

Tax Increment Finance

Village of Glen Ellyn

Central Business District Redevelopment Project Area



Eligibility Report

October 2011

Prepared by



**Village of Glen Ellyn
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Eligibility Report**

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EXECUTIVE SUMMARY

This Village of Glen Ellyn’s Central Business District Redevelopment Project Area Eligibility Report (the “Eligibility Report”), among other things, documents the eligibility and qualifications of the Redevelopment Project Area (the “Redevelopment Project Area”) in the Village of Glen Ellyn, Illinois (the “Village”) for designation as a blighted area and as a conservation area pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “Act”).

As set forth in the Act, “Redevelopment Project Area” (Redevelopment Project Area) means an area designated by a municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as “an industrial park conservation area” (an “Industrial Park Conservation Area”) or a blighted area (“Blighted Area”) or a conservation area (“Conservation Area”), or a combination of both “Conservation Area” and “Blighted Area”. The definitions of each of these areas are in *Appendix A: Definitions*.

Blighted Area provisions apply to the improved land and to the vacant land, and Conservation Area provisions also apply to the improved land in this Central Business District Redevelopment Project Area. This Eligibility Report documents the relevant statutory requirements and how the Redevelopment Project Area meets the eligibility criteria.

I. BASIS FOR REDEVELOPMENT

A. Statutorily Required Findings

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exists in many municipalities within the State blighted and conservation areas; and
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest.

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

To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements, which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective redevelopment project area qualifies either as a “Blighted Area” or as a “Conservation Area” or a combination of Blighted and Conservation Area or an “Industrial Park Conservation Area” within the definitions set forth in the Act. The definitions of each of these areas are found in *Appendix A: Definitions*.

B. Eligibility

Each Redevelopment Project Area must meet the requirements for designation as Blighted, Conservation, Blighted and Conservation or Industrial Park Conservation Area. The criteria for each of these requirements are listed in *Appendix B: Eligibility Criteria*.

C. Conclusions and Findings

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of the criteria for both the Blighted Area and Conservation Area designation deals with developed property. Two sets of criteria within the blighted designation deal with vacant property. The minimum number of factors must be present in one of these categories and the presence of each must be documented;
2. Each factor to be claimed must be distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. The factors are distributed throughout the Redevelopment Project Area;
3. The property must equal or exceed 1½ acres;
4. The Redevelopment Project Area must meet the “but for” requirements in that development and redevelopment would not occur without financial assistance and intervention by the municipality; and

5. In the case of a Conservation Area, a finding that the area is not yet blighted, but because of blighting factors is detrimental to the health, safety, morals or welfare of the public, and such an area may become a blighted area, and that 50% or more of the structures in the area are 35 years or older.

Eligibility Findings

This report concludes that the Central Business District Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a redevelopment project area under the Illinois TIF Act as a Blighted Area for improved land and for vacant land, and as a Conservation Area for improved land.

Blighted Area (Improved Land)

The Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (F), (I), and (L) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land, five (5) criteria are to be met, and in this case five (5) criteria have been met.

The following five (5) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Excessive Land Coverage
- Lack of Community Planning

The 464 parcels that constitute improved land can be found in *Table 3*.

Conservation Area (Improved Land)

The improved land within the Redevelopment Project Area is also eligible to be designated as a “Conservation Area” in that 50% or more of the structures on improved land are 35 years or older, based on information provided by Milton Township and on visual observation. The Redevelopment Project Area also meets the requirements of Section 11-74.4-3 (b) (2), (3), (6), (9), and (11) of the Act for designation of improved land as a Conservation Area, as these criteria are present and distributed to a major extent. For designation as a Conservation Area three (3) criteria are to be met, and in this case five (5) criteria have been met.

The following five (5) Conservation Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Excessive Land Coverage

- Lack of Community Planning

The Redevelopment Project Area, therefore, meets both requirements of the Act for a Conservation Area.

Blighted Area (Vacant Land)

The Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. The vacant land must meet the criteria for at least one of these two sections. In this case, the vacant land meets the requirements for one of these two sections of the Act.

The 48 parcels that constitute vacant or partially vacant land can be found in *Table 4*.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (B), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area, and in this case, four (4) criteria have been met.

The following four (4) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Diversity of ownership of parcels
- Deterioration of structures or site improvements in neighboring or adjacent areas
- EAV annual rate of growth is less than the balance of the Village's in three (3) of the last five (5) calendar years.

The Redevelopment Project Area does not meet the requirements of Section 11-74.4-3(a) (3) of the Act. In this section of the Act, one criterion is required for designation of vacant land as a Blighted Area. Based on this section of the Act, it was determined that the necessary criteria are not present in the vacant area.

The land meets the definition of vacant land under the Act in Section 11-74.4-3 (v), which further defines vacant land as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area.

Summary of Findings

There must be a reasonable presence of and distribution of Blighted Area and Conservation Area factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. *Table 2, Rating Survey with Block Map*, contains the survey, broken down by block

(illustrated by the accompanying map), which demonstrates that the criteria are reasonably present and distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 85 acres, in excess of the required minimum 1½ acres required by the Act. All parcels within the Redevelopment Project Area are contiguous.

The Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area and Conservation Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. In general, there has been a lack of growth and development through investment by private enterprise. These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities.

II. THE REDEVELOPMENT PROJECT AREA

The Central Business District Redevelopment Project Area consists of 512 tax parcels plus adjacent rights-of-way and encompasses approximately 85 acres. Of the 512 parcels, there are 464 parcels that are improved land and 48 parcels that are vacant or partially vacant land, as defined by the Act. Of the 464 improved parcels, approximately 323 parcels are related to multi-family housing developments.

There are 27 blocks in the Redevelopment Project Area. Twenty-six (26) blocks contain improved land. One block is occupied by Railroad tracks and considered to be fully vacant land. Nineteen (19) of the 27 blocks contain parcels with land that is partially vacant.

The improved land consists of commercial, residential, governmental, utility and railroad properties. The vacant land consists primarily of surface parking lots and park land dedicated to the Illinois Prairie Path. The Redevelopment Project Area is bisected by Metra/Union Pacific railroad tracks.

A general description of the Redevelopment Project Area is the area containing parcels north of Hillside Avenue, west of Park Boulevard, south of Anthony Street, and generally east of Newton Avenue.

Attachment 1 is the legal description of the Redevelopment Project Area. *Attachment 2* is the Map of the Redevelopment Project Area. The map shows that all parcels are contiguous. Both attachments are made part of this document by reference hereto.

III. ANALYSIS OF CONDITIONS IN THE REDEVELOPMENT PROJECT AREA

In determining whether or not the proposed Redevelopment Project Area meets the eligibility requirements of the Act, at the Village's direction, Ehlers & Associates, Inc. (the "Consultant") conducted research and field surveys.

A survey and analysis of existing conditions within the Redevelopment Project Area were completed in December 2010 and January 2011 and updated in August 2011 by the Consultant to document the extent to which each blighted factor is present within the Redevelopment Project Area. Various research and field surveys were undertaken including:

1. Exterior survey of the condition and use of each building.
2. Field survey of environmental conditions, streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance.
3. Analysis of existing uses and their relationships.
4. Analysis of tax maps to ascertain platting.
5. Analysis of vacant sites.
6. Review of previously prepared plats, plans, and studies.
7. Review of Federal Emergency Management Agency (FEMA) flood maps.
8. Review of U.S. Environmental Protection Agency (EPA) and Illinois Environmental Protection Agency (IEPA) compliance lists.
9. Analysis of water, sewer, gas utilities, etc.
10. Review of County and Township Tax Records.
11. Contacts with Village officials, county officials, other taxing bodies as appropriate and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the Redevelopment Project Area.

A. Eligibility Survey and Analysis

1. Building Components Evaluated

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

a. Primary Structure

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

b. Secondary Structure

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters, and down spouts.

2. Building Components Evaluated

After completing the review of the exterior building condition survey, each individual building was placed in one of three categories based on the combination of defects found in various primary and secondary building components. Each final rating is described below.

a. Sound Structures

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects so minor as to not impact the area.

b. Deteriorated

Buildings where factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance or required contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

c. Dilapidated

Buildings appear to be so severely defective as to need demolition. Structural integrity, however, was not documented. While these factors were reviewed, the Consultant did not conduct a documented building condition analysis to reveal major structural problems.

B. Presence of Eligibility Factors

Summarized below are the conclusions of the surveys and analyses completed for each eligibility factor based on existing conditions within the Redevelopment Project Area. In order to qualify the Redevelopment Project Area for a TIF, the Redevelopment Project Area must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The conclusions indicate whether the factor is found to be present within the Redevelopment Project Area, and the relative extent to which the factor is present.

Every parcel was visually examined during the exterior survey. For purposes of this Eligibility Study and due to the size of the Redevelopment Project Area, the Redevelopment Project Area has been broken down into blocks to more clearly illustrate the presence of Blighted and Conservation factors and that these factors are distributed throughout the Redevelopment Project Area, as required by the TIF Act. “Blocks” are identified by the portion of the parcel identification number that relates to the block (i.e. in parcel 0510410018, 410 is the block number, as defined by DuPage County in their tax map). On the *Block Map*, the blocks are separated on the map by solid black lines and identified by the block number in the circle.

C. Eligibility of a Blighted Area

Blighted Area (Improved Land)

In order to be designated a Blighted Area for improved land, five criteria must be met. The following is an analysis of the eligibility criteria:

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

- (a) **Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Documentation of this criterion was not collected and this criterion will not be used to qualify the Redevelopment Project Area.

- (b) **Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Structures throughout the improved portions of the Redevelopment Project Area meet this criterion. There are a number of commercial and retail facilities in the Redevelopment Project Area that are no longer desirable because of the size and shape of lots and buildings, particularly along Main Street and in the Downtown core retail area. In addition, many of these structures are ill-suited for their original use. A former gasoline station property has been converted to a restaurant. There are former residential buildings that have been converted to office and commercial uses. On-site parking and loading access to commercial sites is lacking.

These issues contribute to the number of vacancies within the Downtown's core commercial area. There are likely to be parcels with vacancies that could also be considered Obsolete, but were not counted as Obsolete parcels in the site survey.

Many of the storefronts in the Redevelopment Project Area would need significant renovation in order for a more modern type of redevelopment to occur.

Table 2, Rating Survey with Block Map, identifies blocks where structures that are functionally obsolete were found. Symptoms of this condition were found in approximately 28 commercial parcels within 12 blocks. There are 26 blocks containing improved land (out of 27 total blocks) in the Redevelopment Project Area, as identified on the Block Map shown after Table 2; therefore, this criterion is present in 46% of the improved blocks within the Redevelopment Project Area.

- (c) **Deterioration.** With respect to building defects, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

While many buildings in Downtown Glen Ellyn are very attractive, Deterioration, as a factor, is present throughout the improved portion of the Redevelopment Project Area when structures are closely examined. Foundation problems and a need for tuck pointing were identified on many buildings. Roofs have damage and missing shingles. There are rusted and missing gutters and downspouts, rusted metal on fire escapes and railings, and rotted window and door frames. A few boarded up windows were also detected. The age of the structures is a primary reason for the deterioration of many buildings, as property maintenance has not been sufficient to offset the wear and tear that occurs over time.

Deterioration was observed in the paved areas in both the improved and vacant portions of the Redevelopment Project Area. Properties have cracked pavement, pot holes, loose pavement materials, and damaged curbs.

The condition was found to be present in approximately 110 parcels within 20 of 26 blocks with improved parcels. Table 2, Rating Survey with Block Map documents blocks where these conditions are present.

- (d) **Presence of structures below minimum code standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

While some structures may not conform to current Village zoning or other applicable codes, overall, this criterion is present to a limited extent and will not be used to qualify the Redevelopment Project Area.

