There has been limited new residential construction in recent years in the market area. Realtors report that there could be demand for three-bedroom homes in Robbins in the $140,000-160,000 range, which is more competitive than the price of newer homes just outside of the 1/2 mile area in Blue Island, which are in the $175,000-250,000 range. There is also demand for one-story ranches or duplexes for seniors in the low-$100,000s.

Some affordable housing programs for developers and/or homebuyers will most likely be needed to build homes in this price range. IHDA and Cook County offer a number of programs. In addition, programs to assist homeowners with repairs should be included as part of the housing plan as Robbins has many homes with deferred maintenance that their owners can't afford to fix.

For-sale housing is likely to be a second or third phase of development in the TOD area, once a high quality LIHTC project is completed and successful. A development of 25-30 houses over a 1-2 year period might be supportable in the TOD area. If successful, future phases could be larger, beginning to fill in residential blocks in the TOD area.

2.A.2 Retail

While Robbins has a significant retail gap of $28 million, the market area has a retail surplus of $133 million. Robbins accounts for only 3% of the spending potential in the market area given its relatively small population at this time. Most of the retail space in the market area is in Crestwood with a number of big box stores and a major shopping center at Cal Sag Road and Cicero Avenue.

The immediate station area is not a likely location for much retail space given the lower traffic counts and visibility along 139th Street near the Metra station. The west side of Kedzie Avenue north of 139th Street is more suitable given its higher traffic counts and connection to Robbins Park. This area has the potential for small scale convenience retail, fast food, sandwich shop, coffee/donut/ice cream shop, quick casual or other restaurants, a laundromat, Goodwill or similar store, and offices for non-profit, educational or social service organizations. Some restaurants could be on their own sites, either purchased or leased. A smaller center with 10,000-15,000 square feet geared to smaller tenants could be possible here if one or more free-standing restaurants is developed nearby. The proximity to Robbins Park and the industrial area to the north would provide additional customers beyond local residents. In addition, a larger gas station with restaurant and convenience store with services catering to truckers as well as passenger cars could be possible at the north end of Kedzie Avenue.

2.A.3 Light Industry

While the primary focus of industrial development would be at the north end of the village near the Cal Sag, demand for light industry and flex space in the TOD Area should be explored, especially for the area south of 139th Street that would not be suitable for residential uses.

The development of Robbins Park would reduce costs for light industrial development as stormwater costs are typically a larger share of development costs for one-story industrial structures than other land uses.

2.A.4 Sports Facility or Other Anchor Institution

With the development of Robbins Park, a year-round attraction such as an indoor sports facility would provide employment and visitors to the community.

There are few competitors in the market; the closest being a sports dome in Dolton, 17 miles away.

A business plan should be developed to determine the financial viability of a year-round indoor sports facility. It is likely that public support would be required to fund a portion of capital and infrastructure needs, but would raise the market viability of the residential, retail and restaurants that are desired in the community.

2.A.5 Urban Agriculture

An urban agriculture program could be viable in Robbins based on its location, access to food distributors in the suburban and Chicago food markets, availability of land and ability to raise job training dollars. Site preparation and initial capital expenses would require initial public support, but there are examples of financially successful urban agriculture programs in the Chicago market.

2.A.6 Economic Development Tools and Incentives

There is one TIF District in the village of Robbins which covers the industrial area along the Cal Sag. A new TIF District should be considered for the TOD area to assist with acquisition, environmental clean-up, infrastructure, renovation and affordable housing.

There are a number of Cook County property tax incentives. With a cumulative property tax rate of 15.081% per $100 valuation in 2017, Cook County property tax incentives such as commercial, industrial, brownfield properties will be very important for most development proposals.

There are two land banks: Cook County Land Bank Authority and South Suburban Land Development and Bank Authority that will be important partners in acquiring, clearing back taxes and fees and disposing of the land for new purposes.

Table 2.1 Summary of Market Based Strategies and Phasing

	Phase 1	Phase 2	Phase 3
Residential	▪ Assemble and prepare land for residential uses in Areas A and B ▪ Begin recruiting developers ▪ Apply for LIHTC funding for one or two projects ▪ Identify funding for home repair programs ▪ Plan for transitional uses on vacant land such as green lots, community gardens, sports fields, etc. ▪ Begin a homeownership and financial counseling for prospective homebuyers	▪ Continue preparing land for development in Areas A and B ▪ Recruit for-sale housing developers ▪ Begin with 25-30 for-sale single-family or townhomes ▪ Continue to develop for-sale properties based on demand ▪ Continue to provide financial counseling and marketing to prospective homebuyers ▪ Focus on establishing and ratcheting up comparative sales to increase the viability of market-rate homes over time	▪ Pursue developers for for-sale and rental housing with shallow subsidies ▪ Monitor market absorption to plan for additional housing types (townhomes, detached single-family homes, etc.)
Retail and Business Services	▪ Plan for convenience retail on West Side of Kedzie	▪ As housing is built and population grows, seek additional retail on west side of Kedzie and north side of 139th Street ▪ Continue to pursue retail, restaurants and business services	▪ Continue to develop retail and commercial ▪ Determine demand for food and restaurants that will serve visitors to Robbins Park and other attractions
Business Park and Flex Space	▪ Prepare land south of 139th Street for light industry and flex space use ▪ Determine demand for approximately 10,000-20,000 sq ft of space	▪ Recruit businesses to TOD area that can provide employment ▪ Construct space based on level of demand	▪ Recalibrate balance between residential and employment uses to determine demand and space for employment-based uses in TOD Area

Sports Facility or Other Anchor Institution	▪ Undertake a business plan for recruiting developer for an indoor and/or outdoor sports facility – consider a facility of between 25,000-50,000 sq ft ▪ Prepare and clean land based on specifications of need for facility	▪ Recruit private, non-profit or for-profit developer and owner for sports facility ▪ Secure private and public funding sources ▪ Assemble land for facility ▪ Begin development of facility if financially viable	▪ Open facility / ensure ongoing financial viability
Urban Agriculture	▪ Determine interest among non-profit organizations to begin an urban farming initiative in Robbins ▪ Prepare land for urban agriculture (clean and raise) ▪ Determine whether farming will be a transitional use prior to development or a permanent, financially self-sufficient use ▪ Raise funds to cover site preparation and capital costs ▪ Plan for approximately 2-4 acres of land	▪ Determine viability of indoor greenhouses and year-round production ▪ Seek job training funds to support operations of facility ▪ Expand size of farms based on demand of operator	▪ Continue to operate farming, or convert to higher real estate uses such as residential or commercial over time and relocate farms to more remote areas of Robbins further from transit hub

2.B Market Area Demographics and Employment

Valerie S. Kretchmer Associates, Inc. (VSKA) undertook additional demographic analysis to inform the demand for housing and retail uses proximate to the Robbins Metra station, primarily in the TOD area. The analysis focused an area that is broader than the village, TOD area or ½ mile radius from the Metra station, since new development as part of a broader revitalization plan will change the character and perception of the area and could attract residents and customers from beyond the village boundaries.

VSKA designated the area within a 10-minute drive of the Metra station as the likely market area for residential and retail development. The map on the following page shows the extent of this area. It includes Robbins and portions of Blue Island, Midlothian, Crestwood, Posen, Alsip, Oak Forest, Dixmoor, Merrionette Park, Calumet Park, Markham, Harvey, Riverdale, and Phoenix. Table X.X. shows the key demographics of this market area.

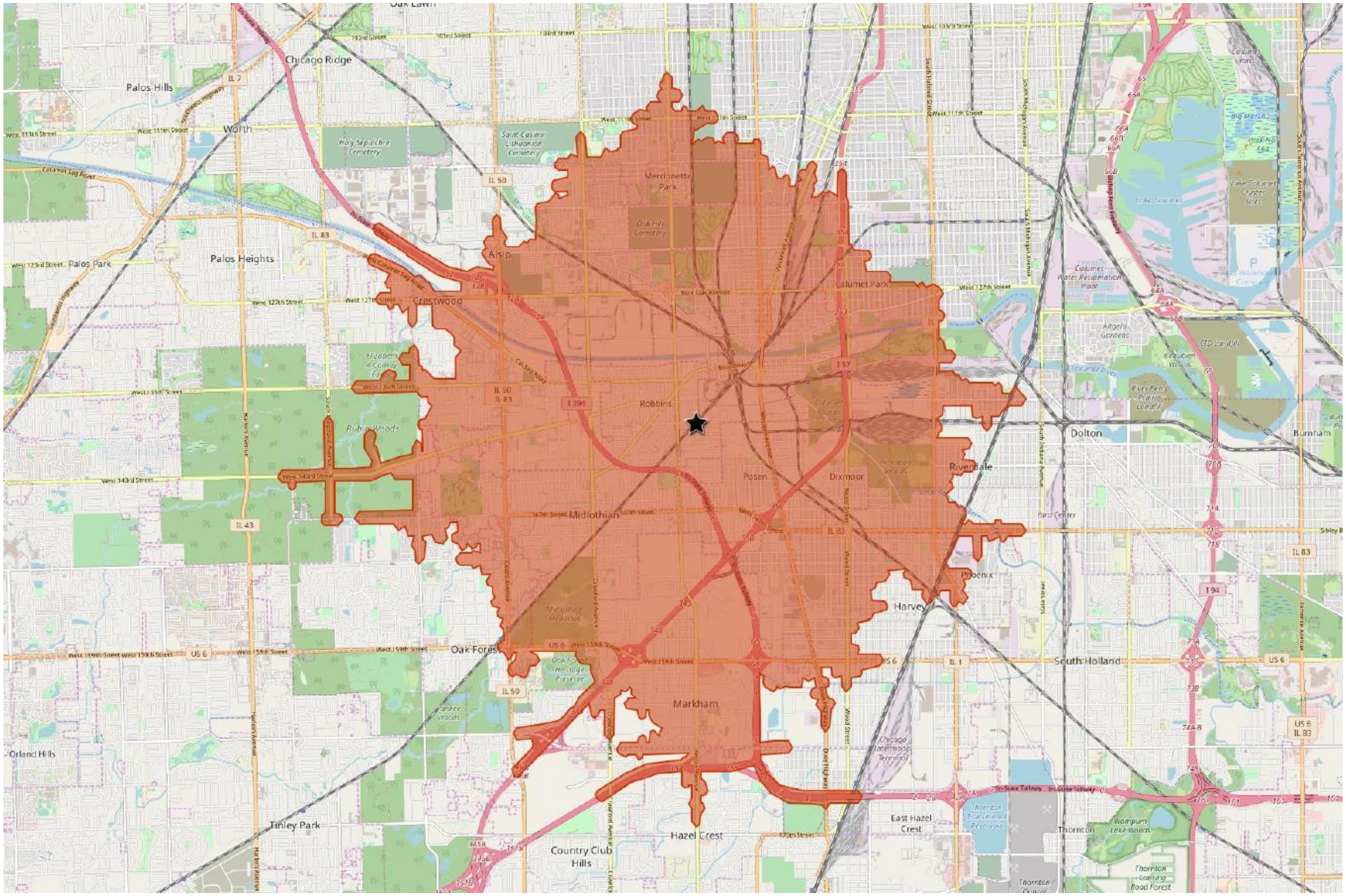
The market area has an estimated 2018 population of 125,600 in 44,700 households and is projected to register a 1% decline over the next five years. It has a median household income of almost $48,000 with 48% of households earning over $50,000.

The daytime population is estimated at 117,000 with 45,000 workers and 72,000 residents. Approximately 51% of the employed residents aged 16+ are in white collar occupations with the largest shares in administrative support, professional jobs and management. Services make up 22% of jobs while blue collar jobs (transportation and construction) make up 27% of jobs.

