

LAND USE COMPATIBILITY AND REAL ESTATE IMPACT STUDY

West DuPage Recycling and Transfer Station – 1655 Powis Road, West
Chicago, Illinois

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Dale J. Kleszynski, MAI, SRA

- Member of the Appraisal Institute - MAI No. 6747
- Senior Residential Appraiser - SRA
- Illinois State Certified Real Estate Appraiser- License No. 553.000213
- Appraisal and Consultation experience since 1979, various types of real estate
- Qualified Instructor for the Appraisal Institute
- Service Offices such as
 - President - Chicago Chapter of the Appraisal Institute
 - Regional Chairman - Ethics Administration
 - Regional Representative - Review and Counseling
 - Chairman - General Appraisal Board

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EXHIBIT

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Criterion 3

415 ILCS 5/39.2(a)(iii)

“the facility is located so as to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of the surrounding property”

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Current Conditions



Area History

- Since 1988 – Consistent airport and manufacturing activity in the subject area.
 - DuPage Airport to the west
 - Closed landfill and industrial facilities to the south
 - Railroad rights of way to the east
 - Industrial facilities to the north
- Airport use and intensity of manufacturing activity has remained consistent or increased through the years.

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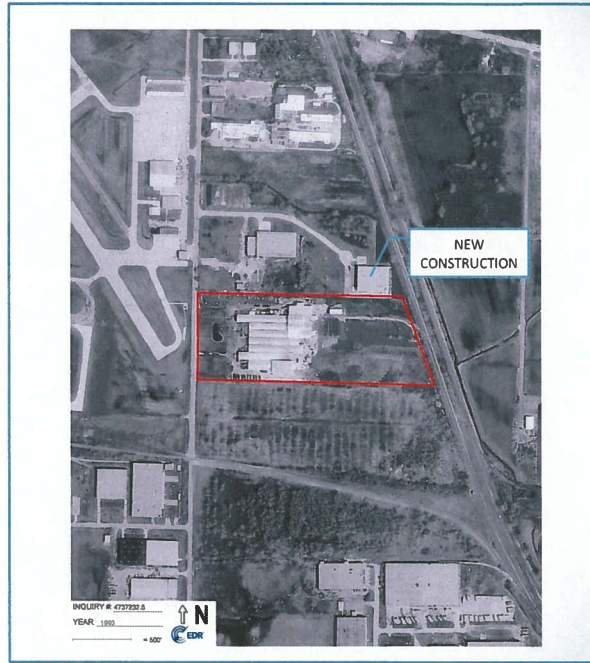
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Historic Aerial Photo 1988



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Historic Aerial Photo 1993



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Historic Aerial Photo 1998



8

Historic
Aerial
Photo
2005



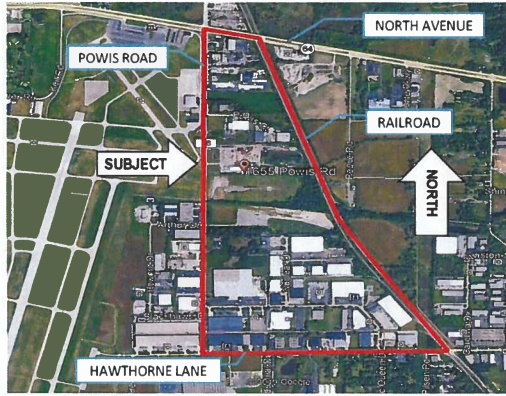
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Historic
Aerial
Photo
2012