- (e) **Illegal use of individual structures.** The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

This criterion does not apply.

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

There are numerous unoccupied buildings and tenant spaces within the developed portion of the Redevelopment Project Area, especially along Pennsylvania Avenue and Main Street, which is a primary commercial/retail area. There are unoccupied residential units on the second floor of core downtown commercial buildings. There are also additional vacant units in the multi-family residential buildings.

This factor is present within approximately 30 commercial buildings, some of which have multiple vacant spaces, within 13 of 26 blocks (50%) with improved parcels. (Residential vacancies are not included in this number.) The vacancies exist in some prominent buildings and retail spaces throughout the Downtown. Table 2, Rating Survey with Block Map, documents blocks where these conditions are present.

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

This criterion does not apply. The above characteristics were not noted.

- (h) **Inadequate utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the Redevelopment Project Area.

There were neither any apparent problems noted during surveys nor any documented problems noted with utilities according to Village records.

This criterion will not be used to qualify the Redevelopment Project Area.

Given the age and the other problems in the Redevelopment Project Area however, there may be issues with utilities that will need to be addressed in the course of redevelopment, particularly with respect to the electrical and bandwidth demands of current technology.

- (i) **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Excessive land coverage exists in the Redevelopment Project Area on lots occupied by retail businesses, residential, governmental, and utility properties. Buildings are located on parcels of inadequate size and shape in relation to present-day standards of development. There are inadequate loading areas and there is a lack of on-site parking for most commercial establishments. The need for parking for occupants of the residential units above some commercial buildings complicates this lack of on-site parking. There is also a lack of parking for commuters using the Metra trains. Excessive land coverage contributes to drainage and stormwater management issues within the Redevelopment Project Area and in surrounding areas.

This factor is present in all 26 improved blocks. Table 2, Rating Survey with Block Map documents blocks where these conditions are present.

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

There are some residential, commercial, and utility properties mixed within the Redevelopment Project Area with no buffering or other divide between uses. While many of these uses may be appropriate for the

Redevelopment Project Area, some are incompatible land uses as they are currently situated. This factor is minor, however, and not considered to be a supporting criterion for Blighted Area conditions.

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

The Village's first Comprehensive Plan was adopted in 1986. The proposed Redevelopment Project Area was developed in the late 1800s and early 1900's, prior to and without the benefit or guidance of an adopted comprehensive plan or any type of planning standards commonly used after that time.

The railroad tracks that bisect the Redevelopment Project Area from end to end complicate safe and efficient pedestrian, bicycle, and automobile traffic and access to, through, and from the Downtown.

Many parcels are of inadequate shape and size. (This criterion is demonstrated on Attachment 1, Map.) Residential and commercial properties exist together without any, or little, screening or landscaping to separate them. This factor is present throughout the entirety of the Redevelopment Project Area.

Table 2, Rating Survey with Block Map documents blocks where these conditions are present.

- (l) **Environmental clean-up.** The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

There are no known environmental issues within the Redevelopment Project Area. While this criterion will not be used to qualify the Redevelopment Project Area, it should be noted that there may be a need for some environmental remediation costs as redevelopment occurs.

Funds are included in the “Redevelopment Project Costs” section of the Redevelopment Plan to assist with any of these related costs in the Redevelopment Project Area.

- (m) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

EAV for the entire Redevelopment Project Area is provided in Table 1. The total EAV of improved parcels within the Redevelopment Project Area did not decline in three (3) of the last five (5) calendar years. Therefore, this criterion does not apply.

Blighted Area (Vacant Land)

A vacant Blighted Area means any vacant area within the boundaries of a Redevelopment Project Area located with the territorial limits of the municipality where:

2. **If vacant**, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:
- (a) **Obsolete platting** of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other, public rights-of-way, or that omitted easements for public utilities.

Many of the vacant lots in the Redevelopment Project Area are very small and their sizes and shapes are not adequate to accommodate contemporary standards. There is not adequate space for new commercial buildings to meet zoning setback, minimum lot coverage, and on-site parking and loading requirements. Many of the vacant parcels would need to be consolidated with larger parcels in order for

redevelopment to occur. Some vacant parcels do not have access to streets or easements for public utilities.

Table 2, Rating Survey with Block Map document blocks with vacant parcels exhibiting Obsolete Platting. This factor is present in 18 of 19 blocks with vacant or partially vacant parcels.

- (b) **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

According to DuPage County records, of the 48 vacant or partially vacant parcels, there are at least 25 different owners of vacant parcels throughout the Redevelopment Project Area. Because multiple owners are involved, Village participation may be necessary to encourage the redevelopment of or make future improvements to these properties.

Table 2, Rating Survey with Block Map documents blocks with vacant parcels exhibiting this Diversity of Ownership. This factor is present in 16 of 19 blocks with vacant or partially vacant parcels.

- (c) **Tax and special assessment delinquencies** exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.

This criterion will not be used to qualify the Redevelopment Project Area.

- (d) **Deterioration of structures or site improvements** in neighboring areas adjacent to the vacant land.

Structures and facilities surrounding vacant land were found to have Deterioration. The detail in Section III.,C.,1.,3. describes this deterioration.

Table 2, Rating Survey with Block Map documents vacant parcels where there is deterioration of structures or site improvements in neighboring areas adjacent to the vacant land. This factor is present in 18 of 19 blocks with vacant or partially vacant parcels.

- (e) **The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs** for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

While this criterion will not be used to qualify the Redevelopment Project Area, it should be noted that due to the nature of some of the commercial uses within the Redevelopment Project Area, there may be a need for some environmental remediation costs as redevelopment occurs. Funds are included in the “Redevelopment Project Costs” section of the Redevelopment Plan to assist with any of these related costs in the Redevelopment Project Area.

- (f) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

EAV for the entire Redevelopment Project Area is shown in Table 1. The table below illustrates that the vacant or partially vacant parcels within the Redevelopment Project Area grew at a rate less than the balance of the Village as a whole in five (5) of the last five (5) calendar years. Therefore, this criterion applies.

| EAV Trend for Vacant Parcels within the Redevelopment Project Area | | | | | | |
|---|---------------|---------------|---------------|---------------|---------------|---------------|
| | TAX YEAR | | | | | |
| | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
| Total EAV - Vacant Parcels | 1,553,300 | 1,632,880 | 1,667,050 | 1,746,850 | 1,716,450 | 1,604,710 |
| Percent Change | | 5.12% | 2.09% | 4.79% | -1.74% | -6.51% |
| Village Wide EAV | 1,161,516,583 | 1,256,998,442 | 1,388,904,314 | 1,479,870,953 | 1,486,447,475 | 1,432,936,963 |
| Balance of Village Wide EAV | 1,159,963,283 | 1,255,365,562 | 1,387,237,264 | 1,478,124,103 | 1,484,731,025 | 1,431,332,253 |
| Percent Change | | 8.22% | 10.50% | 6.55% | 0.45% | -3.60% |

3. **If vacant**, the sound growth of the Redevelopment Project Area is impaired by one (1) of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

- (a) **The area consists of one or more unused quarries, mines, or strip mine ponds.**

There are no quarries, mines, or strip mine ponds present. Therefore,

this criterion does not apply.

(b) The area consists of unused rail yards, rail tracks, or rights-of-way.

A Metra/Union Pacific rail line is present within the Redevelopment Project Area, however, there are no unused rail yards, rail tracks or rights-of-way.

(c) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area, as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

Federal Emergency Management Agency (FEMA) Flood Maps indicate no chronic flooding issues in the Redevelopment Project Area. Therefore, this criterion will not be used to qualify the Redevelopment Project Area. The “Redevelopment Project Costs” section of the Redevelopment Plan includes funds that could be used to remedy flooding issues should that be necessary.

(d) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

This criterion does not apply.

(e) Prior to the effective date of the applicable amendatory Act of the 91st General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

This criterion does not apply.

(f) The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

This criterion does not apply.

(g) In Section 11-74.4-3(v) of the Act, Vacant Land is defined as:

“...any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcels have been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of the Act. For purposes of this Section, and only for land subject to subdivision requirement of the Plat Act, land is subdivided when the original plan of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

This criterion does not apply.

D. Eligibility of Conservation Area

The Redevelopment Project Area does qualify as a “Conservation Area”. “Conservation Area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the Village in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a Blighted Area, but because of a combination of three (3) or more of the following factors is detrimental to the public safety, health, morals or welfare, and such an area may become a Blighted Area.

The review of the Redevelopment Project Area, according to the thirteen (13) criteria presented and detailed below in this report, shows that the Redevelopment Project Area qualifies, having met five (5) of the thirteen (13) criteria. Three (3) criteria are required to be met. An additional criterion of age of structure is also met for “Conservation Area” designation. Fifty (50) percent or more of the structures must also be 35 years of age or older. County information and visual observation confirm that approximately 81% of the structures (approximately 130 of 161) in the Redevelopment Project Area are 35 years or more.

The following is an analysis of the eligibility criteria:

- (1) **Dilapidation.** An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Documentation of this criterion was not collected and this criterion will not be used to qualify the Redevelopment Project Area.

- (2) **Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Structures throughout the improved portions of the Redevelopment Project Area meet this criterion. There are a number of commercial and retail facilities in the Redevelopment Project Area that are no longer desirable because of the size and shape of lots and buildings, particularly along Main Street and in the Downtown core retail area. In addition, many of these structures are ill-suited for their original use. A former gasoline station property has been converted to a restaurant. There are former residential buildings that have been converted to office and commercial uses. On-site parking and loading access to commercial sites is lacking.

These issues contribute to the number of vacancies within the Downtown's core commercial area. There are likely to be parcels with vacancies that could also be considered Obsolete, but were not counted as Obsolete parcels in the site survey.

Many of the storefronts in the Redevelopment Project Area would need significant renovation in order for a more modern type of redevelopment to occur.

Table 2, Rating Survey with Block Map, identifies blocks where structures that are functionally obsolete were found. Symptoms of this condition were found in approximately 28 commercial parcels within 12 blocks. There are 26 blocks containing improved land (out of 27 total blocks) in the Redevelopment Project Area, as identified on the Block Map shown after Table 2; therefore, this criterion is present in 46% of the improved blocks within the Redevelopment Project Area.

- (3) **Deterioration.** With respect to building defects, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking,

crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

While many buildings in Downtown Glen Ellyn are very attractive, Deterioration, as a factor, is present throughout the improved portion of the Redevelopment Project Area when structures are closely examined. Foundation problems and a need for tuck pointing were identified on many buildings. Roofs have damage and missing shingles. There are rusted and missing gutters and downspouts, rusted metal on fire escapes and railings, and rotted window and door frames. A few boarded up windows were also detected. The age of the structures is a primary reason for the deterioration of many buildings, as property maintenance has not been sufficient to offset the wear and tear that occurs over time.

Deterioration was observed in the paved areas in both the improved and vacant portions of the Redevelopment Project Area. Properties have cracked pavement, pot holes, loose pavement materials, and damaged curbs.

The condition was found to be present in approximately 110 parcels within 20 of 26 blocks with improved parcels. Table 2, Rating Survey with Block Map documents blocks where these conditions are present.

- (4) **Presence of structures below minimum code standards.** All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

While some structures may not conform to current Village zoning or other applicable codes, overall, this criterion is present to a limited extent and will not be used to qualify the Redevelopment Project Area.

- (5) **Illegal use of individual structures.** The use of structures in violation of applicable Federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

This criterion does not apply.

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

There are numerous unoccupied buildings and tenant spaces within the developed portion of the Redevelopment Project Area, especially along Pennsylvania Avenue and Main Street, which is a primary

commercial/retail area. There are unoccupied residential units on the second floor of core downtown commercial buildings. There are also additional vacant units in the multi-family residential buildings.