Just over 62% of the occupied housing is owner-occupied with a median value of $152,700. The market area has a significantly higher median income, owner-occupancy rate and home value, but lower share of seniors than the village of Robbins.

Table 2.2 shows the income distribution for the 10-minute drive market area. Approximately 37% of households have incomes under $35,000, 33% have incomes between $35,000 and $74,999 and 30% have incomes over $75,000. The number of higher income households is projected to increase by 10% over the next five years, while those in lower income groups are projected to decrease in number.

10-Minute Drive from Robbins Station



Source: Esri Business Analyst, 2018

FIGURE 17: 10 MINUTE DRIVE MAP

Table 2.2
Key Demographics of the 10 Minute Drive Time Market Area

	2018	2023	Change	
Total Population	125,619	124,499	-1,120	-0.9%
Total Households	44,709	44,247	-462	-1.0%
Median Age	36.0	37.1	1.1	3.1%
% Under 15 Years	20.5%	20.2%	-0.3	-
% 65+ Years	13.9%	15.8%	1.9	-
Median Household Income	$47,743	$50,992	3,249	6.8%
% $50,000+	48.3%	51.1%	2.8	-
% Owner-Occupied	62.3%	62.3%	0.0	
Median Home Value	$152,684	$167,107	14,423	9.4%
2018 Daytime Population	117,031	NA		
Workers	45,117	NA		
Residents	71,914	NA		
Total Employment by Occupation (Age 16+)	54,708	NA		
White Collar	51.0%	NA		
Management/Business/Financial	9.0%	NA		
Professional	14.9%	NA		
Sales	10.2%	NA		
Administrative Support	16.9%	NA		
Services	22.3%	NA		
Blue Collar	26.7%	NA		
Farming/Forestry/Fishing	0.1%	NA		
Construction/Extraction	6.8%	NA		
Installation/Maintenance/Repair	3.4%	NA		
Production	6.1%	NA		
Transportation/Material Moving	10.3%	NA		
NA - Not Available				

Source: Esri Business Analyst, 2018

Table 2.3 Households by Income
Robbins Market Area (10 Minute Drive Time)

	2018		2023		Change 2018-2023	
	Number	Percent	Number	Percent	Number	Percent
Total Households	49,410		48,884		-526	-1.1%
Under $15,000	6,975	14.1%	6,635	13.6%	-340	-4.9%
$15,000-$24,999	6,091	12.3%	5,504	11.3%	-587	-9.6%
$25,000-$34,999	5,142	10.4%	4,759	9.7%	-383	-7.4%
$35,000-$49,999	7,223	14.6%	6,937	14.2%	-286	-4.0%
$50,000-$74,999	9,213	18.6%	8,776	18.0%	-437	-4.7%
$75,000+	14,766	29.9%	16,273	33.3%	1,507	10.2%

Source: Esri Business Analyst, 2018

2.C Residential Analysis

2.C.1 Multi-Family Supply

Robbins has two properties operated by the Housing Authority of Cook County, Edward Brown Apartments and Richard Flowers Homes. Brown, at 139th and Kedzie, has 74 units of senior housing and is finishing a renovation in 2018. Flowers has 100 family units and is also finishing a renovation in 2018. Both are well occupied and the wait list at Flowers is closed. In addition to these two properties, there are 105 Housing Choice Vouchers being used in Robbins.

There is one other affordable property in Robbins, St. Peter Claver Courts, a 70-unit senior property managed by Catholic Charities and funded by HUD's Section 202 program. In the market area, there are two other affordable senior properties funded with Low-Income Housing Tax Credits, one in Blue Island (Senior Suites at Fay's Point with 90 units) and one in Oak Forest (Oak Forest Horizon with 85 units), and two IHDA-funded family properties in Blue Island (Meadow View Apartments with 96 units and Irving Avenue Apartments with 24 units). At this time, there are no other approved or planned affordable projects in the 10-minute market area.

Robbins has few market-rate multi-family rentals. Newer apartment buildings in Robbins at Central Park Avenue and 139th Street have large three-bedroom units renting for $1,400; however, a significant portion are occupied by Housing Choice Voucher holders who are paying 30% of their income in rent. There are few listings for other rentals in the village.

Blue Island has more apartments for rent including one larger complex that was renovated a few years ago at the north end of the city. Blue Station Apartments have one, two and three-bedroom units renting from $700-1,000. These rents are only slightly higher than the rents at Meadow View Apartments, an IHDA-funded family property, where rents range from $698-970 for one and two bedrooms. Small buildings in Blue Island rent one-bedroom units for $650-700 and two bedrooms for $850-970.

Midlothian has a few older apartment complexes and many small apartment buildings. Typical one-bedroom units range from $725-875, while two bedrooms rent for $850-1,200. A number of homes are also available for rent, including some by national home rental companies, with rents from $1,645-1,739.

Table 2.5 shows representative rentals in Robbins, Blue Island and Midlothian. The rents at most of the market-rate apartments are within the range of the 2018 maximum allowable 2018 Low-Income Housing Tax Credit rents in the Chicago metro area. These maximum gross rents, which include tenant-paid utilities, are shown in Table 2.4 based on bedroom size and AMI level.

Table 2.4
Chicago Metro Area Maximum 2018 Low-Income Housing Tax Credit Gross Rents

AMI	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
120%	$1,779	$1,905	$2,286	$2,640	$2,946	$3,250
80%	$1,185	$1,270	$1,523	$1,760	$1,963	$2,166
60%	$889	$952	$1,143	$1,320	$1,473	$1,625
50%	$741	$793	$952	$1,100	$1,227	$1,354
40%	$593	$635	$762	$880	$982	$1,083
30%	$444	$476	$571	$660	$736	$812
20%	$296	$317	$381	$440	$491	$541
10%	$148	$158	$190	$220	$245	$270

Source: Illinois Housing Development Authority, 2018

Table 2.5
Representative Market-Rate Rentals in Robbins and Nearby Communities

Name/Location	Unit Type	Asking Rent	Unit Size (SF)
Robbins			
Central Park Ave and 139th Street - multiple buildings	3 BR	$1,400	1,600
13606 Turner Avenue - 2-flat	3 BR	$750	NA
3215 Kinne Road - single-family house	4 BR	$1,500	NA
Blue Island			
Blue Station - 2130 W. 122nd Street	1 BR	$700-865	465-636
	2 BR	$935	780-808
	3 BR	$1,000	900
Meadow View Apartments (LIHTC and Project-based Vouchers) - 12500 Fairview Avenue	1 BR	$698-846	440-495
	2 BR	$940-970	536-632
Small Buildings			
2251 Burr Oak Avenue	1 BR	$690	530
12833 Irving Avenue	1 BR	$650-700	500
2015 Canal Street	2 BR	$970	600
13512 Chatham Street	2 BR	$850	900
2052 135th Place	2 BR	$850	750
Midlothian			
Amberley Court - 3440 W. 147th Street	1 BR	$725-850	525-711
	2 BR	$950-1,150	817-886
Village Crossing - 14725 Homan Avenue	2 BR	$950-1,200	840-850
Small Buildings			
14533 Keystone Avenue	1 BR	$875	700
13951 Leonard Drive	2 BR	$985	800
14618 Keystone Avenue	2 BR	$850	676
14600 Keystone Avenue	2 BR	$940	900
14625 Karlov Avenue	2 BR	$935	900
Single-Family Houses			
14535 Kedvale Avenue	4 BR	$1,645	NA
3952 153rd Street	4 BR	$1,595	NA
15100 Kostner Avenue	4 BR	$1,739	NA
NA - Not Available			

Source: Valerie S. Kretchmer Associates, Inc. based on on-line listings from Rent.com, Apartments.com, Zillow.com, and craigslist.com, October, 2018.

2.C.2 Multi-Family Rental Demand

VSKA analyzed the demand for more rental units in the market area for both seniors age 55+ and for families or households under age 55. We looked at the distribution of households by age and income as shown in Tables 2.6 and 2.7 below. Higher income households are less likely to be renters, especially in an area where home prices are relatively low, so our rental analysis focuses on households with incomes under $75,000.

Table 2.6 Households Under 55 by Income
Robbins Market Area (10 Minute Drive Time)

	2018		2023		Change 2018-2023	
	Number	Percent	Number	Percent	Number	Percent
Total Households 15-54	26,725		25,606		-1,119	-4.2%
Under $15,000	3,303	12.4%	3,037	11.9%	-266	-8.1%
$15,000-$24,999	2,374	8.9%	1,932	7.5%	-442	-18.6%
$25,000-$34,999	2,488	9.3%	2,113	8.3%	-375	-15.1%
$35,000-$49,999	3,881	14.5%	3,543	13.8%	-338	-8.7%
$50,000-$74,999	5,375	20.1%	4,940	19.3%	-435	-8.1%
$75,000+	9,304	34.8%	10,041	39.2%	737	7.9%

Source: Esri Business Analyst, 2018

Table 2.7 Households 55+ by Income
Robbins Market Area (10 Minute Drive Time)

	2018		2023		Change 2018-2023	
	Number	Percent	Number	Percent	Number	Percent
Total Households 55+	22,685		23,278		593	2.6%
Under $15,000	3,672	16.2%	3,598	15.5%	-74	-2.0%
$15,000-$24,999	3,717	16.4%	3,572	15.3%	-145	-3.9%
$25,000-$34,999	2,654	11.7%	2,646	11.4%	-8	-0.3%
$35,000-$49,999	3,342	14.7%	3,394	14.6%	52	1.6%
$50,000-$74,999	3,838	16.9%	3,836	16.5%	-2	-0.1%
$75,000+	5,462	24.1%	6,232	26.8%	770	14.1%

Source: Esri Business Analyst, 2018.

Depending on household size, at 60% AMI, two-person households can earn up to $40,620, four-person households can earn up to $50,760 and six-person households can earn up to $58,920. Under new tax regulations, it is possible to rent some units to households earning up to 80% AMI as long as the average income served is 60% AMI or lower. At 80% AMI, a four-person household can earn up to $67,700 and a six-person household up to $78,550. These higher income levels are typically considered "workforce" housing for those with incomes too high for affordable units but who may not be able to afford market-rate units, especially in higher cost locations.

In order to estimate rental demand, we first looked at the existing inventory of affordable and market rate rentals, and then determined how much the current inventory of affordable housing penetrates the age and income-eligible households in the market area. This is the market penetration rate and covers the entire market area, not just the village of Robbins.

For affordable family housing targeted to households under age 55, the market penetration rate is only 1.8% in 2018. This is an extremely low rate, indicating that there is significant demand for and need for more affordable rentals to serve this population. Based on our analysis, assuming another 350 affordable family units targeting households with incomes under $50,000 in the market area by 2023, the penetration rate would only increase to 5.4%, still a very low rate for a market area.

For affordable senior housing which can be targeted to those aged 55+, the focus is on those with incomes under $40,000 or 60% AMI for two people. The current penetration rate is only 2.7%, also a very low rate. Based on our analysis, assuming another 300 affordable senior units targeting households with incomes less than $40,000, the penetration rate would only increase to 5.5%, also a very low rate for a market area. These rates are shown in Table 2.8 below.

In addition to market penetration, VSKA analyzed the potential demand based on reasonable penetration rates of each income group in the market area. We segmented this by family and senior, as well as by those with incomes under 60% AMI and those with incomes of 60-80% AMI who would be the primary target for workforce rental housing. We applied higher penetration rates to those with lower incomes who have fewer choices in the private market. We also assume that 5-10% of the potential demand will come from people who live outside of the market area, who move because of the opportunity to live in new housing, or to be closer to family in the area.