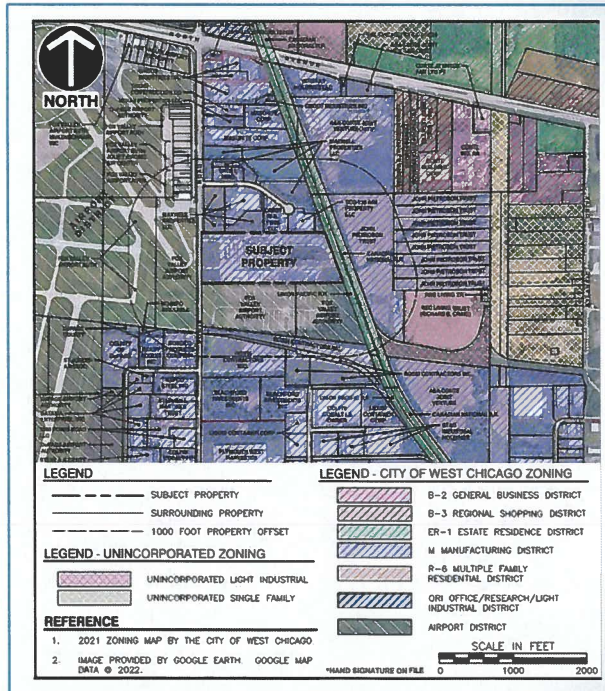
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Study Area Usage Map



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Zoning Map



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Area Development

- In summary, uses within the study area discussed above include the following:
 - Recycling facilities;
 - Numerous outside storage yards and truck farms;
 - Railroad rights of way;
 - Open land that is part of the airport district;
 - General industrial manufacturing and warehouse buildings; and
 - Open space- vacant land.

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Highest and Best Use

- The following criteria must be met in determining Highest and Best Use:
 1. **Legal Permissibility.** A property use that is either currently allowed or most probably allowable under zoning codes, building codes, environmental regulations, and other applicable laws and regulations that govern land use restrictions.
 2. **Physical Possibility.** The land must be able to accommodate the size and shape of the ideal improvement.
 3. **Financial Feasibility.** The ability of a property to generate sufficient income to support the use for which it was designed.
 4. **Maximum Productivity.** The selected land use must yield the highest value of the possible uses.

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Highest and Best Use (cont.)

- LEGAL PERMISSIBILITY
 - Subject site is zoned M-Manufacturing District with a Planned Use Development
 - Surrounding uses are compatible and similarly zoned

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Highest and Best Use (cont.)

- PHYSICAL POSSIBILITY
 - No physical conditions exist that prohibit development
 - Adequate infrastructure is present
 - No obvious issues which would prevent the property from being developed in accordance with the proposed plan

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Highest and Best Use (cont.)

- FINANCIAL FEASIBILITY
 - Properties in the immediate market area tend to be owner occupied and/or leased in third party transactions.
 - Total industrial space within West Chicago has remained generally consistent at approximately 17,000,000 square feet over the past five years.
 - The market condition for general industrial space is considered strong in the market area.

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Highest and Best Use (cont.)

- FINANCIAL FEASIBILITY (cont.)
 - Sales data in the market area indicates that approximately 300 transactions occurred between 2013 and the present.
 - The greatest activity was found in the light industrial districts of West Chicago.
 - Few sales transactions were found in the “heavy industrial” portions of the study area.
 - Limited sales activity is evidence that the location of the subject property is stable and conducive to long term occupancy by users.

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Highest and Best Use (cont.)

- **MAXIMUM PRODUCTIVITY**
 - Improved industrial properties, such as the subject property, have greater value than vacant land.
 - The subject achieves its highest value because:
 - The proposed use is a “special use”;
 - The proposed use is compatible with the surrounding uses; and
 - The proposed use is located with good access to transportation amenities.

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Conclusions

- West DuPage RTS is located in an area of historic and current industrial use and development.
- Man-made boundaries isolate and buffer the subject area which effectively minimizes any influences on outside areas.
- The City of West Chicago and DuPage County both encourage development to occur in consistent and defined areas and the proposed used is consistent with zoning classifications in the area.

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Conclusions

- The proposed use will have minimal impact on adjacent and nearby property values.
- The West DuPage RTS will include significant infrastructure and improvements that will enhance to the property.
- The West DuPage RTS will be a long term stable use of this property.

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Opinion

- Based on my analysis, APC concludes that the proposed West DuPage Recycling and Transfer Station is located to “so as to minimize incompatibility with the character of the surrounding area and to minimize the effect on the value of surrounding property” and meets the standards of “Criterion 3”.

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