This factor is present within approximately 30 commercial buildings, some of which have multiple vacant spaces, within 13 of 26 blocks (50%) with improved parcels. (Residential vacancies are not included in this number.) The vacancies exist in some prominent buildings and retail spaces throughout the Downtown. Table 2, Rating Survey with Block Map, documents blocks where these conditions are present.

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

This criterion does not apply. The above characteristics were not noted.

- (8) **Inadequate utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the Redevelopment Project Area.

There were neither any apparent problems noted during surveys nor any documented problems noted with utilities according to Village records. This criterion will not be used to qualify the Redevelopment Project Area.

Given the age and the other problems in the Redevelopment Project Area however, there may be issues with utilities that will need to be addressed in the course of redevelopment, particularly with respect to the electrical and bandwidth demands of current technology.

- (9) **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of

problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Excessive land coverage exists in the Redevelopment Project Area on lots occupied by retail businesses, residential, governmental, and utility properties. Buildings are located on parcels of inadequate size and shape in relation to present-day standards of development. There are inadequate loading areas and there is a lack of on-site parking for most commercial establishments. The need for parking for occupants of the residential units above some commercial buildings complicates this lack of on-site parking. There is also a lack of parking for commuters using the Metra trains. Excessive land coverage contributes to drainage and stormwater management issues within the Redevelopment Project Area and in surrounding areas.

This factor is present in all 26 improved blocks. Table 2, Rating Survey with Block Map documents blocks where these conditions are present.

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

There are some residential, commercial, and utility properties mixed within the Redevelopment Project Area with no buffering or other divide between uses. While many of these uses may be appropriate for the Redevelopment Project Area, some are incompatible land uses as they are currently situated. This factor is minor, however, and not considered to be a supporting criterion for Conservation Area conditions.

- (11) **Lack of community planning.** The Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible

land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The Village's first Comprehensive Plan was adopted in 1986. The proposed Redevelopment Project Area was developed in the late 1800s and early 1900's, prior to and without the benefit or guidance of an adopted comprehensive plan or any type of planning standards commonly used after that time.

The railroad tracks that bisect the Redevelopment Project Area from end to end complicate safe and efficient pedestrian, bicycle, and automobile traffic and access to, through, and from the Downtown.

Many parcels are of inadequate shape and size. (This criterion is demonstrated on Attachment 1, Map.) Residential and commercial properties exist together without any, or little, screening or landscaping to separate them. This factor is present throughout the entirety of the Redevelopment Project Area.

Table 2, Rating Survey with Block Map documents blocks where these conditions are present.

- (12) **Environmental clean-up.** The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

There are no known environmental issues within the Redevelopment Project Area. While this criterion will not be used to qualify the Redevelopment Project Area, it should be noted that there may be a need for some environmental remediation costs as redevelopment occurs. Funds are included in the "Redevelopment Project Costs" section of the Redevelopment Plan to assist with any of these related costs in the Redevelopment Project Area.

- (13) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is

less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

EAV for the entire Redevelopment Project Area is provided in Table 1. The total EAV of improved parcels within the Redevelopment Project Area did not decline in three (3) of the last five (5) calendar years. Therefore, this criterion does not apply.

E. Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means an area within the boundaries of a Redevelopment Project Area located within the territorial limits of a municipality that is a labor surplus municipality or within 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

The Redevelopment Project Area does not qualify as an Industrial Park Conservation Area.

IV. ELIGIBILITY CONCLUSIONS

This report concludes that the Central Business District Redevelopment Project Area is eligible for Tax Increment Finance (“TIF”) designation as a redevelopment project area under the Illinois TIF Act as a Blighted Area for improved land and for vacant land, and as a Conservation Area for improved land.

Blighted Area (Improved Land)

The Redevelopment Project Area meets the requirements of Section 11-74.4-3 (a) (1) (B), (C), (F), (I), and (L) of the Act for designation of improved land as a Blighted Area. For designation as a Blighted Area for improved land, five (5) criteria are to be met, and in this case five (5) criteria have been met.

The following five (5) Blighted Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Excessive Land Coverage
- Lack of Community Planning

The 464 parcels that constitute improved land can be found in *Table 3*.

Conservation Area (Improved Land)

The improved land within the Redevelopment Project Area is also eligible to be designated as a “Conservation Area” in that 50% or more of the structures on improved land are 35 years or older, based on information provided by Milton Township and on visual observation. The Redevelopment Project Area also meets the requirements of Section 11-74.4-3 (b) (2), (3), (6), (9), and (11) of the Act for designation of improved land as a Conservation Area, as these criteria are present and distributed to a major extent. For designation as a Conservation Area three (3) criteria are to be met, and in this case five (5) criteria have been met.

The following five (5) Conservation Area criteria are present in the improved land:

- Obsolescence
- Deterioration
- Excessive Vacancies
- Excessive Land Coverage
- Lack of Community Planning

The Redevelopment Project Area, therefore, meets both requirements of the Act for a Conservation Area.

Blighted Area (Vacant Land)

The Redevelopment Project Area also meets the requirements of the Act for designation of vacant land as a Blighted Area. For designation as a Blighted Area for vacant land, there are two sections of the Act under which vacant land can be determined to be blighted. The vacant land must meet the criteria for at least one of these two sections. In this case, the vacant land meets the requirements for one of these two sections of the Act.

The following 48 parcels that constitute vacant or partially vacant land can be found in *Table 4*.

The Redevelopment Project Area meets the requirements of Section 11-74.4-3(a) (2) (A), (B), (D), and (F) of the Act. In this section of the Act, two (2) criteria are required for designation of vacant land as a Blighted Area, and in this case, four (4) criteria have been met.

The following four (4) Blighted Area criteria are present in the vacant area:

- Obsolete platting
- Diversity of ownership of parcels
- Deterioration of structures or site improvements in neighboring or adjacent areas
- EAV annual rate of growth is less than the balance of the Village's in three (3) of the last five (5) calendar years.

The Redevelopment Project Area does not meet the requirements of Section 11-74.4-3(a) (3) of the Act. In this section of the Act, one criterion is required for designation of vacant land as a Blighted Area. Based on this section of the Act, it was determined that the necessary criteria are not present in the vacant area.

The land meets the definition of vacant land under the Act in Section 11-74.4-3 (v), which further defines vacant land as any parcel or combination of parcels without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area.

Summary of Eligibility Conclusions

In addressing the challenges of redeveloping the Redevelopment Project Area, there are many issues which must be overcome.

There must be a reasonable presence of and distribution of Blighted Area and Conservation Area factors in the Redevelopment Project Area, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the Redevelopment Project Area and are present to a meaningful extent such that a local governing body may reasonably find that the factor is clearly present within the intent of the Act. *Table 2, Rating Survey with Block Map* contains the survey, broken down by block (illustrated by the accompanying map), which demonstrates that the criteria are reasonably present and distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area is approximately 85 acres, in excess of the required minimum 1½ acres required by the Act. All parcels within the Redevelopment Project Area are contiguous.

As in downtown areas across the Midwest, many of the buildings were constructed in the late 1800s or early 1900s and have not had any significant renovations or upgrades undertaken since then. Many of these storefront buildings are deteriorated, have vacant spaces, and no longer serve the purpose for which they were intended. Parcels are of an inadequate size and shape in relation to present-day standards of development. Residential and commercial properties exist together without any, or little, screening or landscaping to separate them. Redeveloping these properties to comply with current codes and standards will require substantial funding. In order to reap the benefits a thriving downtown core area can offer, significant rebuilding or even demolition of some structures may be necessary in the downtown.

Numerous commercial buildings and parking lots throughout the Redevelopment Project Area suffer from deterioration. The field survey of exterior conditions found deterioration present throughout the improved and vacant portions of the Redevelopment Project Area. Foundation problems and a need for tuck pointing were identified on many buildings. There were issues with roofs, rusted and missing gutters and downspouts, rusted metal on fire escapes and railings, and rotted window and door frames. A few boarded up windows were also observed. Deterioration was present in the paved areas in both the improved and vacant portions of the Redevelopment Project Area. Substantial investment will be necessary to repair or demolish these buildings and paved areas.

Unoccupied buildings and tenant spaces within the developed portion of the Redevelopment Project Area were found, especially along Pennsylvania Avenue and Main Street, which are primary commercial areas of the Downtown. There are unoccupied residential units on the second floor of core downtown storefront buildings. There are also vacant units in the multi-family residential buildings.

Some buildings have become obsolete, no longer fulfilling the purpose for which they were constructed. A former gasoline station property has been converted to a restaurant. There are a number of former residential buildings that have been converted to office and commercial uses. Substantial investment will be necessary to upgrade or redevelop these properties.

Access to some of the properties within the Redevelopment Project Area is restricted by the presence of the railroad that bisects the area from its western border all the way through to its eastern border. Some blocks are long and streets do not always connect, which disrupts access. Diversity of ownership impedes the ability to assemble property for development. Village involvement will be needed to coordinate development of these parcels.

There is a lack of parking for residents and employees within the Redevelopment Project Area, commuters and the public. Adequate parking and loading facilities will be needed for redevelopment near the commercial uses. Significant streetscaping, road and alley

construction, and other improvements are necessary, resulting in sizeable additional costs for development and redevelopment.

Other appropriate infrastructure improvements for water, sewer, storm drainage, sidewalks, street lighting, and electrical/data upgrades may be needed here as well. This need is exacerbated by the presence of excessive land coverage. These factors will create extraordinary costs in order to make development possible. TIF funds will be necessary to assist in the financing of infrastructure.

In addition, the EAV in the Redevelopment Project Area within vacant areas has not increased on par with the rest of the municipality for five of the last five years.

These factors go beyond normal development needs and TIF funds will be necessary to finance redevelopment activities. The proposed redevelopment activities would substantially benefit all property in the area.

The Redevelopment Project Area as a whole has not been subject to sound growth and development through investment by private enterprise. The Redevelopment Project Area would not reasonably be anticipated to develop without TIF assistance.

Based on these factors, the Consultant has recommended that the Village could conclude that property within the Redevelopment Project Area qualifies as a “Blighted Area” for Improved Land and for Vacant Land, and also as a “Conservation Area”, as defined in State statute, and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the Village.

This report concludes that Glen Ellyn’s Central Business District Redevelopment Project Area is eligible for TIF designation, meeting the “Blighted Area” and “Conservation Area” eligibility criteria.