Table 2.8
Robbins Market Area Affordable Rental Penetration Analysis

	2018	2023
Family Affordable		
Households Under Age 55 with Incomes under $50,000	12,046	10,625
Number of Existing Affordable Family Units	220	220
Affordable Market Penetration Rate without New Development	1.8%	2.1%
Assume 350 Additional Affordable Family Units by 2023		570
Affordable Market Penetration Rate with New Development		5.4%
Senior Affordable		
Households Age 55+ with Incomes under $40,000	11,146	10,936
Number of Existing Affordable Senior Units	299	299
Affordable Market Penetration Rate without New Development	2.7%	2.7%
Assume 300 Additional Affordable Senior Units by 2023		599
Affordable Market Penetration Rate with New Development		5.5%

Source: Valerie S. Kretchmer Associates, Esri, 2018.

Tables 2.9 and 2.10 show the demand for both senior and family rental housing in the market area. Our analysis shows potential demand for 469-618 units for seniors with incomes under 60% AMI in 2018, decreasing very slightly by 2023 due to the projected decrease in the number of seniors in the targeted income range. Another 60-96 units for seniors with incomes at 60-80% AMI can be supported in 2018, with that number remaining stable by 2023, for a total demand for 529-713 units targeted to seniors with incomes less than 80% AMI in the market area.

There is also demand in the market area for 426-582 affordable family rental units targeting households with incomes under 60% AMI. Another 114-179 units can be supported by households earning 60-80% AMI for a total of 540-761 units. The demand by 2023 is projected to decline due to the decrease in the number of households in the targeted income groups. Nonetheless, there is still a sizable demand for family rental units in the market area.

The demand shown in these tables is for the entire market area, not just for Robbins. While Robbins won't be able to capture all of this potential demand, it will be possible to capture a portion of it given the available land in the TOD area, the revitalization effort underway, and the MWRD's and other potential investment from Cook County, the state and other partner organizations.

Table 2.9
Robbins Market Area Rental Demand Analysis for Households Age 66+ Years

	2018		2023	
	Penetration Rates		*Penetration Rates*	
Demand from Households 55+ for Units Under 60% AMI				
Income Level Under $15,000 - 30% AMI	5%	6%	5%	6%
Number of Households Age 55+	3,672	3,672	3,598	3,598
Demand at 5-6% Penetration	184	220	180	216
Income Level $15,000-$24,999 - 50% AMI	4%	5%	4%	5%
Number of Households Age 55+	3,717	3,717	3,572	3,572
Demand at 4-5% Penetration	149	186	143	179
Income Level $25,000-$39,999 - 60% AMI	3%	4%	3%	4%
Number of Households Age 55+	3,757	3,757	3,766	3,766
Demand at 3-4% Penetration	113	150	113	151
Market Area Demand from Households 55+ with Incomes Less than 60% AMI (Units)	446	556	436	546
Plus Additional Demand from Outside Market Area (% and Units)	5%	10%	5%	10%
	23	62	23	61
TOTAL DEMAND FOR UNITS UNDER 60% AMI	469	618	459	607
Demand from Households 55+ for Units at 60-80% AMI				
Income Level $40,000-$53,999 - 80% AMI	2%	3%	2%	3%
Number of Households Age 55+	2,853	2,853	2,888	2,888
Demand at 2-3% Penetration	57	86	58	87
Plus Additional Demand from Outside Market Area (% and Units)	5%	10%	5%	10%
	3	10	3	10
TOTAL DEMAND FOR UNITS AT 60-80% AMI	60	96	61	97
TOTAL DEMAND FOR UNITS UNDER 80% AMI	**529**	**713**	**520**	**703**

Note: Numbers may not total due to rounding.

Source: Valerie S. Kretchmer Associates, Esri, 2018.

Table 2.10
Robbins Market Area Rental Demand Analysis for Households Under 66 Years

	2018		2023	
	Penetration Rates		*Penetration Rates*	
Demand from Households Under 55 for Units Under 60% AMI				
Income Level Under $15,000 - 30% AMI	4%	5%	4%	5%
Number of Households Under 55	3,303	3,303	3,037	3,037
Demand at 4-5% Penetration	132	165	121	152
Income Level $15,000-$24,999 - 30% AMI	4%	5%	4%	5%
Number of Households Under 55	2,374	2,374	1,932	1,932
Demand at 4-5% Penetration	95	119	77	97
Income Level $25,000-$34,999 - 40-50% AMI	4%	5%	4%	5%
Number of Households Under 55	2,488	2,488	2,113	2,113
Demand at 4-5% Penetration	100	124	85	106
Income Level $35,000-$49,999 - 50-60% AMI	2%	3%	2%	3%
Number of Households Under 55	3,881	3,881	3,543	3,543
Demand at 2-3% Penetration	78	116	71	106
Market Area Demand from Households Under 55 with Incomes Less than 60% AMI	405	524	354	461
Plus Additional Demand from Outside Market Area (% and Units)	5%	10%	5%	10%
	21	58	19	51
TOTAL DEMAND FOR UNITS UNDER 60% AMI	426	582	373	512
Demand from Households Under 55 for Units at 60-80% AMI				
Income Level $50,000-$74,999 - 80% AMI	2%	3%	2%	3%
Number of Households Under 55	5,375	5,375	4,940	4,940
Demand at 2-3% Penetration	108	161	99	148
Plus Additional Demand from Outside Market Area (% and Units)	5%	10%	5%	10%
	6	18	5	16
TOTAL DEMAND FOR UNITS AT 60-80% AMI	114	179	104	164
TOTAL DEMAND FOR UNITS UNDER 80% AMI	**540**	**761**	**477**	**677**

Note: Numbers may not total due to rounding.
Source: Valerie S. Kretchmer Associates, Esri, 2018.

Over the near term, new rental development should focus on households eligible for Low-Income Housing Tax Credits, primarily those with incomes higher than at the Housing Authority buildings, and some with higher incomes who need workforce housing. Assuming these projects are successful in bringing new high quality development to the neighborhood, some market rate units for those with incomes at 100% AMI or greater could be supportable. However, given the relatively low for-sale housing prices in the market area, many with incomes at even 60% AMI can afford to buy if they have good credit and a down payment.

2.C.3 Single-Family Market

There have been very few single-family home sales in Robbins in recent years, so that comparable data are not readily available. In the past year, only 16 homes sold through the Multiple Listing Service at a median price of only $33,000, ranging from a low of $7,200 to a high of $166,000 for a newer home on Lydia Avenue. There were no sales of single-family attached homes. In the past couple of years, the highest priced home sale was also on Lydia Avenue for $172,500. Foreclosures and pre-foreclosures are still depressing home prices in Robbins.

Blue Island is considerably larger and had far more single-family home sales in the past year. With 120 sales, the median price was $129,500 ranging from $25,000-295,000. Midlothian had the highest number of single-family home sales (192) and a median price of $145,000 with the range from $49,500-$355,000. Crestwood had the highest median sales price at $195,000, with sales ranging from $75,000-$330,000. Tables 2.11 through 2.14 show the detached and attached single-family home sales in these communities over the past year.

Table 2.11
Summary of Detached Single Family Home Sales, 10/18/17 - 10/17/18

	Median	Low	High	Volume
Robbins	$33,000	$7,200	$166,000	$823,325
Blue Island	$129,500	$25,000	$295,000	$15,026,289
Crestwood	$195,000	$75,000	$330,000	$17,113,350
Midlothian	$145,000	$49,500	$355,000	$27,485,910

Source: Multiple Listing Service, 2018

Table 2.12
Summary of Attached Single Family Home Sales, 10/18/17 - 10/17/18

	Median	Low	High	Volume
Robbins	NA	NA	NA	NA
Blue Island	$66,450	$20,500	$169,900	$1,366,245
Crestwood	$92,000	$47,000	$180,000	$14,009,254
Midlothian	$62,500	$21,000	$310,000	$4,254,022

NA - Not Available

Source: Multiple Listing Service, 2018

Table 2.13
Detached Single Family Home Sales, 10/18/17 - 10/17/18

	Robbins	Blue Island	Crestwood	Midlothian
Total	16	120	87	192
Less than $50,000	11	14	0	1
$50,000-$99,999	3	24	2	32
$100,000-$149,999	1	36	12	71
$150,000-$199,999	1	37	33	75
$200,000-$249,999	0	8	30	9
$250,000-$299,999	0	1	4	2
$300,000 or More	0	0	6	2

Source: Multiple Listing Service, 2018

Table 2.14
Attached Single Family Home Sales, 10/18/17 - 10/17/18

	Robbins	Blue Island	Crestwood	Midlothian
Total	0	18	151	50
Less than $50,000	0	8	1	15
$50,000-$99,999	0	4	94	22
$100,000-$149,999	0	4	54	8
$150,000-$199,999	0	2	2	2
$200,000-$249,999	0	0	0	0
$250,000-$299,999	0	0	0	2
$300,000 or More	0	0	0	1

Source: Multiple Listing Service, 2018

While data for Robbins are not available, VSKA was able to obtain median home sales data for the past five years for the other three communities and the Chicago PMSA from Midwest Real Estate Data, Inc. and the Illinois Association of Realtors. The median sales price for Blue Island, Crestwood and Midlothian are, and have been, well below that of the Chicago PMSA. However, the percentage increase in price between 2013 and 2017 in Blue Island and Midlothian was more than double the rate of the PMSA as shown in Table 2.15.

Table 2.15
Median Home Sales Prices in Robbins and Nearby Communities, 2013-2017

Median Home Sales Prices in Robbins and Nearby Communities, 2013-2017						
	2013	**2014**	**2015**	**2016**	**2017**	**% Change 2013-17**
Robbins	NA	NA	NA	NA	NA	NA
Blue Island	$50,000	$63,000	$65,000	$95,000	$93,000	86.0%
Midlothian	85,000	105,000	117,000	130,000	140,000	64.7%
Crestwood	144,000	151,000	153,000	176,000	190,000	31.9%
Chicago PMSA	177,500	193,000	210,000	222,500	235,000	32.4%
NA - Information Not Available. Too few sales.						

Source: Midwest Real Estate Data, Inc. and Illinois Association of Realtors, 2018

In order to afford the median priced home in Blue Island, a household would need an income of approximately $36,000 and in Midlothian, approximately $44,000 based on current interest rates and real estate taxes. Given the low housing costs in Robbins, a household could earn even less, though many of the lower priced homes are likely to need significant repairs. Additionally, real estate taxes can vary widely even in the same municipality. A review of taxes paid on homes sold in Robbins, Blue Island and Midlothian show a range of less than 2% to more than 5% of the purchase price with most taxes in the 2-3.5% range.

The most recently constructed new homes in Robbins were built just before and during the recession on scattered blocks, primarily on the west side of the village on 136th Place, 137th Street, Ridgeway Avenue and on Lydia Avenue. Four-bedroom homes sold for $190,000+/-, but there have been many foreclosures since the recession. The same developer has plans for three-bedroom homes in the $160,000-175,000 price range assuming appraisals can support the prices. This has been an ongoing problem for buyers in Robbins given the few higher priced sales in the village.

In Blue Island, new homes were built in and just south of the ½ mile area from the Robbins Metra station on 141st and 142nd Place in the Deer Pointe subdivision. Development stopped in 2007 at the beginning of the recession and a new developer bought unfinished lots and is slowly building additional homes here. He estimates that he can sell approximately 12 units/year. The subdivision is attractive, and prices are higher than in other parts of Blue Island. Typical prices range from $175,000-$250,000 with some larger homes selling for up to $300,000. The developer reports that there is more demand for the less expensive homes in the $229,000-249,000 price range.

According to interviews with many realtors active in Blue Island and Robbins, price points for new homes in Robbins need to be well below those of the new homes in Blue Island to be marketable, even assuming the advantages associated with the newly developed park and proximity to Metra. The most marketable product would be three-bedroom homes with two bathrooms and an unfinished basement, with 1,400-1,600 square feet, priced from $140,000-

175,000. Some smaller one-story ranches or duplexes with two bedrooms and 1,200 square feet could also be marketable, primarily to empty nesters and seniors, at prices in the low $100,000s. Finishes do not need to be fancy. Realtors report that the biggest problem for potential buyers is credit history.

2.C.4 Housing Recommendations for the TOD Area

There is significant demand for new rental units for both families and seniors in Robbins and the surrounding market area. Units funded through Low-Income Housing Tax Credits would be the most marketable for the first and early phases of residential development in the TOD area. For family units, the primary demand will be for two and three-bedroom units. For seniors, demand will be for one and two-bedroom units.

In 2020, IHDA will likely expand the LIHTC program to allow for units targeting households up to 80% AMI as currently permitted under federal regulations. Units at 80% AMI should be included in new developments to reach those who need workforce housing. They will also make the neighborhood more economically diverse. Partnerships with MWRD, Cook County and other public and private organizations will be important in showing that housing is part of broader revitalization efforts here with support beyond the village itself.

Any LIHTC application in Robbins will likely need to be made to IHDA under their Community Revitalization criteria, which require a detailed discussion of planning efforts undertaken. The Authority has specific staff who work with developers and municipalities on these applications and who should be contacted early in the process. This is important because applications require extensive documentation showing a concerted and targeted effort, including community participation and specific identification of housing sites and need. It is very difficult to meet these requirements if they have not been integrated from the beginning and emphasized throughout.

For-sale housing is likely to be a second or third phase of development in the TOD area. Once an attractive and well occupied multi-family project has changed the image of the area, moderately priced new homes will be marketable here. Based on the experience of other builders in Robbins and Blue Island, the initial for-sale phase should be on one or two contiguous blocks and could take 1-2 years to sell 25-30 homes. Depending on the success of this phase, future phases could be larger.

Programs to keep prices affordable will be needed, at least initially, to attract qualified buyers. These may include free or very inexpensive land to the homebuilder, which should be possible since so much land is owned by the Cook County and South Suburban Land Banks. Other measures to keep prices down may include the use of modular construction. Skender Construction is building a factory in Chicago for this purpose and will be looking for projects to promote it.

A variety of programs are available to make homes more affordable to purchasers, to assist existing property owners underwater in their mortgages, and to provide owners with funds for home repairs. These include the following IHDA programs:

- **1stHomeIllinois** - Provides a $7,500 forgivable loan for down payment assistance and closing costs to first-time buyers if they live in the home for five years or more. It is a 30-year fixed-rate mortgage with a competitive interest rate for a variety of loan types. It is available to anyone who hasn't owned a home in the last three years including first-time homebuyers, and all veterans. The purchase must be a one or two-unit property and excludes new construction.

- **Access Mortgage** - Provides affordable, 30-year fixed interest rate mortgage and 4% of the purchase price up to $6,000 in assistance for down payment and closing costs, forgiven monthly over 10 years. It is available for all mortgage types, including FHA, VA, USDA and FNMA HFA Preferred, and is available to first-time and repeat homebuyers.

- **Access Forgivable Mortgage** – provides $1,000 or 1 percent of the purchase price, whichever is greater, for down payment and closing costs, on a mortgage with terms similar to Access Mortgage above.

- **Access Deferred Mortgage –** provides 5% of the purchase price up to $7,500 in assistance for down payment and closing costs offered as an interest-free loan, deferred for the life of your mortgage. Repayment isn't until the home is sold, refinanced or the mortgage is paid off.

- **Access Repayable Mortgage –** provides 10% of the purchase price up to $10,000 in assistance for down payment & closing costs offered as an interest-free loan – repaid monthly over a 10-year period. It's available for all mortgage types and to first-time and repeat homebuyers.

- **Single-Family Rehabilitation (SFR) Program -** provides funding to units of local government and non-profit organizations throughout the State to help homeowners make necessary repairs to their homes. IHDA does not directly fund homeowners. Through a network of participating agencies, IHDA provides assistance for homeowners to repair their homes. The homeowner must meet the income and property value limits and continue to live in the home as their primary residence after repairs are complete

- **Home Accessibility Program (HAP)** - provides funding to units of local government and non-profit organizations throughout the State to provide home accessibility grants to their local constituency. These grants help people stay in their homes and prevent premature or unnecessary institutionalization of the elderly and people with disabilities. IHDA does not directly fund homeowners but works through funded organizations.

- **Illinois Hardest Hit Program (HHF)** - assists homeowners who have experienced loss of income due to unemployment, underemployment, temporary disability, death or divorce. Eligible homeowners receive up to $35,000 in assistance to reinstate delinquent mortgages and/or up to twelve months of mortgage payments. All services are free.

- **I-Refi** - helps homeowners who are current on their mortgage payments but owe more than their home is worth. Homeowners can qualify for up to $50,000 in federal assistance to reduce the balance owed on their mortgage and refinance into a new affordable loan based on the current market value of the home. IHDA uses top performing lenders to help owners apply for a refinance.

- **Abandoned Property Program (APP) -** IHDA will make grants to municipalities, counties, and land banks for the maintenance and demolition of abandoned residential properties within their jurisdictions to assist with revitalization efforts. Funds are distributed throughout the state geographically, as determined by the enabling legislation. To be eligible, applicants must be a municipality, county, or land bank. Grant funds may be used for securing, maintaining, demolishing, or rehabilitating abandoned residential properties. IHDA has application rounds and funding based on geographic set-asides throughout the state.

Cook County also offers a number of programs funded through CDBG and HOME for homebuyer assistance, housing rehabilitation, and new rental and homeowner construction. Programs that can assist existing homeowners or buyers of homes in need of repairs should be included as part of the larger revitalization plan for the TOD area and the village as a whole. Cook County CDBG funds may be available for this. Rebuild America is a program that connects volunteers with homeowners to help with repairs on a given day in April.

Another example of a repair program is in Milwaukee, where funding from banks, foundations, construction companies and individual donations provides zero interest loans up to $15,000 for eligible low-income owners for repairs, with payback deferred until the house is sold.

South Suburban College and Prairie State College have programs in building construction that offer hands-on training for students. Partnerships with the village could be developed to have students rehab vacant homes. Park Forest is working with South Suburban College on such a program.

In five northwest suburbs of Cook County, a handyman program funded with municipal and CDBG funds, assists elderly homeowners with minor home repairs that they might not otherwise be able to do themselves. Homeowners pay a small fee for the repairs based on a sliding scale, lower than what would be charged privately. However, the primary benefit is that the person doing the repairs is vetted by the municipality as competent and honest. Thus, seniors don't have to worry about being overcharged or falsely told they need other costly repairs.

Com Ed offers a Low Income Home Energy Assistance Program (LIHEAP) that helps eligible low income households pay for winter energy service.

For owners of small apartment buildings, Community Investment Corporation (CIC) provides landlord training as well as financing, which can be used for acquisition and for building repairs.

2.D Retail Analysis

Robbins is a retail "desert" with very limited shopping other than Family Dollar and the BP gas station with its convenience store. Walgreens and Dunkin Donuts are at Kedzie and 147th Street just south of the village in Posen, and CVS is at 147th Street and Pulaski (Crawford), southwest in Midlothian.

As can be seen in the figures below, total sales tax collection and retail sales reached a peak in 2014 and has declined over the past five years, reaching a total of $6.3 million in FY 2018.

The primary retail concentration proximate to the village is in Crestwood along Cicero Avenue south of Cal Sag Road. Rivercrest Shopping Center has 548,500 square feet, with major tenants including Target, TJ Maxx, Ross, Kohl's, Burlington, Best Buy, Dollar Tree, Party City, Office Max and AMC Theaters. Ultra closed this and its other Chicago area grocery stores leaving an 87,000 square foot vacancy. A number of restaurants are here as well including Portillo's, IHOP, Culver's, Applebee's, Potbelly and Lone Star Steakhouse. With the exception of the vacant Ultra, the center is well occupied. Nearby centers and stores include Walmart and Menards on Cal Sag Road and 135th Street.

The village of Crestwood leased 7 acres of land from MWRD for commercial development on the north side of Cal Sag Road both east and west of Cicero Avenue by Rivercrest Shopping Center. To date, Aldi and Chick-Fil-A have committed to sites on the west side of Cicero Avenue. Crestwood is acting as the developer and is working with retail brokers to find users. However, no other sites have been leased and a leasing broker reports that it's difficult to attract tenants here. Rents are high ($40/square foot for small shop space) so that only a national tenant can afford to locate here. However, most nationals not already in the immediate area are looking for sites with higher residential density and higher incomes. The village plans to develop approximately 30 acres on the east side of Cicero Avenue, also on land leased from MWRD, for additional retail or medical use. Development would extend as far east as the Robbins border.

Other retail uses along Cicero Avenue between 135th and 147th Street in Crestwood and Midlothian are a mix of small strip centers with small retailers and service businesses, auto-related uses, banks, medical uses, Walgreens and fast food restaurants. Of note is a newer auto-related business, Ricky Rockets, which occupies the block on the northwest side of 147th Street and Cicero Avenue in Midlothian. It includes a gas station, truck stop, car wash, Dunkin Donuts, sports grill, other small restaurant, convenience store and auto insurance business. The property is located in a TIF district and will receive a sales tax rebate once it meets certain sales targets.

Rents at better, though smaller, retail centers have asking rents in the high teens to low $20s per square foot on a triple net (NNN) basis in which the tenant pays its pro rata share of real estate taxes, common area maintenance and insurance. Real estate taxes here are very high, resulting in these additional charges of $14-15 per square foot. The high taxes depress achievable rental rates since retail tenants can only pay so much in occupancy costs based on their sales (typically not more than 10-15%) if they are to remain in business. Lower quality spaces have asking rents of only $9-10 per square foot NNN. These rents can't support new market rate construction.

2.D.1Retail Spending Power and Retail Gap/Surplus Analysis

The village of Robbins has a potential demand of $35.5 million, but a significant gap of $28.3 million in retail trade, food and drink sales according to 2018 estimates by Esri. The only retail categories estimated to have a surplus are liquor stores, drinking places, and auto parts and accessories stores. The largest gaps are in grocery stores, auto dealers, gas stations, general merchandise stores, and restaurants.

As shown above, the market area for Robbins is a 10-minute drive. Robbins's share of the total $1.3 billion retail, food and drink demand in the market area is only 3% of this. However, with the market area's large retail supply, it actually has a retail surplus of $133 million, meaning it is attracting shoppers from outside of the market area. The categories with a retail gap include automobile dealers, clothing and accessories stores, and sporting goods, hobby, books and music stores. Unfortunately, these are not likely to locate adjacent to the Robbins Metra station.

Detailed tables showing the retail spending power and gap/surplus are at the end of this section. Under the Retail Gap column, negative numbers denote a retail surplus, while positive numbers denote a retail gap.

2.D.2 Retail Opportunities in the TOD Area

Despite the lack of retail stores and the need for more retail and service businesses in Robbins, the area adjacent to the Metra station along 139th Street is not the most marketable location for retail or restaurant users. The limited traffic along 139th Street, even assuming more residential development west of the station, makes it less desirable for retailers. The most marketable retail location is along Kedzie Avenue. Since the east side of Kedzie Avenue is not developable due to Midlothian Creek, the best retail development options are on the west side of Kedzie Avenue.

However, even Kedzie Avenue will be a challenge until more residential development occurs in the TOD area and the village overall. At present, competing retail locations in neighboring communities have stronger fundamentals, the metrics that retailers and retail brokers traditionally examine to determine retail potential: traffic counts, households in proximity, access and disposable income. According to such metrics, Kedzie is not likely to become a shopping district without substantial improvements to the area.