TABLES

Table 1: Parcel Number and Five-Year EAV History

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | | |
|---------------|-----------------------------|------------|------------|------------|------------|------------|---------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL | |
| 0510410018 | 95,140 | 86,680 | 34,010 | 35,640 | 35,640 | 34,300 | |
| 0510410019 | 56,480 | 60,490 | 64,840 | 67,950 | 67,950 | 65,400 | |
| 0510410029 | 81,250 | 87,020 | 93,280 | 97,760 | 97,760 | 94,100 | |
| 0510410030 | 135,460 | 145,080 | 165,390 | 173,330 | 173,330 | 166,830 | |
| 0510410032 | 35,820 | 38,360 | 41,120 | 90,500 | 90,500 | 87,110 | |
| 0510410033 | 385,830 | 413,220 | 549,640 | 539,820 | 571,210 | 601,150 | |
| 0510410034 | 94,880 | 101,610 | 108,930 | 114,160 | 114,160 | 109,880 | |
| 0510410035 | 2,114,390 | 2,224,780 | 2,171,390 | 2,306,750 | 2,306,750 | 2,206,850 | |
| 0510411002 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | |
| 0510411035 | 25,580 | 27,400 | 29,370 | 30,780 | 50,000 | 48,130 | |
| 0510411036 | 66,220 | 70,930 | 76,040 | 79,690 | 79,690 | 76,710 | |
| 0510411040 | 195,320 | 209,190 | 224,250 | 235,020 | 343,300 | 330,420 | |
| 0510411041 | 25,580 | 27,400 | 29,370 | 30,780 | 50,000 | 48,130 | |
| 0510417002 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | |
| 0510421001 | 40,750 | 43,640 | 50,180 | 52,590 | 52,590 | 50,620 | |
| 0510421002 | 40,750 | 43,640 | 50,180 | 52,590 | 52,590 | 50,620 | |
| 0510421003 | 36,400 | 38,990 | 44,820 | 46,970 | 46,970 | 45,210 | |
| 0510421004 | 27,450 | 29,400 | 33,810 | 35,440 | 35,440 | 34,110 | |
| 0510421005 | 26,240 | 28,100 | 32,300 | 33,850 | 33,850 | 32,590 | |
| 0510421006 | 36,400 | 38,990 | 44,820 | 46,970 | 46,970 | 45,210 | |
| 0511310021 | 128,090 | 137,180 | 149,530 | 156,710 | 156,710 | 150,830 | |
| 0511310022 | 93,020 | 99,620 | 108,590 | 113,800 | 113,800 | 109,530 | |
| 0511310029 | 73,320 | 78,530 | 84,190 | 88,230 | 100,880 | 97,100 | |
| 0511310030 | 227,010 | 243,130 | 260,640 | 273,150 | 273,150 | 262,900 | |
| 0511310031 | 29,510 | 31,610 | 33,890 | 35,520 | 35,520 | 34,190 | |
| 0511310032 | 29,500 | 31,600 | 33,880 | 35,510 | 35,510 | 34,180 | |
| 0511310035 | 53,110 | 56,880 | 83,450 | 91,670 | 91,670 | 77,120 | |
| 0511310037 | 94,130 | 100,810 | 108,070 | 164,090 | 164,090 | 157,930 | |
| 0511310038 | 47,750 | 51,140 | 54,820 | 72,110 | 72,110 | 69,400 | |
| 0511310044 | 609,410 | 652,680 | 699,670 | 733,250 | 738,660 | 710,960 | |
| 0511310049 | 309,280 | 331,240 | 355,090 | 372,140 | 372,140 | 358,190 | |
| 0511310050 | 199,520 | 213,680 | 229,070 | 240,070 | 292,030 | 281,080 | |
| 0511310051 | 246,150 | 263,630 | 282,620 | 296,180 | 293,340 | 282,350 | |
| 0511310055 | 342,640 | 366,970 | 393,390 | 412,270 | 412,270 | 396,810 | |
| 0511310057 | 198,430 | 212,520 | 227,820 | 238,750 | 273,400 | 271,740 | |
| 0511310059 | 123,430 | 132,200 | 126,330 | 132,390 | 132,390 | 127,430 | |
| 0511310060 | 515,050 | 551,620 | 591,340 | 619,720 | 619,720 | 596,490 | |
| 0511310061 | 134,040 | 143,560 | 156,480 | 163,990 | 163,990 | 157,840 | |
| 0511310078 | 186,080 | 199,290 | 213,640 | 223,900 | 223,900 | 215,510 | |
| 0511310079 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | |
| 0511310082 | Parent of 338-001 thru -032 | 693,430 | 742,660 | n/a | n/a | n/a | n/a |
| 0511311005 | | 52,320 | 56,030 | 60,070 | 62,950 | 62,950 | 60,590 |
| 0511311006 | | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511311011 | | 54,200 | 58,050 | 62,230 | 65,220 | 65,220 | 62,770 |
| 0511311012 | | 267,600 | 286,600 | 307,240 | 321,990 | 321,990 | 309,920 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | |
|---------------|------------|------------|------------|------------|------------|------------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511311013 | 80,090 | 85,780 | 91,960 | 96,370 | 96,370 | 92,750 |
| 0511311016 | 361,390 | 387,050 | 414,920 | 434,840 | 434,840 | 418,530 |
| 0511312011 | 100,570 | 107,710 | 60,730 | 63,650 | 138,980 | 194,160 |
| 0511312012 | 89,260 | 95,600 | 102,480 | 107,400 | 111,480 | 107,300 |
| 0511312013 | 22,590 | 24,190 | 25,930 | 27,180 | 27,180 | 26,160 |
| 0511313004 | 117,600 | 125,950 | 139,400 | 146,090 | 146,090 | 135,440 |
| 0511313005 | 85,450 | 91,510 | 137,630 | 148,270 | 148,270 | 142,710 |
| 0511313006 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511313010 | 130,670 | 139,950 | 150,030 | 157,240 | 177,910 | 171,240 |
| 0511313011 | 860,820 | 921,940 | 988,320 | 1,035,770 | 1,035,770 | 996,920 |
| 0511314001 | 68,170 | 73,010 | 91,540 | 95,930 | 95,930 | 92,340 |
| 0511314002 | 11,800 | 12,640 | 13,550 | 14,200 | 14,200 | 13,670 |
| 0511314003 | 257,110 | 275,370 | 295,200 | 309,370 | 309,370 | 297,770 |
| 0511314004 | 2,580 | 2,760 | 2,960 | 3,100 | 3,100 | 2,980 |
| 0511314005 | 284,060 | 304,230 | 326,130 | 341,780 | 341,780 | 328,970 |
| 0511314006 | 26,210 | 28,070 | 30,090 | 31,530 | 31,530 | 30,350 |
| 0511314007 | 4,940 | 5,290 | 5,670 | 5,940 | 5,940 | 5,720 |
| 0511314008 | 381,740 | 408,850 | 438,290 | 584,840 | 584,840 | 562,910 |
| 0511315001 | 156,380 | 167,480 | 179,540 | 188,160 | 188,160 | 181,110 |
| 0511315002 | 54,540 | 58,420 | 62,620 | 65,620 | 65,620 | 63,160 |
| 0511315003 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511315004 | 183,460 | 196,490 | 210,630 | 287,780 | 287,780 | 276,990 |
| 0511315005 | 146,390 | 156,790 | 168,080 | 188,300 | 188,300 | 181,240 |
| 0511315006 | 145,450 | 207,740 | 280,000 | 263,580 | 264,870 | 237,090 |
| 0511315007 | 130,860 | 140,150 | 153,710 | 190,260 | 190,260 | 183,120 |
| 0511315008 | 114,460 | 122,580 | 146,610 | 165,940 | 165,940 | 159,720 |
| 0511315009 | 63,840 | 68,370 | 72,450 | 89,200 | 89,200 | 85,860 |
| 0511315010 | 222,630 | 238,440 | 255,610 | 384,630 | 384,630 | 370,200 |
| 0511315011 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511315012 | 95,720 | 102,520 | 109,900 | 115,170 | 115,170 | 110,850 |
| 0511315013 | 54,130 | 57,970 | 58,740 | 61,560 | 61,560 | 59,250 |
| 0511315014 | 43,280 | 46,350 | 47,020 | 49,280 | 49,280 | 47,440 |
| 0511315015 | 53,610 | 57,420 | 58,090 | 60,880 | 60,880 | 58,600 |
| 0511315016 | 218,810 | 234,340 | 251,210 | 263,270 | 263,270 | 253,390 |
| 0511315017 | 48,000 | 51,410 | 55,110 | 57,750 | 57,750 | 55,580 |
| 0511315018 | 203,990 | 218,480 | 234,210 | 245,460 | 245,460 | 236,250 |
| 0511315019 | 84,840 | 90,870 | 95,170 | 99,740 | 99,740 | 96,000 |
| 0511315020 | 252,470 | 270,400 | 289,870 | 303,780 | 303,780 | 292,390 |
| 0511315021 | 226,880 | 242,990 | 260,480 | 272,980 | 272,980 | 207,890 |
| 0511315022 | 79,110 | 84,730 | 90,830 | 95,190 | 95,190 | 91,620 |
| 0511315023 | 702,890 | 752,790 | 746,190 | 802,250 | 782,830 | 624,240 |
| 0511316005 | 239,200 | 256,190 | 274,640 | 287,830 | 287,830 | 277,040 |
| 0511316007 | 90,440 | 96,860 | 103,830 | 108,820 | 108,820 | 104,740 |
| 0511316008 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511317001 | 289,330 | 299,340 | 332,170 | 446,400 | 413,330 | 397,830 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | |
|---------------|--------------------------------|------------|------------|------------|------------|------------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511317002 | 248,250 | 265,880 | 285,020 | 351,160 | 342,490 | 338,000 |
| 0511317003 | 151,180 | 161,910 | 173,570 | 247,560 | 247,560 | 238,280 |
| 0511317005 | 164,730 | 176,430 | 189,130 | 206,040 | 206,040 | 198,310 |
| 0511317006 | 733,430 | 785,500 | 842,060 | 882,480 | 882,480 | 841,070 |
| 0511317007 | 406,450 | 435,310 | 466,650 | 489,050 | 489,050 | 380,990 |
| 0511317008 | 112,000 | 119,950 | 119,950 | 150,720 | 150,720 | 145,070 |
| 0511317010 | 2,790 | 2,990 | 3,210 | 3,360 | 3,360 | 3,230 |
| 0511317011 | 4,490 | 4,810 | 5,160 | 5,410 | 5,410 | 5,210 |
| 0511317015 | 58,480 | 62,640 | 63,580 | 66,630 | 66,630 | 64,130 |
| 0511317016 | 314,970 | 337,330 | 300,000 | 456,150 | 456,150 | 439,050 |
| 0511317017 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511317018 | 200,050 | 214,260 | 229,680 | 340,440 | 244,630 | 231,360 |
| 0511317019 | 30,910 | 33,110 | 35,490 | 37,190 | 37,190 | 35,800 |
| 0511317020 | 264,670 | 283,460 | 422,260 | 425,880 | 425,880 | 409,910 |
| 0511317021 | 48,120 | 51,540 | 55,250 | 57,900 | 57,900 | 55,730 |
| 0511317022 | 11,800 | 12,640 | 13,550 | 14,200 | 14,200 | 13,670 |
| 0511317023 | 58,820 | 63,000 | 58,340 | 61,140 | 61,140 | 58,840 |
| 0511317024 | 72,800 | 77,970 | 85,000 | 89,080 | 89,080 | 85,740 |
| 0511317025 | 91,540 | 98,040 | 168,340 | 176,420 | 176,420 | 169,810 |
| 0511317026 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511317027 | 329,060 | 352,420 | 377,790 | 329,000 | 329,000 | 267,230 |
| 0511317028 | 154,520 | 165,500 | 177,410 | 185,930 | 185,930 | 178,960 |
| 0511317029 | 384,290 | 411,570 | 344,770 | 361,320 | 361,320 | 347,780 |
| 0511318001 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511318003 | 222,390 | 238,180 | 211,760 | 221,920 | 243,880 | 230,730 |
| 0511318004 | 106,570 | 114,140 | 122,360 | 128,230 | 146,250 | 140,770 |
| 0511318005 | 58,810 | 62,990 | 67,530 | 70,770 | 70,770 | 68,120 |
| 0511318006 | 83,110 | 89,010 | 95,420 | 100,000 | 100,000 | 96,250 |
| 0511318007 | 116,370 | 124,630 | 185,780 | 194,700 | 194,700 | 187,400 |
| 0511318011 | 205,600 | 220,200 | 244,130 | 255,850 | 255,850 | 246,260 |
| 0511318012 | 1,080 | 1,160 | 1,240 | 50 | 50 | 50 |
| 0511318013 | 160,160 | 171,530 | 171,530 | 179,770 | 179,770 | 173,030 |
| 0511319001 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511319004 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511320001 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511320002 | 49,430 | 52,940 | 56,750 | 59,480 | 59,480 | 57,250 |
| 0511320003 | 56,130 | 60,120 | 64,440 | 67,540 | 67,540 | 65,010 |
| 0511320004 | 54,520 | 58,390 | 62,590 | 55,920 | 37,010 | 35,620 |
| 0511320005 | 75,150 | 80,490 | 86,290 | 77,460 | 51,270 | 49,350 |
| 0511320006 | 14,540 | 15,570 | 16,690 | 17,500 | 17,500 | 16,840 |
| 0511320007 | <i>Parent of -016 and -017</i> | n/a | n/a | n/a | n/a | n/a |
| 0511320010 | 47,290 | 50,650 | 54,300 | 48,330 | 35,910 | 34,560 |
| 0511320011 | 28,210 | 30,210 | 32,390 | 33,950 | 33,950 | 32,680 |
| 0511320012 | 27,750 | 29,720 | 31,860 | 33,390 | 33,390 | 32,140 |
| 0511320013 | 133,800 | 143,300 | 153,620 | 160,990 | 160,990 | 107,570 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | |
|---------------|----------------------------------|------------|------------|------------|------------|------------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511320014 | 232,390 | 248,900 | 266,820 | 279,630 | 410,000 | 384,810 |
| 0511320015 | 43,610 | 46,700 | 76,340 | 64,840 | 43,390 | 41,760 |
| 0511320016 | <i>Child of -007</i> | n/a | 11,290 | 12,100 | 12,680 | 12,210 |
| 0511320017 | <i>Child of -007</i> | n/a | 2,790 | 2,990 | 3,130 | 3,010 |
| 0511321001 | 243,680 | 260,980 | 279,770 | 293,200 | 293,200 | 282,210 |
| 0511321002 | 120,470 | 129,020 | 196,170 | 205,590 | 205,590 | 197,880 |
| 0511321004 | 203,520 | 217,970 | 240,940 | 252,500 | 320,140 | 308,140 |
| 0511321005 | 161,480 | 172,950 | 185,410 | 194,310 | 194,310 | 187,020 |
| 0511321006 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511321008 | 69,180 | 74,090 | 97,940 | 102,640 | 102,640 | 98,790 |
| 0511322001 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511322002 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511322003 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511322004 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511322010 | 86,380 | 92,510 | 99,170 | 103,930 | 103,930 | 100,030 |
| 0511322011 | 151,260 | 162,000 | 173,670 | 182,010 | 182,010 | 175,190 |
| 0511322014 | 583,040 | 624,440 | 669,400 | 619,200 | 584,530 | 562,610 |
| 0511322015 | 46,990 | 50,330 | 53,950 | 56,540 | 56,540 | 54,420 |
| 0511322016 | 20,120 | 21,550 | 23,100 | 24,210 | 24,210 | 23,300 |
| 0511322017 | 102,260 | 109,520 | 117,410 | 123,050 | 142,020 | 136,690 |
| 0511322018 | <i>Parent of -024</i> | 70,950 | 75,980 | 81,450 | 106,710 | n/a |