Residential development is needed to send a message to businesses that the neighborhood's image has changed, that there are more people with spending power nearby, and that the new park will attract people who will want to spend money along Kedzie. This is a top priority. While the primary need is for a grocery store, brokers interviewed for this research were not optimistic that a traditional grocer could be attracted to Robbins due to its low population density and incomes. It would be difficult to increase the population to levels sought by many retailers, though the addition of more jobs nearby would also help.

Nonetheless, there is still potential right now for small scale convenience retail to serve residents' and travelers' daily needs. This should also be a priority concurrent with housing development. Specific retailers should be targeted initially who would be willing to purchase a vacant property or execute a ground lease. They would then build their own buildings or commit to a long-term lease of space in a building designed and constructed for their needs. As part of the inducement to locate here, they may need reduced rent. These users include fast food, quick casual or carryout restaurants, Goodwill or a similar store, Dunkin Donuts/Baskin Robbins, or possibly a larger non-profit with office and public-facing needs serving Robbins, Blue Island, and nearby communities.

Once these housing and retail efforts gain traction, the momentum should be leveraged to convince investors and developers that an additional, 10,000-15,000 square foot retail/commercial building can be supported. This must follow the initial phase because a developer will probably need to build the center on spec (without pre-leasing the majority of the space), betting they will be able to lease multiple spaces at sufficient rents to support the investment, or will have to spend time seeking retailers to pre-lease space directly or with a broker. Robbins will only convince investors to commit resources by pointing to other recent developments or those in the works.

This could serve residents as well as commuters driving along Kedzie, some of whom will be headed to the Metra station. It might include a laundromat, restaurants, personal service businesses, phone store, medical or social service uses. Another potential use is a social enterprise coffee/restaurant/sandwich shop that offers jobs and training to residents to help them gain experience for future jobs. This could include food handling and sanitation certificates and job placement services, possibly in conjunction with Prairie State or South Suburban College. Similar ventures, such as Inspiration Kitchens in East Garfield Park (and formerly Uptown) in Chicago and Curt's Café in Evanston, have been successful throughout the region. If located near Robbins Park, it could turn into a public amenity.

In 2019, once MWRD is starting construction has started on the flood mitigation effort and Robbins Park, village representatives should attend International Council of Shopping Centers (ICSC) events in Chicago to connect with brokers and investors and publicize to them the new momentum in the village. They should bring information on available properties, a current land use plan, and any other information about good things happening in Robbins, including Robbins Park and flood mitigation measures.

If an initial, smaller scale commercial development is successful, it might pave the way for a small format grocer along Kedzie Avenue once more residential units are developed in the TOD area. An incentive for commercial development will likely be required to offset potentially high rents and property taxes, at least in the early years, so that occupancy costs are reasonable given a business's potential sales. For small, non-chain restaurants, a tenant improvement incentive could be needed to help pay for the higher cost of equipment and necessary ventilation system. In any event, Cook County property tax assessment reductions, such as Class 7 or Class 8, will almost certainly be required.

Potentially farther north on Kedzie Avenue closer to the industrial area, there could be an opportunity for a gas station with restaurant that would cater to truckers as well as locals and those driving through. The area to the north of the Cal Sag Channel has a large number of industrial companies and a high volume of trucks which would benefit from such a business. A restaurant here could also cater to employees at these businesses, as well as future employees at the Robbins incinerator site.

To facilitate development approvals, it would be helpful for Robbins to set up a single point of contact for applicants to answer questions and facilitate paperwork and materials submissions. This should not be underestimated since developers value an easy and predictable path from project concept to construction to completion. Some communities use a concept review process wherein all permitting departments meet with applicants in the same room to iron out issues early on.

Free land is important to keeping development costs down, including through the Cook County No Cash Bid program, but it is not enough to lure developers unless they are convinced their investment can succeed in the location and that the development process will run smoothly. TIF is one of the most popular incentive programs. If instituted, this could be an appropriate use for such funds. Before making any TIF awards, Robbins should carefully put policies in place to help determine what purposes merit the use of TIF, the size and nature of the contribution, and acceptable terms of TIF deals so the community is not caught in an unfavorable deal.

Retail MarketPlace Profile

Robbins Village, IL — Prepared by Valerie S. Kretchmer
Robbins Village, IL (1764616)
Geography: Place

Summary Demographics	
2018 Population	5,230
2018 Households	1,722
2018 Median Disposable Income	$24,401
2018 Per Capita Income	$18,344

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	$35,546,992	$7,229,164	$28,317,828	66.2	14
Total Retail Trade	44-45	$32,108,877	$5,237,616	$26,871,261	72.0	9
Total Food & Drink	722	$3,438,115	$1,991,548	$1,446,567	26.6	5

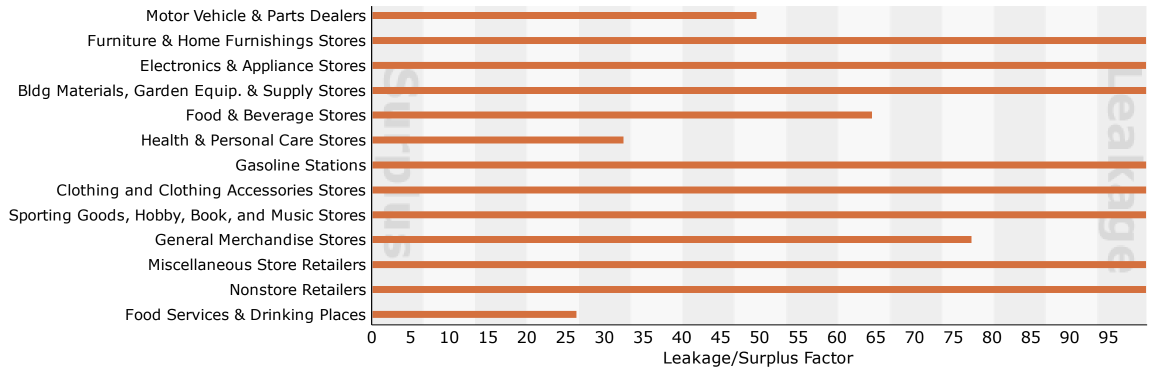
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	$6,751,800	$2,269,268	$4,482,532	49.7	4
Automobile Dealers	4411	$5,610,363	$1,181,531	$4,428,832	65.2	2
Other Motor Vehicle Dealers	4412	$536,414	$0	$536,414	100.0	0
Auto Parts, Accessories & Tire Stores	4413	$605,023	$1,087,737	-$482,714	-28.5	2
Furniture & Home Furnishings Stores	442	$1,034,396	$0	$1,034,396	100.0	0
Furniture Stores	4421	$618,240	$0	$618,240	100.0	0
Home Furnishings Stores	4422	$416,156	$0	$416,156	100.0	0
Electronics & Appliance Stores	443	$1,189,231	$0	$1,189,231	100.0	0
Bldg Materials, Garden Equip. & Supply Stores	444	$2,052,165	$0	$2,052,165	100.0	0
Bldg Material & Supplies Dealers	4441	$1,853,409	$0	$1,853,409	100.0	0
Lawn & Garden Equip & Supply Stores	4442	$198,756	$0	$198,756	100.0	0
Food & Beverage Stores	445	$5,410,334	$1,163,438	$4,246,896	64.6	3
Grocery Stores	4451	$4,773,873	$237,126	$4,536,747	90.5	1
Specialty Food Stores	4452	$281,861	$0	$281,861	100.0	0
Beer, Wine & Liquor Stores	4453	$354,600	$926,312	-$571,712	-44.6	2
Health & Personal Care Stores	446,4461	$2,170,137	$1,105,978	$1,064,159	32.5	1
Gasoline Stations	447,4471	$3,513,026	$0	$3,513,026	100.0	0
Clothing & Clothing Accessories Stores	448	$1,657,492	$0	$1,657,492	100.0	0
Clothing Stores	4481	$1,132,334	$0	$1,132,334	100.0	0
Shoe Stores	4482	$243,712	$0	$243,712	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	$281,446	$0	$281,446	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	$807,962	$0	$807,962	100.0	0
Sporting Goods/Hobby/Musical Instr Stores	4511	$664,609	$0	$664,609	100.0	0
Book, Periodical & Music Stores	4512	$143,353	$0	$143,353	100.0	0
General Merchandise Stores	452	$5,497,505	$698,932	$4,798,573	77.4	1
Department Stores Excluding Leased Depts.	4521	$3,873,533	$0	$3,873,533	100.0	0
Other General Merchandise Stores	4529	$1,623,972	$698,932	$925,040	39.8	1
Miscellaneous Store Retailers	453	$1,175,899	$0	$1,175,899	100.0	0
Florists	4531	$67,081	$0	$67,081	100.0	0
Office Supplies, Stationery & Gift Stores	4532	$199,735	$0	$199,735	100.0	0
Used Merchandise Stores	4533	$110,981	$0	$110,981	100.0	0
Other Miscellaneous Store Retailers	4539	$798,102	$0	$798,102	100.0	0
Nonstore Retailers	454	$848,930	$0	$848,930	100.0	0
Electronic Shopping & Mail-Order Houses	4541	$676,660	$0	$676,660	100.0	0
Vending Machine Operators	4542	$24,855	$0	$24,855	100.0	0
Direct Selling Establishments	4543	$147,415	$0	$147,415	100.0	0
Food Services & Drinking Places	722	$3,438,115	$1,991,548	$1,446,567	26.6	5
Special Food Services	7223	$80,256	$0	$80,256	100.0	0
Drinking Places - Alcoholic Beverages	7224	$111,698	$670,232	-$558,534	-71.4	3
Restaurants/Other Eating Places	7225	$3,246,161	$1,321,316	$1,924,845	42.1	2

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

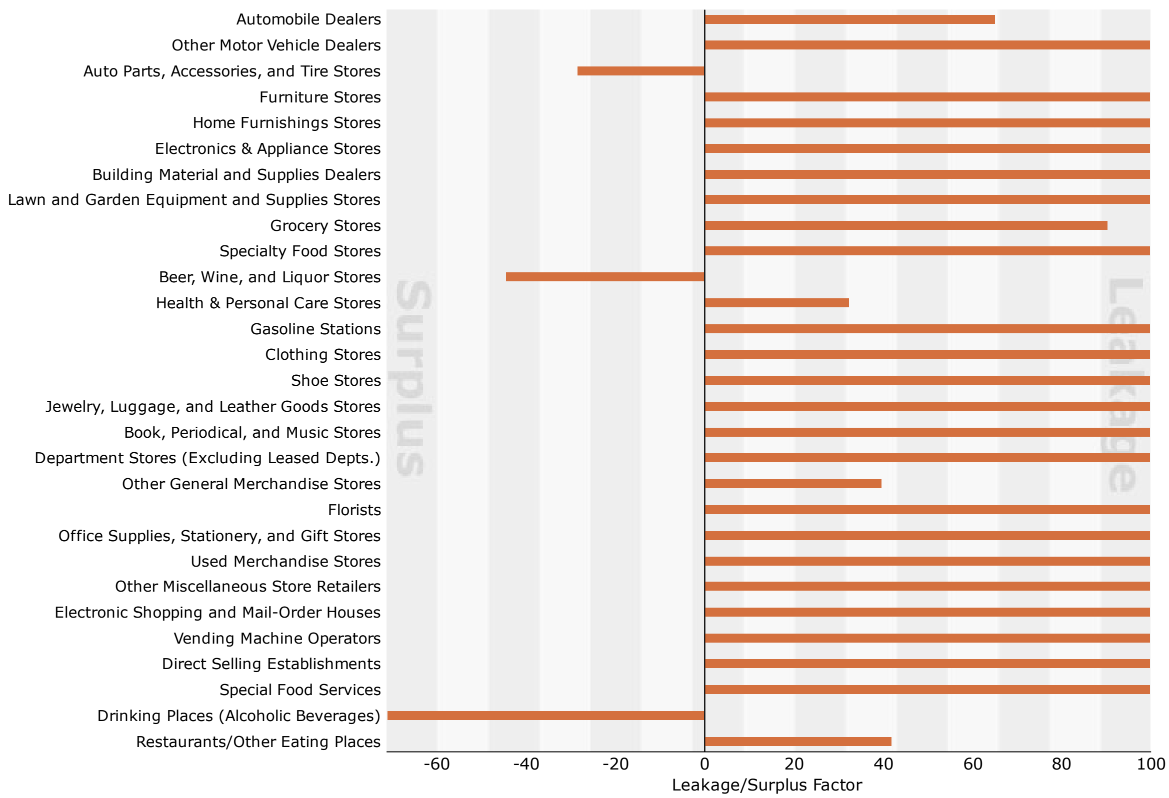
Retail MarketPlace Profile

Robbins Village, IL — Prepared by Valerie S. Kretchmer
Robbins Village, IL (1764616)
Geography: Place

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



Retail MarketPlace Profile

Robbins Metra 10 Minute Drive Market Area	Prepared by Valerie S. Kretchmer
13865 Utica Ave, Robbins, Illinois, 60472	Latitude: 41.64062
Drive Time: 10 minutes	Longitude: -87.69446

Summary Demographics						
2018 Population						125,619
2018 Households						44,709
2018 Median Disposable Income						$38,038
2018 Per Capita Income						$22,317
2017 Industry Summary	**NAICS**	**Demand** (Retail Potential)	**Supply** (Retail Sales)	**Retail Gap**	**Leakage/Surplus Factor**	**Number of Businesses**
Total Retail Trade and Food & Drink	44-45,722	$1,305,539,620	$1,438,520,981	-$132,981,361	-4.8	883
Total Retail Trade	44-45	$1,175,801,372	$1,264,071,982	-$88,270,610	-3.6	577
Total Food & Drink	722	$129,738,247	$174,449,000	-$44,710,753	-14.7	306
2017 Industry Group	**NAICS**	**Demand** (Retail Potential)	**Supply** (Retail Sales)	**Retail Gap**	**Leakage/Surplus Factor**	**Number of Businesses**
Motor Vehicle & Parts Dealers	441	$243,925,152	$215,975,035	$27,950,117	6.1	107
Automobile Dealers	4411	$201,887,151	$158,651,482	$43,235,669	12.0	57
Other Motor Vehicle Dealers	4412	$19,779,737	$4,823,848	$14,955,889	60.8	4
Auto Parts, Accessories & Tire Stores	4413	$22,258,264	$52,499,705	-$30,241,441	-40.5	46
Furniture & Home Furnishings Stores	442	$38,619,766	$42,946,672	-$4,326,906	-5.3	30
Furniture Stores	4421	$22,614,621	$23,284,180	-$669,559	-1.5	16
Home Furnishings Stores	4422	$16,005,145	$19,662,492	-$3,657,347	-10.3	14
Electronics & Appliance Stores	443	$44,764,751	$80,049,114	-$35,284,363	-28.3	36
Bldg Materials, Garden Equip. & Supply Stores	444	$79,452,306	$96,077,547	-$16,625,241	-9.5	48
Bldg Material & Supplies Dealers	4441	$71,993,529	$95,293,400	-$23,299,871	-13.9	46
Lawn & Garden Equip & Supply Stores	4442	$7,458,777	$784,147	$6,674,630	81.0	2
Food & Beverage Stores	445	$195,641,636	$224,285,401	-$28,643,765	-6.8	81
Grocery Stores	4451	$172,019,710	$191,075,372	-$19,055,662	-5.2	44
Specialty Food Stores	4452	$10,149,279	$4,299,143	$5,850,136	40.5	9
Beer, Wine & Liquor Stores	4453	$13,472,647	$28,910,886	-$15,438,239	-36.4	29
Health & Personal Care Stores	446,4461	$78,143,136	$77,078,144	$1,064,992	0.7	30
Gasoline Stations	447,4471	$124,488,546	$215,160,697	-$90,672,151	-26.7	54
Clothing & Clothing Accessories Stores	448	$63,419,457	$39,457,132	$23,962,325	23.3	43
Clothing Stores	4481	$42,819,458	$25,829,155	$16,990,303	24.7	28
Shoe Stores	4482	$9,151,511	$9,555,980	-$404,469	-2.2	8
Jewelry, Luggage & Leather Goods Stores	4483	$11,448,487	$4,071,997	$7,376,490	47.5	7
Sporting Goods, Hobby, Book & Music Stores	451	$30,609,200	$12,268,972	$18,340,228	42.8	22
Sporting Goods/Hobby/Musical Instr Stores	4511	$25,266,929	$9,389,976	$15,876,953	45.8	16
Book, Periodical & Music Stores	4512	$5,342,271	$2,878,997	$2,463,274	30.0	6
General Merchandise Stores	452	$202,528,677	$189,415,502	$13,113,175	3.3	43
Department Stores Excluding Leased Depts.	4521	$144,058,223	$154,167,181	-$10,108,958	-3.4	12
Other General Merchandise Stores	4529	$58,470,454	$35,248,321	$23,222,133	24.8	32
Miscellaneous Store Retailers	453	$42,183,132	$53,317,998	-$11,134,866	-11.7	69
Florists	4531	$2,703,084	$3,361,252	-$658,168	-10.9	17
Office Supplies, Stationery & Gift Stores	4532	$7,531,391	$4,189,560	$3,341,831	28.5	9
Used Merchandise Stores	4533	$4,112,613	$11,681,644	-$7,569,031	-47.9	15
Other Miscellaneous Store Retailers	4539	$27,836,044	$34,085,543	-$6,249,499	-10.1	27
Nonstore Retailers	454	$32,025,615	$18,039,767	$13,985,848	27.9	14
Electronic Shopping & Mail-Order Houses	4541	$25,286,810	$5,981,796	$19,305,014	61.7	3
Vending Machine Operators	4542	$903,834	$3,972,596	-$3,068,762	-62.9	6
Direct Selling Establishments	4543	$5,834,971	$8,085,375	-$2,250,404	-16.2	4
Food Services & Drinking Places	722	$129,738,247	$174,449,000	-$44,710,753	-14.7	306
Special Food Services	7223	$3,062,297	$10,006,093	-$6,943,796	-53.1	5
Drinking Places - Alcoholic Beverages	7224	$4,227,273	$14,742,083	-$10,514,810	-55.4	47
Restaurants/Other Eating Places	7225	$122,448,677	$149,700,824	-$27,252,147	-10.0	254

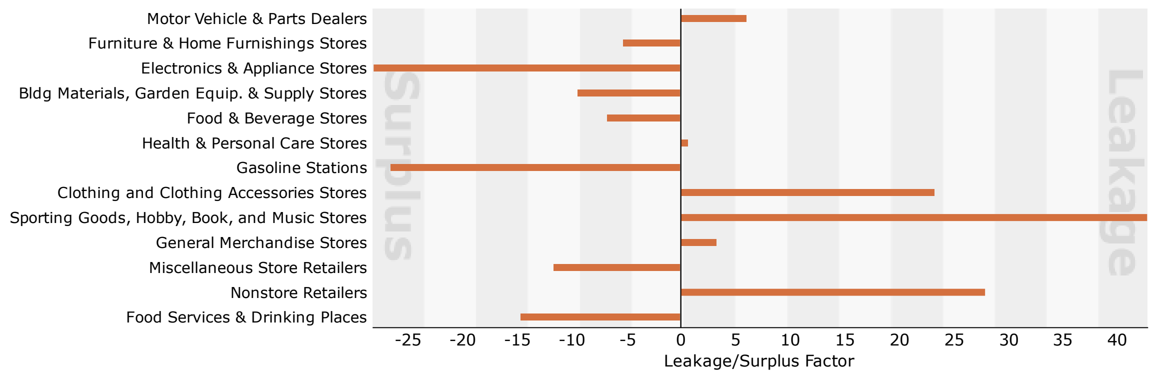
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf

Source: Esri and Infogroup. Esri 2018 Updated Demographics. Esri 2017 Retail MarketPlace.

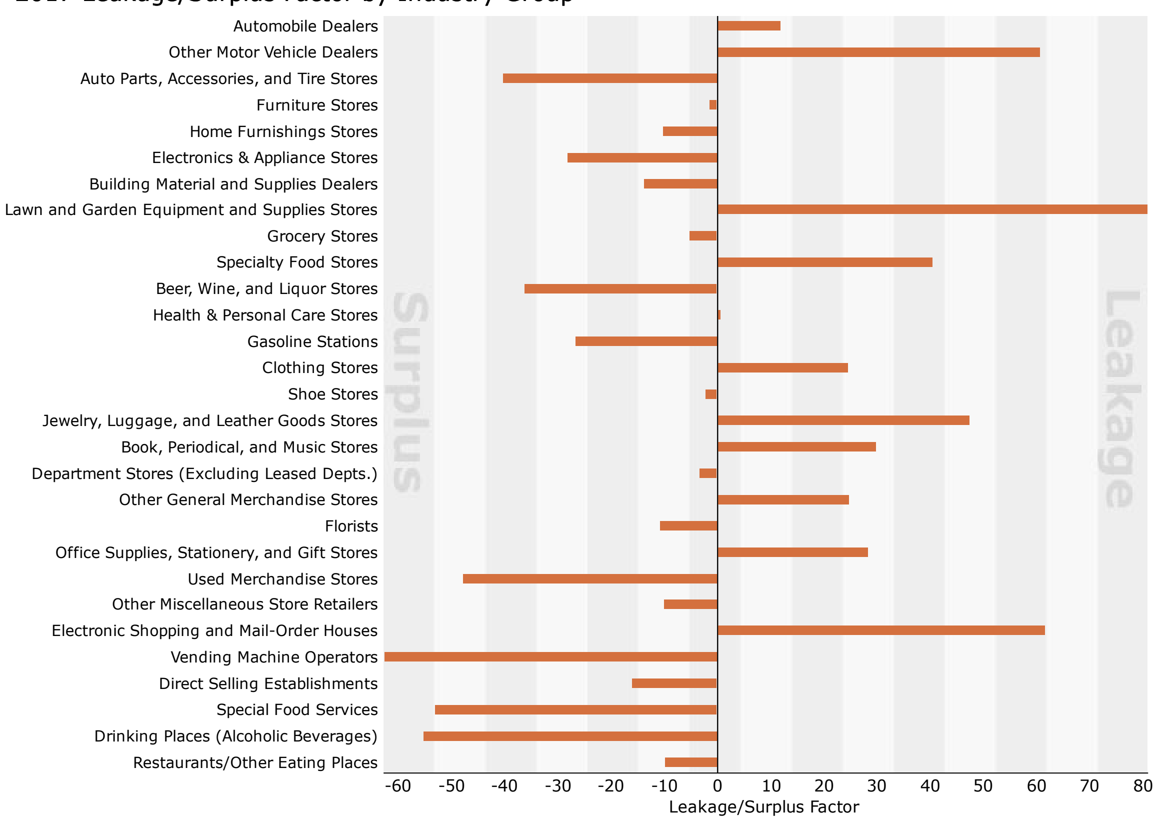
Retail MarketPlace Profile

Robbins Metra 10 Minute Drive | Prepared by Valerie S. Kretchmer
13865 Utica Ave, Robbins, Illinois, 60472 | Latitude: 41.64062
Drive Time: 10 minute radius | Longitude: -87.69446

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



2.E Sports Facility or Other Anchor Institution

In order to take advantage of Robbins Park, availability of vacant land and transportation access, an analysis was done regarding demand for an indoor and outdoor sports complex. An indoor facility and outdoor fields would attract visitors to Robbins and support restaurants and other retail development.