| 0511322019 | <i>Parent of -024</i> | EXEMPT | EXEMPT | EXEMPT | EXEMPT | n/a |
| 0511322020 | <i>Parent of -024</i> | EXEMPT | EXEMPT | EXEMPT | EXEMPT | n/a |
| 0511322021 | 381,260 | 408,330 | 399,400 | 418,570 | 418,570 | 402,880 |
| 0511322022 | 224,950 | 240,920 | 258,270 | 270,660 | 270,670 | 260,520 |
| 0511322023 | 88,450 | 94,730 | 101,550 | 106,420 | 106,420 | 102,430 |
| 0511322024 | <i>Child of -018, -019, -020</i> | n/a | n/a | n/a | n/a | 473,290 |
| 0511323001 | 92,230 | 98,780 | 108,660 | 113,880 | 113,880 | 109,610 |
| 0511323002 | 74,510 | 79,810 | 87,790 | 92,000 | 92,000 | 88,550 |
| 0511323003 | 78,190 | 69,730 | 17,120 | 17,940 | 17,940 | 17,270 |
| 0511323006 | 155,670 | 166,720 | 176,030 | 184,480 | 184,480 | 184,470 |
| 0511325001 | 88,690 | 94,990 | 104,490 | 109,510 | 109,510 | 105,400 |
| 0511325002 | 88,680 | 94,980 | 104,480 | 109,500 | 109,500 | 105,390 |
| 0511325003 | 88,680 | 94,980 | 104,480 | 109,500 | 109,500 | 105,390 |
| 0511325004 | 82,350 | 88,200 | 94,550 | 99,090 | 99,090 | 95,380 |
| 0511325005 | 147,670 | 158,160 | 169,550 | 177,690 | 232,280 | 223,570 |
| 0511326001 | 81,270 | 87,040 | 93,310 | 97,790 | 97,790 | 94,130 |
| 0511326002 | 88,230 | 94,490 | 101,300 | 106,160 | 106,160 | 102,180 |
| 0511326006 | 162,620 | 174,160 | 276,360 | 391,850 | 378,530 | 364,330 |
| 0511326007 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511326035 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511326040 | 118,060 | 126,440 | 135,540 | 142,040 | 138,460 | 133,270 |
| 0511326041 | 118,070 | 126,460 | 135,560 | 142,060 | 136,200 | 131,090 |
| 0511326042 | 102,360 | 109,630 | 117,520 | 123,160 | 136,200 | 131,090 |
| 0511326043 | 118,080 | 126,470 | 135,570 | 142,070 | 138,460 | 133,270 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | | |
|---------------|---------------------------------|------------|------------|------------|------------|------------|---------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL | |
| 0511327001 | 95,910 | 102,720 | 110,110 | 115,400 | 115,400 | 111,070 | |
| 0511327002 | 230,030 | 246,370 | 264,110 | 276,790 | 365,760 | 352,040 | |
| 0511327003 | 56,130 | 60,120 | 64,450 | 67,540 | 95,330 | 91,760 | |
| 0511327004 | 228,270 | 244,480 | 244,480 | 256,220 | 292,960 | 271,790 | |
| 0511327005 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | |
| 0511327007 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | |
| 0511327008 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | |
| 0511327011 | 66,820 | 71,570 | 76,730 | 80,410 | 80,410 | 77,400 | |
| 0511327012 | 302,300 | 323,760 | 347,070 | 363,730 | 363,730 | 350,090 | |
| 0511327015 | 162,870 | 174,440 | 187,000 | 195,980 | 195,980 | 188,630 | |
| 0511327016 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | |
| 0511327021 | 166,280 | 178,090 | 190,910 | 200,080 | 200,080 | 192,580 | |
| 0511327022 | 138,130 | 147,930 | 158,590 | 166,210 | 166,210 | 159,970 | |
| 0511327023 | 319,290 | 341,960 | 366,590 | 384,190 | 506,920 | 487,910 | |
| 0511327024 | 165,060 | 176,780 | 196,280 | 205,700 | 205,700 | 197,990 | |
| 0511327025 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | |
| 0511327026 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | |
| 0511328001 | 197,440 | 211,460 | 226,690 | 237,580 | 237,580 | 190,870 | |
| 0511328002 | 29,080 | 31,140 | 33,410 | 35,010 | 35,010 | 33,700 | |
| 0511328003 | 99,920 | 107,010 | 114,710 | 120,220 | 120,220 | 115,720 | |
| 0511328004 | 253,060 | 271,030 | 290,540 | 304,480 | 304,480 | 280,210 | |
| 0511328005 | 222,550 | 238,350 | 255,510 | 267,780 | 268,000 | 263,450 | |
| 0511328006 | 104,710 | 112,150 | 120,230 | 126,010 | 97,730 | 94,070 | |
| 0511328008 | 483,350 | 517,670 | 554,950 | 560,180 | 544,800 | 493,310 | |
| 0511328009 | 144,810 | 155,090 | 166,260 | 260,810 | 278,370 | 267,930 | |
| 0511328010 | 346,120 | 370,690 | 397,380 | 416,450 | 416,450 | 400,830 | |
| 0511328013 | Parent of -025 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | n/a | |
| 0511328014 | Parent of -025 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | n/a | |
| 0511328015 | Parent of -025 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | n/a | |
| 0511328016 | Parent of -025 | EXEMPT | EXEMPT | EXEMPT | EXEMPT | n/a | |
| 0511328017 | | 8,180 | 8,760 | 11,620 | 9,060 | 9,060 | 8,720 |
| 0511328018 | | 222,720 | 238,540 | 258,100 | 350,900 | 307,600 | 296,070 |
| 0511328024 | | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT | EXEMPT |
| 0511328025 | Child of -013,-014,-015 and-016 | n/a | n/a | n/a | n/a | n/a | EXEMPT |
| 0511329003 | | 52,950 | 56,710 | 60,790 | 63,710 | 63,710 | 61,320 |
| 0511329004 | | 55,810 | 59,770 | 64,070 | 67,150 | 67,150 | 66,270 |
| 0511329007 | | 122,590 | 131,300 | 149,680 | 156,870 | 156,870 | 150,990 |
| 0511329008 | | 78,030 | 83,570 | 143,970 | 150,880 | 150,880 | 145,230 |
| 0511329010 | | 459,440 | 492,060 | 546,540 | 572,780 | 572,780 | 551,300 |
| 0511329029 | | 419,590 | 449,390 | 481,750 | 504,870 | 504,870 | 485,940 |
| 0511329038 | | 75,570 | 80,940 | 86,770 | 90,940 | 111,720 | 107,530 |
| 0511334001 | | 143,720 | 153,920 | 157,000 | 164,540 | 164,540 | 158,370 |
| 0511334002 | | 130,810 | 140,090 | 142,890 | 149,750 | 149,750 | 144,130 |
| 0511334003 | | 130,800 | 140,080 | 142,880 | 149,740 | 149,740 | 144,120 |
| 0511334004 | | 121,130 | 129,730 | 132,320 | 138,670 | 138,670 | 133,470 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | |
|---------------|------------|------------|------------|------------|------------|------------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511334005 | 106,900 | 114,490 | 116,780 | 122,380 | 117,790 | 117,790 |
| 0511334006 | 138,070 | 147,870 | 150,830 | 158,070 | 158,070 | 152,140 |
| 0511334007 | 112,390 | 120,370 | 122,780 | 128,670 | 128,670 | 123,840 |
| 0511334008 | 98,340 | 105,320 | 107,420 | 112,580 | 112,580 | 108,350 |
| 0511334009 | 143,720 | 153,920 | 157,000 | 164,540 | 164,540 | 158,370 |
| 0511334010 | 130,800 | 140,080 | 142,880 | 149,740 | 149,740 | 144,120 |
| 0511334011 | 130,800 | 140,080 | 142,880 | 149,740 | 149,740 | 144,120 |
| 0511334012 | 142,320 | 152,420 | 155,470 | 162,930 | 162,930 | 156,820 |
| 0511334013 | 113,370 | 111,670 | 113,900 | 119,370 | 119,370 | 114,890 |
| 0511334014 | 138,820 | 148,670 | 151,640 | 158,920 | 158,920 | 152,960 |
| 0511334015 | 112,390 | 120,370 | 122,780 | 128,670 | 128,670 | 123,840 |
| 0511334016 | 98,340 | 105,320 | 107,420 | 112,580 | 112,580 | 108,350 |
| 0511334017 | 143,720 | 153,920 | 157,000 | 164,540 | 164,540 | 158,370 |
| 0511334018 | 130,800 | 140,080 | 142,880 | 149,740 | 149,740 | 144,120 |
| 0511334019 | 130,800 | 140,080 | 142,880 | 149,740 | 149,740 | 144,120 |
| 0511334020 | 142,320 | 152,420 | 155,470 | 162,930 | 162,930 | 156,820 |
| 0511334021 | 74,720 | 80,020 | 81,620 | 85,540 | 85,540 | 82,330 |
| 0511334022 | 153,400 | 164,290 | 167,570 | 175,610 | 175,610 | 169,020 |
| 0511334023 | 112,390 | 120,370 | 122,780 | 128,670 | 128,670 | 123,840 |
| 0511334024 | 98,340 | 105,320 | 107,420 | 112,580 | 112,580 | 108,350 |
| 0511334025 | 143,720 | 153,920 | 157,000 | 164,540 | 164,540 | 158,370 |
| 0511334026 | 130,800 | 140,080 | 142,880 | 149,740 | 149,740 | 144,120 |
| 0511334027 | 130,800 | 140,080 | 142,880 | 149,740 | 149,740 | 144,120 |
| 0511334028 | 142,320 | 152,420 | 155,470 | 162,930 | 162,930 | 156,820 |
| 0511334029 | 113,370 | 121,420 | 123,850 | 129,790 | 129,790 | 124,920 |
| 0511334030 | 138,070 | 147,870 | 150,830 | 158,070 | 158,070 | 152,140 |
| 0511334031 | 112,390 | 120,370 | 122,780 | 128,670 | 128,670 | 123,840 |
| 0511334032 | 98,340 | 105,320 | 107,420 | 112,580 | 112,580 | 108,350 |
| 0511334033 | 143,720 | 153,920 | 157,000 | 164,540 | 164,540 | 158,370 |
| 0511334034 | 130,800 | 140,080 | 142,880 | 149,740 | 149,740 | 144,120 |
| 0511334035 | 131,670 | 141,020 | 143,840 | 150,740 | 150,740 | 145,080 |
| 0511334036 | 142,320 | 152,420 | 155,470 | 162,930 | 162,930 | 156,820 |
| 0511334037 | 113,370 | 121,420 | 123,850 | 129,790 | 129,790 | 124,920 |
| 0511334038 | 138,070 | 147,870 | 150,830 | 158,070 | 158,070 | 152,140 |
| 0511334039 | 98,340 | 105,320 | 107,420 | 112,580 | 112,580 | 108,350 |
| 0511334040 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334041 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334042 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334043 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334044 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334045 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334046 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334047 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334048 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334049 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | |
|---------------|------------|------------|------------|------------|------------|------------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511334050 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334051 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334052 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334053 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334054 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334055 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334056 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334057 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334058 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334059 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334060 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334061 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334062 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334063 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334064 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334065 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334066 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334067 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334068 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334069 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334070 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334071 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334072 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334073 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334074 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334075 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334076 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334077 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334078 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334079 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334080 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334081 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334082 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334083 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334084 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334085 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334086 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334087 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334088 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334089 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334090 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334091 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334092 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334093 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334094 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | |
|---------------|------------|------------|------------|------------|------------|------------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511334095 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334096 | 1,510 | 1,610 | 1,640 | 1,720 | 1,720 | 1,660 |