There are no significant facilities within a ten-minute drive of Robbins. The closest facility is Will Roy's Soccer Dome in Dolton, which is approximately 17 minutes away. All other facilities are over 20 minutes away from Robbins. Due to proximity on I 294 and I 57, Robbins could attract patrons from the gap of the 20 minute drive time market.

Table 2.16
Indoor Sports Facilities

Name of Facility	Field Fees per Hour	Minutes	Distance	Description
Willy Roy's Soccer Dome, Dolton	$100-$120	17 Minutes	7 Miles	Large and small field, youth, high school and adult leagues
Pullman Community Center	N/A	22 Minutes	8 Miles	New, 130,000 sq ft facility
East Side Soccer Dome, Chicago	N/A	27 Minutes	11 Miles	1 large field
Compass Arena, Willowbrook	N/A	28 Minutes	18 Miles	52,000 sq ft facility under construction
Darien Sportsplex, Darien	$185-$215	29 Minutes	19 Miles	Fieldhouse for soccer and lacrosse as part of a larger SportsPlex
Chicago Indoor Sports, Chicago	$150 - $300	29 Minutes	20 Miles	4 small fields and 2 basketball courts
Westmont Yard Indoor Sports Complex, Westmont	$225	34 Minutes	22 Miles	1 60 yard by 90 large field can be divided into three fields, youth, high school and adult leagues for soccer and youth football
Dyer Indoor Soccer Arena	$125	32 Minutes	23 Miles	Youth, high school and adult leagues

Source: Teska Associates, 2018

Building a sports facility will likely require public funds or private philanthropy to cover any gaps in capital expenses. Ongoing operations are typically funded by leases to sports leagues and events. As shown in the table above, hourly fees range from $100 to $300 per hour per field depending on the facility.

Table 2.17 shows the potential demand for sports facilities based on the population that plays sports within the 10 minute and 20 minute drive time trade areas. Based on a 50,000 sq ft facility that attracts 1,200 users per year, the market penetration rate would be approximately 7% of the market within a 10 minute drive, or 1.2% of the market within a 20 minute drive.

Table 2.17
Sports Participation Rates

	10 minute drive	20 minute drive
Total Population	125,600	778,557
Percentage of Total Pop.		
Baseball	4,010	24,518
Soccer	4,000	24,082
Basketball	9,367	54,412
Total Participation	17,377	103,012
Expected Users of 50,000 sq ft facility	1,200	1,200
Market Penetration	7%	1.2%

Source: Esri Business Analyst, 2018 and Teska Associates

While a project like this would likely require grant funding to cover capital expenses, two examples of projects under construction that will open in late 2018/early 2019 include:

Compass Arena

The Compass Arena is a 52,000 sq ft arena being constructed in Willowbrook by Compass Holding, a full-service trucking company. Compass Holding includes truck rental and lending, insurance, logistics, and truck sales. As an amenity to both its drivers and the larger community, Compass is developing Compass Arena, which includes an indoor field, restaurants and health spa located in Willowbrook off of I-88. In particular, the arena is meant to build loyalty to its drivers and build recognition of the company. The facility is privately funded and did not request any public support. The facility will cater to youth and adult leagues as well as offer special events.

Pullman Community Center

Twelve acres of a former brownfield are being transformed into a 135,000 sq ft indoor, climate-controlled facility that will include indoor sports, educational and community programs by Chicago Neighborhoods Initiative. The $20 million facility will host approximately 1,200 participants per week and will create 20 full-time jobs. The decade of planning for the facility has resulted in the opening in November 2018. The facility received support from US Bank, City of Chicago, Chicago Housing Authority, New Markets Tax Credits and a commercial mortgage.

2.F Business Park / Flex Space

Conventional TOD is typically based on mixed-use residential and retail development. But with a modest market for both residential and retail development, TOD in Robbins would benefit from a wider mix of uses. In particular, certain types of light industry, flex space and business park uses could be complementary with a neighborhood redeveloping around the Metra Station.

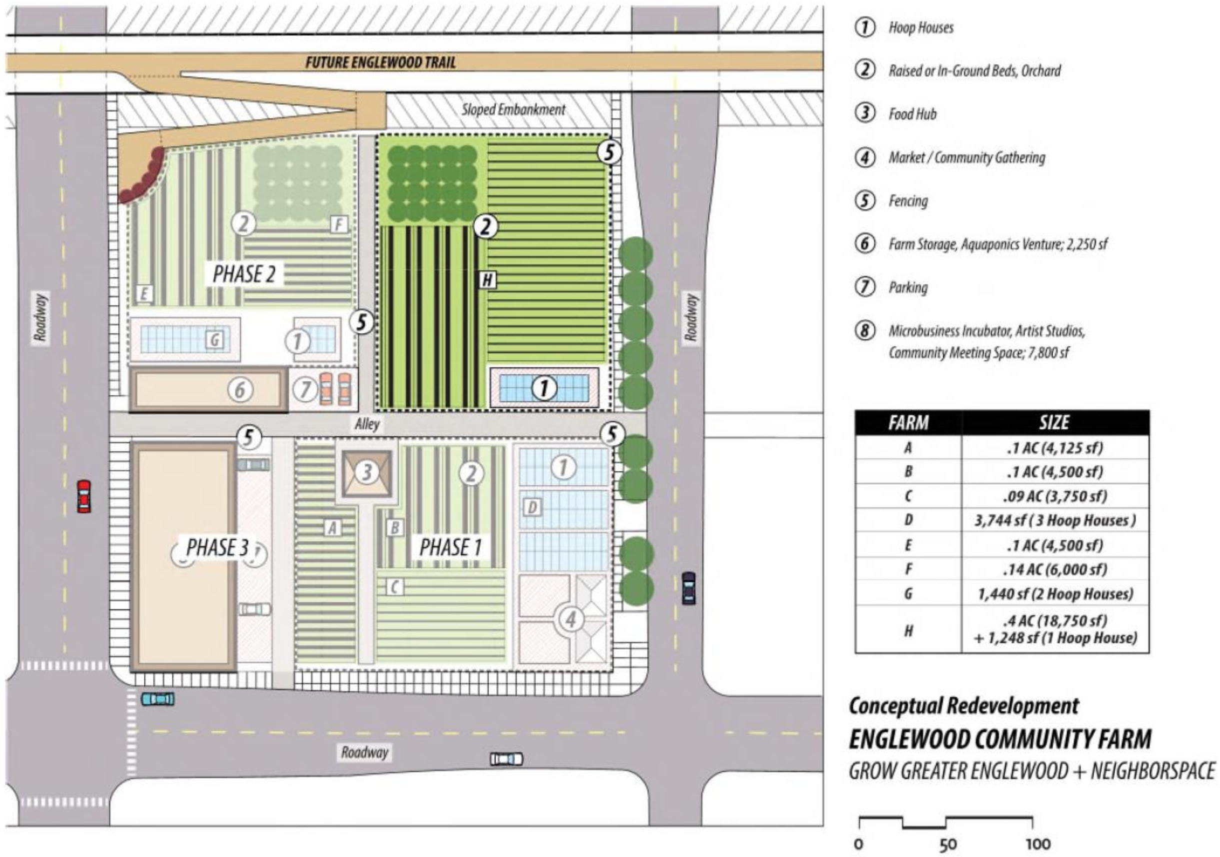
The area east of Kedzie and south of 139th Street should be considered for this use.

Flex space users could include business services and light industrial uses. Based on available blocks and land area, three to four flex space buildings of approximately 5,000 – 10,000 sq ft could be developed yielding approximately 30,000 sq ft of space in the first phase. Additional phases could lead to additional flex space, depending on the strength of the market. In order for this space to be cost effective, Cook County property tax incentives such as Class 6b would be required.

2.G Urban Agriculture

With 48 acres of vacant land in the TOD area, interim uses of land should also be considered that can be employment generators as well as aid the clean-up of the land to create a more marketable area. One of the growing uses of land in developed areas is urban agriculture. Urban agriculture is more than a community garden – it is typically based on either individual or grouped farms coordinated by a non-profit or for-profit entity that provides common services such as tools, storage, transportation and access to markets.

A business plan for the Urban Pathways Project with support from The Searle Funds at the Chicago Community Trust identified a financially viable model for a farm of 6-10 individual plots covering between two and four acres. The farm would require upfront capital to cover site clean-up, grading, infrastructure, storage, market expenses, and staffing to start-up and could be independently financially viable with revenues covering operating expenses within a three year start-up period. The study found a high level of demand for locally grown produce in the Chicago market. A Robbins location could make it ideal for a suburban model that would serve a large geographic region.



Source: Teska Associates, 2017

FIGURE 18: URBAN PATHWAYS

Urban Pathways: Example of a site layout for an urban farm

Growing Home

Growing Home is another example of urban agriculture as a job training and community development tool. Growing Home is located in the Englewood Community of Chicago. Trainees are provided 25 hours a week of paid on-the-job experience and job-readiness training, plus the support to conquer issues like medical needs, child-care and housing. Last year, 88% of production assistances completed the program, 84% of graduates earned jobs, and 87% of graduates retained their jobs for at least 30 days. Growing Home started in Englewood in 2005 as a result of a quality-of-life plan that called for an Urban Agriculture District to create jobs and reduce vacant lots. Growing Home started with a 26,500 sq ft lot. In 2009, a 2,100 sq ft building was opened with training space. The farm has now grown to four acres of land, serves 50 production assistants per year, and is planning for year-round farming.

Windy City Harvest Farm on Ogden

Windy City Harvest is located in the North Lawndale community in Chicago and operated by the Chicago Botanic Garden. The farm and apprenticeship program provides a hands-on, 14-week technical training that results in certificates from the Chicago Botanic Gardens and Richard J. Daley College. The Farm on Ogden is a collaborative effort with the Lawndale Christian Health Center (LCHC) which opened an indoor 20,000 sq ft greenhouse in 2018 that provides job training, certificates and access to health services through LCHC.

2.H Cal Sag Enterprise Zone and TIF Districts

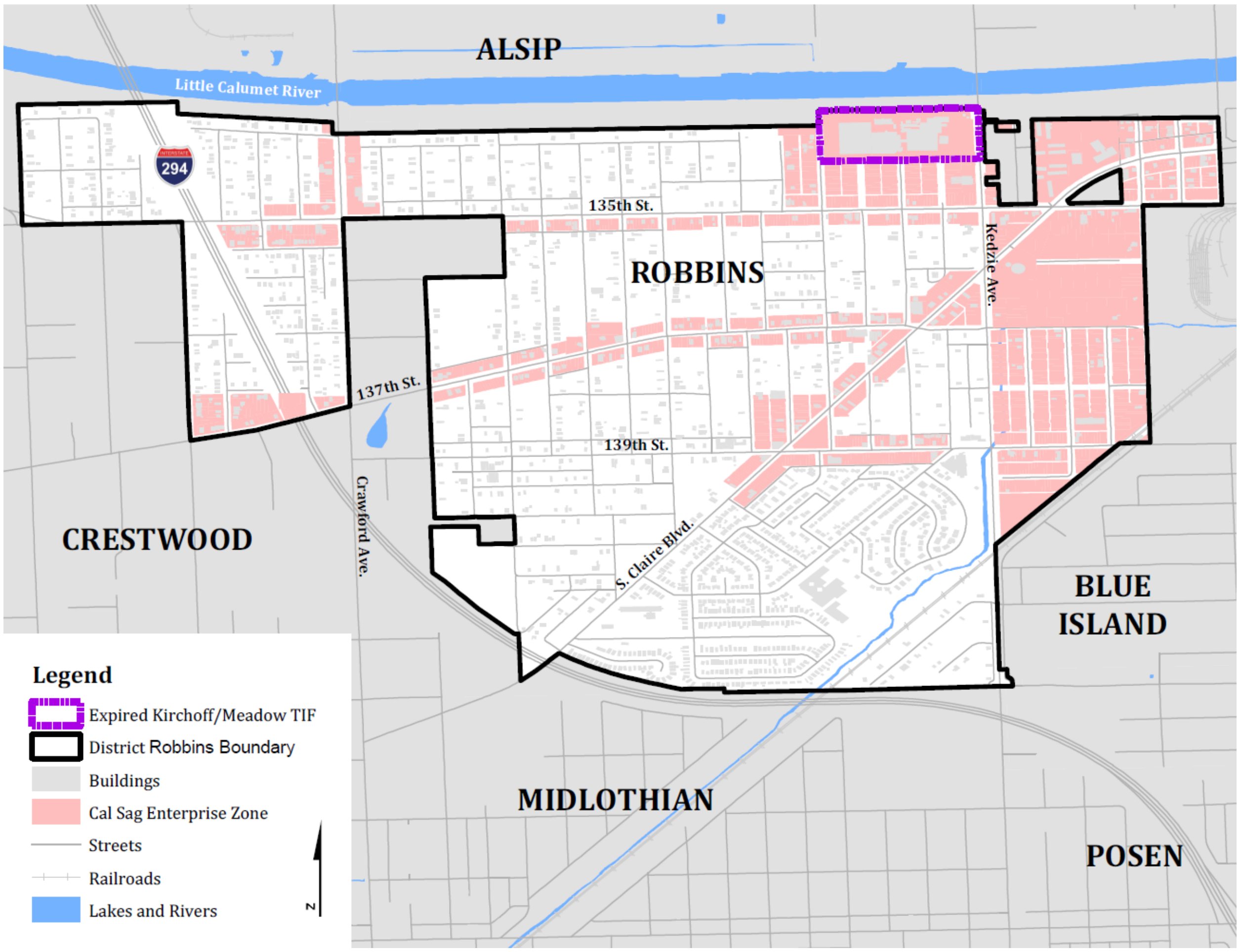


FIGURE 19: CAL SAG ENTERPRISE ZONE IN ROBBINS

The Primary TOD Area between Kedzie Avenue and Robbins Metra is located in an Illinois Enterprise Zone which provides the following tax assistance:

- Building Materials Exemption which provides relief from sales tax on building materials used in the construction, rehabilitation or renovation of real estate.
- Investment Tax Credit which allows for a 0.5 percent credit against the state income tax for investments in qualified property.
- The Manufacturing Machinery and Equipment / Pollution Control (MM&E) provides a 6.25 percent state sales tax exemption on all tangible personal property which is consumed within an enterprise zone in the process of manufacturing.

- The Utility / Telecommunications Tax Exemption provides a 5 percent state tax exemption on gas, electricity as well as an exemption of the Illinois Commerce Commission .1 percent administrative charge and excise taxes on the act or privilege of originating or receiving telecommunications.

There was one TIF District in Robbins which was located in the industrial area along the Cal Sag as shown in Figure 19. The District expired in January 2018.

The village of Robbins should consider creating a new TIF District for all, or a portion of the TOD Area. TIF will allow for the capture of tax increment which can be used within the District to fund eligible expenses including land acquisition, environmental cleanup, site preparation, rehabilitation, and affordable housing. State TIF legislation includes a formula to provide funding to local schools as a result of increase of students in the District as a result of development.

Robbins was not designated as a part of the new federal Opportunity Zone tax incentives.

2.I Cook County Incentives

There are a variety of incentives available at the County level. Selected property tax incentives include the following incentives that generally reduce the assessment level from 25% down to 10% of market value for ten years, 15% in year eleven and 20% in year twelve:

Class 6A: Industrial Incentive for industrial land and buildings that would not be economically feasible without the incentive

Class 6B: Industrial Incentive for industrial land and buildings assessed that would not be economically feasible without the incentive

Class 6C: Industrial Brownfield Inventive for industrial brownfield land and improvements that would not be economically feasible without the incentive

Class 7B: Commercial Incentive for commercial land and buildings that exceed two million and would not be economically feasible without the incentive

Class 8: Eligible properties in Bloom, Bremen, Calumet, Rich and Thornton Townships (therefore applicable to the village of Robbins)

Class C: Contaminated Properties

In addition, there are the following residential incentives:

Class 9: Affordable Housing (assessment level of 10% is the same as Class 3 Residential but may have benefits in the methodology for determining assessed value based on income rather than Class 3 non-rent regulated buildings)

Class S: Properties that are project-based Section 8 housing (assessment level of 10% is the same as Class 3 Residential may have benefits in the methodology for determining assessed value based on income rather than Class 3 non-rent regulated buildings)

Finally, open space may be applicable to an extension of Robbins Park for open space / recreational purposes if over 10 acres in size:

Open Space: Land which is over 10 acres and is actually and exclusively used for maintaining or enhancing natural or scenic resources, protects air or streams or water supplies; promotes conservation of soil, wetlands, beaches or marshes; conserves landscaped areas such as public or private golf courses; enhances the value to the public of abutting or neighboring parking, forests, wildlife preserves, natural reservations, sanctuaries or other open space; or preserves historic sites. Must have been used for open space purposes for the three years immediately preceding and is assessed "on the basis of its fair cash value, estimated at the price it would bring at a fair, voluntary sale of or use by the buyer for open space purposes."

2.J Land Banks

There are two land banks that can assist the village of Robbins in acquiring and disposing of property within the village. The two land banks often work in concert to acquire land in a strategic manner and will be critical partners in the redevelopment process.

Cook County Land Bank Authority (CCLBA) was formed by ordinance of Cook County in 2013 to address the large inventory of vacant residential, industrial and commercial property in Cook County. The ordinance was created after two extensive reports conducted by Cook County and Urban Land Institute. CCLBA is a unit of Cook County government, funded primarily with grants, contributions and revenues from transactions. CCLBA is the largest land bank by geography in the country and is governed by a Board of Directors appointed by Cook County President Toni Preckwinkle and the Cook County Board of Commissioners. The tax certificate properties shown in Figure 15 [See earlier section] are available for acquisition and disposition by the CCLBA. The lots were acquired through past Cook County Scavenger Sales in which the CCLBA has the authority to acquire tax delinquent parcels, clear back taxes and other related fees in order to remove barriers for those in the community who want to turn them into a useful purpose.

The village of Robbins is also a member of the **South Suburban Land Bank and Development Authority (SSLDBA)** which was formed in 2012 with an intergovernmental agreement passed by the village of Park Forest, City of Oak Forest and City of Blue Island. Land banks exist as a regional economic development tool for municipalities with limited manpower and financial resources to legally hold, manage and develop tax or bank foreclosed properties and put them back into productive use. Eventually, all southland municipalities will be invited to become members. The land bank was made possible by a HUD Sustainable Communities Grant awarded to the South Suburban Mayors and Managers Association in 2011. SSMMA helped establish and provide technical assistance for the SSLBDA. There are currently 24 municipal members of the land bank, including Robbins. SSLBDA can acquire, clear back property taxes and fees and dispose of property.

2.K Summary and Phasing

Phase 1 would consist of assembling land by working with Cook County Land Bank, South Suburban Land Bank and remaining private property owners to control the land. The village should begin recruiting a developer for a LIHTC project and identify funding for a home repair program for the remaining residential homes in the TOD area.

Table 2.18 Summary of Market Based Strategies and Phasing

	Phase 1	Phase 2	Phase 3
Residential	▪ Assemble and prepare land for residential uses in Areas A and B ▪ Begin recruiting developers ▪ Apply for LIHTC funding for one or two projects ▪ Identify funding for home repair programs ▪ Plan for transitional uses on vacant land such as green lots, community gardens, sports fields, etc. ▪ Begin a homeownership and financial counseling for prospective homebuyers	▪ Continue preparing land for development in Areas A and B ▪ Recruit for-sale housing developers ▪ Begin with 25-30 for-sale single-family or townhomes ▪ Continue to develop for-sale properties based on demand ▪ Continue to provide financial counseling and marketing to prospective homebuyers ▪ Focus on establishing and ratcheting up comparative sales to increase the viability of market-rate homes over time	▪ Pursue developers for for-sale and rental housing with shallow subsidies ▪ Monitor market absorption to plan for additional housing types (townhomes, detached single-family homes, etc.)
Retail and Business Services	▪ Plan for convenience retail on West Side of Kedzie	▪ As housing is built and population grows, seek additional retail on west side of Kedzie and north side of 139th Street ▪ Continue to pursue retail, restaurants and business services	▪ Continue to develop retail and commercial ▪ Determine demand for food and restaurants that will serve visitors to Robbins Park and other attractions

Light Industry and Flex Space	▪ Prepare land south of 139th Street for light industry and flex space use ▪ Determine demand for approximately 10,000-20,000 sq ft of space	▪ Recruit light industry and business park users to TOD area that can provide employment ▪ Construct space based on level of demand	▪ Recalibrate balance between residential and employment uses to determine demand and space for employment-based uses in TOD Area
Sports Facility or Other Anchor Institution	▪ Undertake a business plan for recruiting developer for an indoor and/or outdoor sports facility – consider a facility of between 25,000-50,000 sq ft ▪ Prepare and clean land based on specifications of need for facility	▪ Recruit private, non-profit or for-profit developer and owner for sports facility ▪ Secure private and public funding sources ▪ Assemble land for facility ▪ Begin development of facility if financially viable	▪ Open facility / ensure ongoing financial viability
Urban Agriculture	▪ Determine interest among non-profit organizations to begin an urban farming initiative in Robbins ▪ Prepare land for urban agriculture (clean and raise) ▪ Determine whether farming will be a transitional use prior to development or a permanent, financially self-sufficient use ▪ Raise funds to cover site preparation and capital costs ▪ Plan for approximately 2-4 acres of land	▪ Determine viability of indoor greenhouses and year-round production ▪ Seek job training funds to support operations of facility ▪ Expand size of farms based on demand of operator	▪ Continue to operate farming, or convert to higher real estate uses such as residential or commercial over time and relocate farms to more remote areas of Robbins further from transit hub

Section 3: Relevant TOD Examples

3.A Brainerd Metra Station – 89th Street and Loomis Street, Chicago

The area around the Brainerd Metra Station on the south side of Chicago is an excellent example of a tight, walkable neighborhood with affordable senior housing (Brainerd Senior Center), a newly constructed affordable building for families (Brainerd Park), a Chicago Public Library branch, and surrounding blocks of single-family detached homes and small apartment buildings. Additional land, available for future residential development, is currently used as a neighborhood garden. Since the station is not located on a main street, this station area does not have any retail space. Retail uses are two blocks north on 87th Street, a much more heavily used street. Photos below show the character of this area.

3.B Washington Heights – 103rd Street and Vincennes Avenue

A large vacant parcel between 105th and 107th Streets south of the 103rd Street Metra station is the site of Beverly Ridge, a new, upscale for-sale residential development that was started prior to the Great Recession. Development started in 2006 and by 2010 only 11 single-family detached homes were completed. The site remained mostly vacant for many years.

The original developer lost the property. A subsequent developer took over the project and is in the process of building it out with a total of 88 homes. A large green space is in the middle of the site, with homes surrounding it on all sides.

Prices have come down since the first homes were built with some smaller single-family detached homes currently under construction. Current prices start at $235,000. A significant marketing advantage is that buyers with annual incomes up to $131,775 are eligible for a grant up to 7% of the loan under the City of Chicago's Homebuyer Assistance Program. Other homebuyer assistance is also available from IHDA.

The site is on the east side of Vincennes Avenue and is an easy walk to the Metra station. To date, there has been no new commercial development on Vincennes Avenue, though there is some small scale convenience-oriented retail space nearby. Some industrial uses are to the north of Beverly Ridge, with residential uses to the south.

Photos show the homes already completed and under construction at Beverly Ridge.