| 0511334097 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334098 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334099 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334100 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334101 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334102 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334103 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334104 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334105 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334106 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334107 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511334108 | 740 | 790 | 810 | 850 | 850 | 820 |
| 0511335001 | 78,160 | 83,710 | 83,710 | 87,730 | 87,730 | 84,450 |
| 0511335002 | 109,840 | 117,640 | 117,640 | 123,290 | 123,290 | 118,670 |
| 0511335003 | 101,240 | 108,420 | 100,830 | 105,670 | 105,670 | 101,710 |
| 0511335004 | 98,150 | 105,120 | 97,760 | 102,450 | 102,450 | 98,610 |
| 0511335005 | 107,580 | 115,210 | 107,150 | 112,290 | 112,290 | 108,080 |
| 0511335006 | 112,150 | 120,110 | 111,710 | 117,070 | 117,070 | 102,600 |
| 0511335007 | 85,580 | 91,650 | 85,240 | 89,330 | 89,330 | 85,980 |
| 0511335008 | 99,740 | 106,820 | 99,350 | 104,120 | 104,120 | 100,220 |
| 0511335009 | 107,580 | 115,210 | 107,150 | 112,290 | 112,290 | 108,080 |
| 0511335010 | 98,130 | 105,090 | 97,740 | 102,430 | 102,430 | 98,590 |
| 0511335011 | 98,700 | 105,700 | 98,300 | 103,020 | 103,020 | 99,160 |
| 0511335012 | 85,860 | 91,950 | 85,520 | 89,620 | 89,620 | 86,260 |
| 0511335013 | 101,240 | 108,420 | 100,830 | 105,670 | 105,670 | 101,710 |
| 0511335014 | 98,130 | 105,090 | 97,740 | 102,430 | 102,430 | 98,590 |
| 0511335015 | 107,580 | 115,210 | 107,150 | 112,290 | 112,290 | 108,080 |
| 0511335016 | 112,150 | 120,110 | 111,710 | 117,070 | 117,070 | 112,680 |
| 0511335017 | 85,590 | 91,660 | 85,250 | 89,340 | 89,340 | 85,990 |
| 0511335018 | 98,840 | 105,850 | 98,440 | 103,160 | 103,160 | 99,290 |
| 0511335019 | 107,580 | 115,210 | 107,150 | 112,290 | 112,290 | 108,080 |
| 0511335020 | 98,150 | 105,120 | 97,760 | 102,450 | 102,450 | 98,610 |
| 0511335021 | 99,730 | 106,810 | 99,340 | 104,110 | 104,110 | 100,210 |
| 0511335022 | 85,860 | 91,950 | 85,520 | 89,620 | 86,260 | 86,260 |
| 0511335023 | 103,720 | 111,080 | 103,310 | 108,270 | 108,270 | 104,210 |
| 0511335024 | 98,130 | 105,090 | 97,740 | 102,430 | 102,430 | 98,590 |
| 0511335025 | 107,580 | 115,210 | 107,150 | 112,290 | 112,290 | 108,080 |
| 0511335026 | 112,150 | 120,110 | 111,710 | 117,070 | 117,070 | 112,680 |
| 0511335027 | 85,580 | 91,650 | 85,240 | 89,330 | 89,330 | 85,980 |
| 0511335028 | 98,840 | 105,850 | 98,440 | 103,160 | 103,160 | 99,290 |
| 0511335029 | 107,580 | 115,210 | 107,150 | 112,290 | 112,290 | 108,080 |
| 0511335030 | 98,130 | 105,090 | 97,740 | 102,430 | 102,430 | 98,590 |
| 0511335031 | 106,820 | 106,820 | 104,120 | 104,120 | 100,220 | 100,220 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | |
|---------------|------------|------------|------------|------------|------------|------------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511335032 | 85,870 | 91,960 | 85,530 | 89,640 | 89,640 | 86,280 |
| 0511335033 | 125,130 | 134,010 | 124,630 | 130,610 | 130,610 | 125,710 |
| 0511335034 | 139,100 | 148,970 | 138,550 | 145,200 | 145,200 | 139,760 |
| 0511335035 | 148,040 | 158,550 | 147,450 | 154,530 | 154,530 | 148,740 |
| 0511335036 | 118,050 | 126,430 | 117,580 | 123,220 | 123,220 | 118,600 |
| 0511335037 | 144,180 | 154,410 | 143,600 | 150,490 | 150,490 | 144,850 |
| 0511335038 | 121,060 | 129,650 | 120,580 | 126,370 | 126,370 | 121,630 |
| 0511335039 | 85,860 | 91,950 | 85,520 | 89,620 | 89,620 | 86,260 |
| 0511335040 | 740 | 1 | 1 | 1 | 1 | 1 |
| 0511335041 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335042 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335043 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335044 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335045 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335046 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335047 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335048 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335049 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335050 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335051 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335052 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335053 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335054 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335055 | 1,800 | 1,920 | 1,790 | 1,870 | 1,870 | 1,800 |
| 0511335056 | 1,800 | 1,920 | 1,790 | 1,870 | 1,870 | 1,800 |
| 0511335057 | 1,800 | 1,920 | 1,790 | 1,870 | 1,870 | 1,800 |
| 0511335058 | 1,800 | 1,920 | 1,790 | 1,870 | 1,870 | 1,800 |
| 0511335059 | 1,800 | 1,920 | 1,790 | 1,870 | 1,870 | 1,800 |
| 0511335060 | 1,800 | 1,920 | 1,790 | 1,870 | 1,870 | 1,800 |
| 0511335061 | 1,800 | 1,920 | 1,790 | 1,870 | 1,870 | 1,800 |
| 0511335062 | 1,800 | 1,920 | 1,790 | 1,870 | 1,870 | 1,800 |
| 0511335063 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335064 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335065 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335066 | 740 | 790 | 740 | 780 | 780 | 750 |
| 0511335067 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335068 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335069 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335070 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335071 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335072 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335073 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335074 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335075 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335076 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | |
|---------------|------------|------------|------------|------------|------------|------------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511335077 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335078 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335079 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335080 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335081 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335082 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335083 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335084 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335085 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335086 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335087 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335088 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335089 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335090 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335091 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335092 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335093 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335094 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511335095 | 1,510 | 1,610 | 1,500 | 1,570 | 1,570 | 1,510 |
| 0511336001 | 57,440 | 61,520 | 77,520 | 81,240 | 81,240 | 78,190 |
| 0511336002 | 61,520 | 61,520 | 77,520 | 81,240 | 78,190 | 78,190 |
| 0511336003 | 57,440 | 61,520 | 77,520 | 81,240 | 81,240 | 78,190 |
| 0511336004 | 65,440 | 70,090 | 88,310 | 92,550 | 92,550 | 89,080 |
| 0511336005 | 57,440 | 61,520 | 77,520 | 81,240 | 81,240 | 78,190 |
| 0511336006 | 61,520 | 61,520 | 81,240 | 81,240 | 78,190 | 78,190 |
| 0511336007 | 57,440 | 61,520 | 77,520 | 81,240 | 81,240 | 78,190 |
| 0511336008 | 57,440 | 61,520 | 77,520 | 81,240 | 81,240 | 78,190 |
| 0511337001 | 183,870 | 196,930 | 196,930 | 206,390 | 206,390 | 198,650 |
| 0511337002 | 45,430 | 114,020 | 114,020 | 119,500 | 119,500 | 115,020 |
| 0511337003 | 93,140 | 161,730 | 161,730 | 169,500 | 169,500 | 163,150 |
| 0511337004 | 90,660 | 97,100 | 97,100 | 101,770 | 101,770 | 97,960 |
| 0511337005 | 77,670 | 83,190 | 83,190 | 87,190 | 87,190 | 83,920 |
| 0511337006 | 113,060 | 121,090 | 121,090 | 126,910 | 126,910 | 122,150 |
| 0511337007 | 157,630 | 168,820 | 168,820 | 176,930 | 176,930 | 170,300 |
| 0511337008 | 143,770 | 165,320 | 165,320 | 173,260 | 173,260 | 166,770 |
| 0511337009 | 105,570 | 113,070 | 113,070 | 118,500 | 118,500 | 114,060 |
| 0511337010 | 87,570 | 144,080 | 144,080 | 151,000 | 151,000 | 145,340 |
| 0511337011 | 90,120 | 96,520 | 96,520 | 101,160 | 101,160 | 97,370 |
| 0511337012 | 77,670 | 83,190 | 83,190 | 87,190 | 87,190 | 83,920 |
| 0511337013 | 111,410 | 119,320 | 119,320 | 125,050 | 125,050 | 120,360 |
| 0511337014 | 161,830 | 173,320 | 173,320 | 181,640 | 181,640 | 174,830 |
| 0511337015 | 186,050 | 199,260 | 199,260 | 208,830 | 208,830 | 201,000 |
| 0511337016 | 196,830 | 210,810 | 210,810 | 220,930 | 220,930 | 212,650 |
| 0511337017 | 227,610 | 243,770 | 243,770 | 255,480 | 255,480 | 245,900 |
| 0511337018 | 193,620 | 207,370 | 207,370 | 217,330 | 217,330 | 209,180 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | TAX YEAR | | | | | |
|---------------|-------------------------|------------|------------|------------|------------|------------|
| | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511337019 | 245,200 | 262,610 | 262,610 | 275,220 | 275,220 | 264,900 |
| 0511337020 | 176,090 | 188,600 | 188,600 | 197,660 | 197,660 | 190,250 |
| 0511337021 | 159,630 | 170,970 | 170,970 | 179,180 | 179,180 | 172,460 |
| 0511337022 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337023 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337024 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337025 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337026 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337027 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337028 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337029 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337030 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337031 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337032 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337033 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337034 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337035 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337036 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337037 | 1,460 | 1,560 | 1,560 | 1,630 | 1,630 | 1,570 |
| 0511337038 | 1,690 | 1,810 | 1,810 | 1,890 | 1,890 | 1,820 |
| 0511337039 | 1,690 | 1,810 | 1,810 | 1,890 | 1,890 | 1,820 |
| 0511337040 | 1,690 | 1,810 | 1,810 | 1,890 | 1,890 | 1,820 |
| 0511337041 | 1,690 | 1,810 | 1,810 | 1,890 | 1,890 | 1,820 |
| 0511337042 | 1,690 | 1,810 | 1,810 | 1,890 | 1,890 | 1,820 |
| 0511337043 | 1,690 | 1,810 | 1,810 | 1,890 | 1,890 | 1,820 |
| 0511337044 | 1,690 | 1,810 | 1,810 | 1,890 | 1,890 | 1,820 |
| 0511337045 | 1,690 | 1,810 | 1,810 | 1,890 | 1,890 | 1,820 |
| 0511337046 | 1,690 | 1,810 | 1,810 | 1,890 | 1,890 | 1,820 |
| 0511337047 | 720 | 770 | 770 | 810 | 810 | 780 |
| 0511337048 | 720 | 770 | 770 | 810 | 810 | 780 |
| 0511337049 | 720 | 770 | 770 | 810 | 810 | 780 |
| 0511337050 | 720 | 770 | 770 | 810 | 810 | 780 |
| 0511337051 | 720 | 770 | 770 | 810 | 810 | 780 |
| 0511337052 | 720 | 770 | 770 | 810 | 810 | 780 |
| 0511337053 | 720 | 770 | 770 | 810 | 810 | 780 |
| 0511337054 | 720 | 770 | 770 | 810 | 810 | 780 |
| 0511337055 | 720 | 770 | 770 | 810 | 810 | 780 |
| 0511338001 | <i>Child of 310-082</i> | n/a | 249,180 | 25,000 | 85,170 | 226,230 |
| 0511338002 | <i>Child of 310-082</i> | n/a | 246,770 | 240,000 | 240,000 | 231,000 |
| 0511338003 | <i>Child of 310-082</i> | n/a | 25,000 | 26,200 | 26,200 | 151,770 |
| 0511338004 | <i>Child of 310-082</i> | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338005 | <i>Child of 310-082</i> | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338006 | <i>Child of 310-082</i> | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338007 | <i>Child of 310-082</i> | n/a | 209,030 | 219,060 | 178,850 | 172,150 |
| 0511338008 | <i>Child of 310-082</i> | n/a | 236,680 | 248,040 | 216,640 | 208,520 |

VILLAGE OF GLEN ELLYN
CENTRAL BUSINESS DISTRICT STUDY AREA

| Parcel Number | | TAX YEAR | | | | | |
|------------------------------------|------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| | | 2005 FINAL | 2006 FINAL | 2007 FINAL | 2008 FINAL | 2009 FINAL | 2010 FINAL |
| 0511338009 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 163,380 |
| 0511338010 | Child of 310-082 | n/a | n/a | 233,860 | 250,010 | 216,650 | 208,530 |
| 0511338011 | Child of 310-082 | n/a | n/a | 242,640 | 367,570 | 367,570 | 314,360 |
| 0511338012 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338013 | Child of 310-082 | n/a | n/a | 206,850 | 207,850 | 178,490 | 171,800 |
| 0511338014 | Child of 310-082 | n/a | n/a | 25,000 | 25,000 | 25,000 | 145,740 |
| 0511338015 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 147,260 |
| 0511338016 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338017 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338018 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 143,030 |
| 0511338019 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338020 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338021 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338022 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338023 | Child of 310-082 | n/a | n/a | 122,780 | 225,240 | 225,240 | 216,800 |
| 0511338024 | Child of 310-082 | n/a | n/a | 183,600 | 178,920 | 178,920 | 172,210 |
| 0511338025 | Child of 310-082 | n/a | n/a | 25,000 | 25,000 | 25,000 | 25,220 |
| 0511338026 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 194,300 |
| 0511338027 | Child of 310-082 | n/a | n/a | 204,310 | 254,000 | 254,000 | 240,960 |
| 0511338028 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338029 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 266,180 |
| 0511338030 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 25,220 |
| 0511338031 | Child of 310-082 | n/a | n/a | 226,400 | 265,540 | 265,540 | 255,590 |
| 0511338032 | Child of 310-082 | n/a | n/a | 25,000 | 26,200 | 26,200 | 280,480 |
| 0511505002 | | Railroad | Railroad | Railroad | Railroad | Railroad | Railroad |
| 0510505004 | | Railroad | Railroad | Railroad | Railroad | Railroad | Railroad |
| TOTAL EAV | | 42,696,930 | 45,860,601 | 50,312,971 | 53,748,441 | 54,659,671 | 53,618,031 |
| Percent Change | | | 7.41% | 9.71% | 6.83% | 1.70% | -1.91% |
| Village Wide EAV | | 1,161,516,583 | 1,256,998,442 | 1,388,904,314 | 1,479,870,953 | 1,486,447,475 | 1,432,936,963 |
| Balance of Village Wide EAV | | 1,118,819,653 | 1,211,137,841 | 1,338,591,343 | 1,426,122,512 | 1,431,787,804 | 1,379,318,932 |
| Percent Change | | | 8.25% | 10.52% | 6.54% | 0.40% | -3.66% |

Table 2: Rating Survey with Block Map

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

| Block Identification Number | Improved Land Eligibility Factors | | | | | Vacant/Partially Vacant Land Eligibility Factors | | | |
|-----------------------------|-----------------------------------|---------------|---------------------|-------------------------|----------------------------|--|------------------------|--|---------------|
| | Obsolescence | Deterioration | Excessive Vacancies | Excessive Land Coverage | Lack of Community Planning | Obsolete Platting | Diversity of Ownership | Deterioration in Adjacent/ Neighboring Areas | Lagging EAV * |
| 310 | X | X | X | X | X | X | X | X | X |
| 311 | X | X | X | X | X | X | X | | X |
| 312 | | | X | X | X | X | X | X | X |
| 313 | X | X | | X | X | X | X | X | X |
| 314 | X | X | | X | X | | | | |
| 315 | X | X | X | X | X | X | | X | X |
| 316 | | X | X | X | X | X | | X | X |
| 317 | X | X | X | X | X | X | X | X | X |
| 318 | | X | X | X | X | X | X | X | X |
| 319 | | | | X | X | X | X | X | X |
| 320 | X | X | | X | X | X | X | X | X |
| 321 | | X | X | X | X | X | | X | X |
| 322 | X | X | X | X | X | X | X | X | X |
| 323 | | X | | X | X | X | X | X | X |
| 325 | X | X | | X | X | | | | |
| 326 | X | X | | X | X | | X | X | X |
| 327 | | X | X | X | X | X | X | X | X |
| 328 | X | X | X | X | X | | | | |
| 329 | X | X | | X | X | X | X | X | X |
| 334 | | | | X | X | | | | |
| 335 | | | | X | X | | | | |
| 336 | | X | | X | X | | | | |
| 338 | | | | X | X | | | | |
| 370 | | | X | X | X | | | | |
| 410 | | X | X | X | X | X | X | X | X |
| 411 | | X | | X | X | X | X | X | X |
| 505 | | | | | | X | X | X | X |

GLEN ELLYN TIF DISTRICT

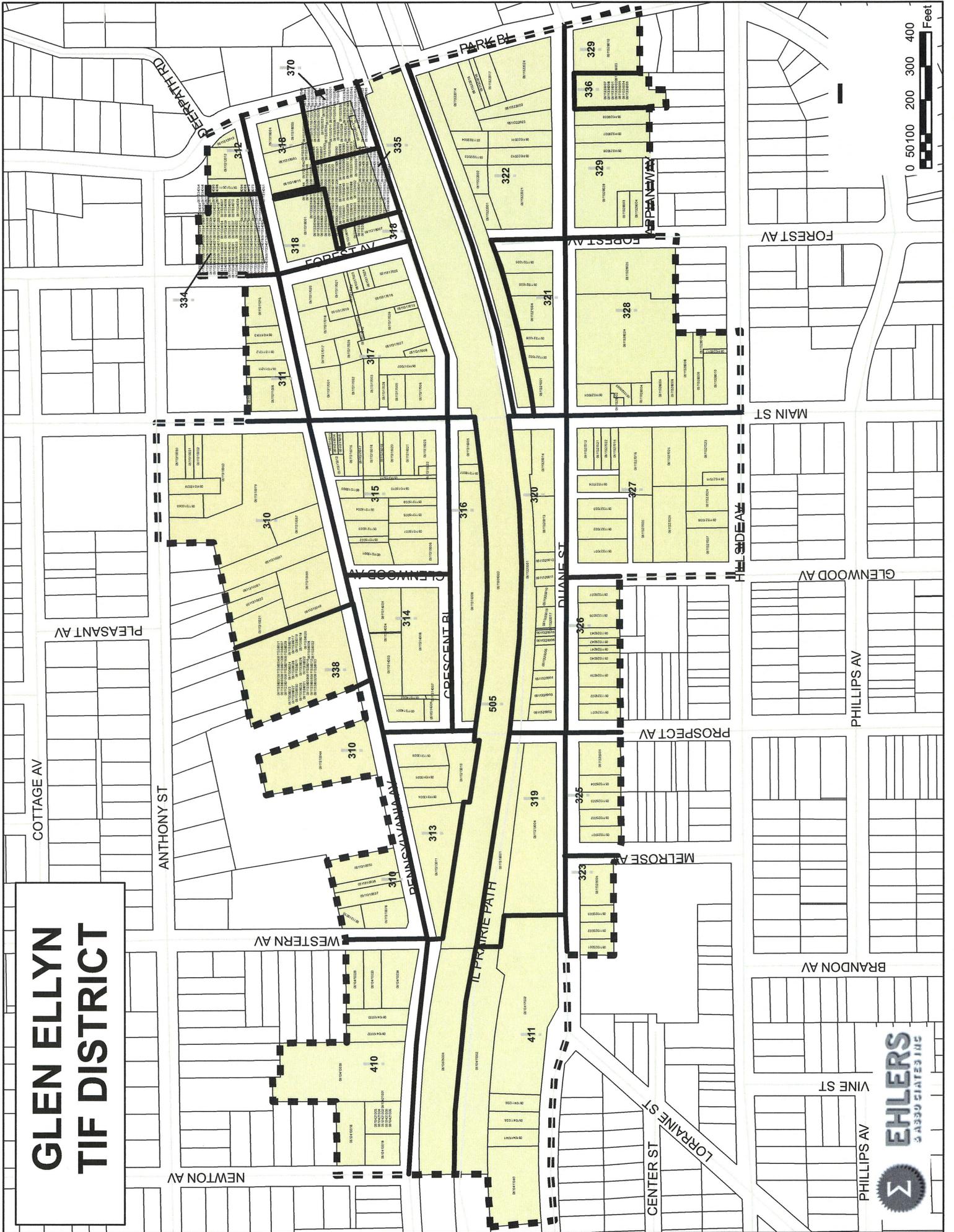


Table 3: Improved Parcels

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

| IMPROVED PARCELS | | | | | |
|-------------------------|------------|------------|------------|------------|------------|
| 0510410019 | 0511311005 | 0511315014 | 0511318001 | 0511326001 | 0511329003 |
| 0510410029 | 0511311006 | 0511315015 | 0511318003 | 0511326002 | 0511329004 |
| 0510410030 | 0511311011 | 0511315016 | 0511318004 | 0511326006 | 0511329029 |
| 0510410033 | 0511311012 | 0511315017 | 0511318007 | 0511326035 | 0511334001 |
| 0510410034 | 0511311013 | 0511315018 | 0511318011 | 0511326040 | 0511334002 |
| 0510410035 | 0511311016 | 0511315019 | 0511318013 | 0511326041 | 0511334003 |
| 0510411035 | 0511312011 | 0511315020 | 0511319004 | 0511326042 | 0511334004 |
| 0510411036 | 0511312012 | 0511315021 | 0511320002 | 0511326043 | 0511334005 |
| 0510411040 | 0511313004 | 0511315022 | 0511320003 | 0511327001 | 0511334006 |
| 0510411041 | 0511313005 | 0511315023 | 0511320014 | 0511327002 | 0511334007 |
| 0510417002 | 0511313010 | 0511316005 | 0511321001 | 0511327004 | 0511334008 |
| 0510421001 | 0511313011 | 0511316007 | 0511321002 | 0511327008 | 0511334009 |
| 0510421002 | 0511314001 | 0511317001 | 0511321004 | 0511327011 | 0511334010 |
| 0510421003 | 0511314002 | 0511317002 | 0511321005 | 0511327012 | 0511334011 |
| 0510421004 | 0511314003 | 0511317003 | 0511321008 | 0511327015 | 0511334012 |
| 0510421005 | 0511314004 | 0511317005 | 0511322002 | 0511327021 | 0511334013 |
| 0510421006 | 0511314005 | 0511317006 | 0511322011 | 0511327022 | 0511334014 |
| 0511310029 | 0511314006 | 0511317007 | 0511322014 | 0511327023 | 0511334015 |
| 0511310030 | 0511314007 | 0511317008 | 0511322016 | 0511327024 | 0511334016 |
| 0511310035 | 0511314008 | 0511317010 | 0511322017 | 0511328001 | 0511334017 |
| 0511310037 | 0511315001 | 0511317011 | 0511322021 | 0511328002 | 0511334018 |
| 0511310038 | 0511315002 | 0511317015 | 0511322022 | 0511328003 | 0511334019 |
| 0511310044 | 0511315003 | 0511317016 | 0511322023 | 0511328004 | 0511334020 |
| 0511310049 | 0511315004 | 0511317018 | 0511322024 | 0511328005 | 0511334021 |
| 0511310050 | 0511315005 | 0511317019 | 0511323001 | 0511328006 | 0511334022 |
| 0511310051 | 0511315006 | 0511317020 | 0511323002 | 0511328008 | 0511334023 |
| 0511310055 | 0511315007 | 0511317023 | 0511323006 | 0511328009 | 0511334024 |
| 0511310057 | 0511315008 | 0511317024 | 0511325001 | 0511328010 | 0511334025 |
| 0511310059 | 0511315009 | 0511317025 | 0511325002 | 0511328017 | 0511334026 |
| 0511310060 | 0511315010 | 0511317027 | 0511325003 | 0511328018 | 0511334027 |
| 0511310078 | 0511315012 | 0511317028 | 0511325004 | 0511328024 | 0511334028 |
| 0511310079 | 0511315013 | 0511317029 | 0511325005 | 0511328025 | 0511334029 |

| IMPROVED PARCELS | | | | | |
|-------------------------|------------|------------|------------|------------|------------|
| 0511334030 | 0511334062 | 0511334094 | 0511335018 | 0511335050 | 0511335082 |
| 0511334031 | 0511334063 | 0511334095 | 0511335019 | 0511335051 | 0511335083 |
| 0511334032 | 0511334064 | 0511334096 | 0511335020 | 0511335052 | 0511335084 |
| 0511334033 | 0511334065 | 0511334097 | 0511335021 | 0511335053 | 0511335085 |
| 0511334034 | 0511334066 | 0511334098 | 0511335022 | 0511335054 | 0511335086 |
| 0511334035 | 0511334067 | 0511334099 | 0511335023 | 0511335055 | 0511335087 |
| 0511334036 | 0511334068 | 0511334100 | 0511335024 | 0511335056 | 0511335088 |
| 0511334037 | 0511334069 | 0511334101 | 0511335025 | 0511335057 | 0511335089 |
| 0511334038 | 0511334070 | 0511334102 | 0511335026 | 0511335058 | 0511335090 |
| 0511334039 | 0511334071 | 0511334103 | 0511335027 | 0511335059 | 0511335091 |
| 0511334040 | 0511334072 | 0511334104 | 0511335028 | 0511335060 | 0511335092 |
| 0511334041 | 0511334073 | 0511334105 | 0511335029 | 0511335061 | 0511335093 |
| 0511334042 | 0511334074 | 0511334106 | 0511335030 | 0511335062 | 0511335094 |
| 0511334043 | 0511334075 | 0511334107 | 0511335031 | 0511335063 | 0511335095 |
| 0511334044 | 0511334076 | 0511334108 | 0511335032 | 0511335064 | 0511337001 |
| 0511334045 | 0511334077 | 0511335001 | 0511335033 | 0511335065 | 0511337002 |
| 0511334046 | 0511334078 | 0511335002 | 0511335034 | 0511335066 | 0511337003 |
| 0511334047 | 0511334079 | 0511335003 | 0511335035 | 0511335067 | 0511337004 |
| 0511334048 | 0511334080 | 0511335004 | 0511335036 | 0511335068 | 0511337005 |
| 0511334049 | 0511334081 | 0511335005 | 0511335037 | 0511335069 | 0511337006 |
| 0511334050 | 0511334082 | 0511335006 | 0511335038 | 0511335070 | 0511337007 |
| 0511334051 | 0511334083 | 0511335007 | 0511335039 | 0511335071 | 0511337008 |
| 0511334052 | 0511334084 | 0511335008 | 0511335040 | 0511335072 | 0511337009 |
| 0511334053 | 0511334085 | 0511335009 | 0511335041 | 0511335073 | 0511337010 |
| 0511334054 | 0511334086 | 0511335010 | 0511335042 | 0511335074 | 0511337011 |
| 0511334055 | 0511334087 | 0511335011 | 0511335043 | 0511335075 | 0511337012 |
| 0511334056 | 0511334088 | 0511335012 | 0511335044 | 0511335076 | 0511337013 |
| 0511334057 | 0511334089 | 0511335013 | 0511335045 | 0511335077 | 0511337014 |
| 0511334058 | 0511334090 | 0511335014 | 0511335046 | 0511335078 | 0511337015 |
| 0511334059 | 0511334091 | 0511335015 | 0511335047 | 0511335079 | 0511337016 |
| 0511334060 | 0511334092 | 0511335016 | 0511335048 | 0511335080 | 0511337017 |
| 0511334061 | 0511334093 | 0511335017 | 0511335049 | 0511335081 | 0511337018 |

| IMPROVED PARCELS | | |
|-------------------------|------------|------------|
| 0511337019 | 0511337051 | 0511338017 |
| 0511337020 | 0511337052 | 0511338018 |
| 0511337021 | 0511337053 | 0511338019 |
| 0511337022 | 0511337054 | 0511338020 |
| 0511337023 | 0511337055 | 0511338021 |
| 0511337024 | 0511329007 | 0511338022 |
| 0511337025 | 0511329008 | 0511338023 |
| 0511337026 | 0511329010 | 0511338024 |
| 0511337027 | 0511336001 | 0511338025 |
| 0511337028 | 0511336002 | 0511338026 |
| 0511337029 | 0511336003 | 0511338027 |
| 0511337030 | 0511336004 | 0511338028 |
| 0511337031 | 0511336005 | 0511338029 |
| 0511337032 | 0511336006 | 0511338030 |
| 0511337033 | 0511336007 | 0511338031 |
| 0511337034 | 0511336008 | 0511338032 |
| 0511337035 | 0511338001 | |
| 0511337036 | 0511338002 | |
| 0511337037 | 0511338003 | |
| 0511337038 | 0511338004 | |
| 0511337039 | 0511338005 | |
| 0511337040 | 0511338006 | |
| 0511337041 | 0511338007 | |
| 0511337042 | 0511338008 | |
| 0511337043 | 0511338009 | |
| 0511337044 | 0511338010 | |
| 0511337045 | 0511338011 | |
| 0511337046 | 0511338012 | |
| 0511337047 | 0511338013 | |
| 0511337048 | 0511338014 | |
| 0511337049 | 0511338015 | |
| 0511337050 | 0511338016 | |

Table 4: Vacant / Partially Vacant Parcels

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

| VACANT / PARTIALLY VACANT PARCELS | | | |
|--|------------|------------|------------|
| 0510410018 | 0511317017 | 0511320010 | 0511322015 |
| 0510410032 | 0511317021 | 0511320011 | 0511323003 |
| 0510411002 | 0511317022 | 0511320012 | 0511326007 |
| 0511310021 | 0511317026 | 0511320013 | 0511327003 |
| 0511310022 | 0511318005 | 0511320015 | 0511327005 |
| 0511310031 | 0511318006 | 0511320016 | 0511327007 |
| 0511310032 | 0511318012 | 0511320017 | 0511327016 |
| 0511310061 | 0511319001 | 0511321006 | 0511327025 |
| 0511312013 | 0511320001 | 0511322001 | 0511327026 |
| 0511313006 | 0511320004 | 0511322003 | 0511329038 |
| 0511315011 | 0511320005 | 0511322004 | 0511505002 |
| 0511316008 | 0511320006 | 0511322010 | 0510505004 |

ATTACHMENTS

Attachment 1: Legal Description

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

The boundary of the Central Business District Tax Increment Financing Area for the Village of Glen Ellyn, Illinois encompasses the area within the corporate limits of the Village of Glen Ellyn, more specifically described as follows:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1913 AS DOCUMENT NUMBER 112265; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 1 TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF NEWTON AVENUE; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 81.1 FEET OF THE NORTH 262.1 FEET OF LOT 34 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88057; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF THE EAST 75 FEET OF SAID LOT 34; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 34; THENCE EAST ALONG SAID NORTH LINE 75 FEET TO THE NORTHEAST CORNER OF SAID LOT 34; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 34 TO THE NORTH LINE OF THE SOUTH 200 FEET OF LOT 22 IN OWNERS HOME SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1914 AS DOCUMENT NUMBER 117996; THENCE EAST ALONG SAID NORTH LINE 100 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 22; THENCE SOUTH ALONG SAID EAST LINE 200 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE EAST ALONG SAID SOUTH LINE AND EASTERLY EXTENSION

THEREOF TO THE CENTERLINE OF WESTERN AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 17 OF COUNTY CLERK'S 2ND ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88052; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 24 AND THE NORTH LINES OF LOTS 25, 26, 27 AND 28 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 28 TO THE NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 32 IN SAID BLOCK 17; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 32 TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 32 AND THE NORTHERLY LINE OF LOT 33 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 33 TO SAID NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THE MEWS CONDOMINIUM SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2006 AS DOCUMENT NUMBER R2006-180271; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 40 IN SAID BLOCK 17 IN COUNTY CLERK'S 2ND ASSESSMENT DIVISION; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 40 AND THE NORTHERLY LINE OF LOT 41 IN SAID BLOCK 17 TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BLOCK 17; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF ANTHONY STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 1 IN SAID COUNTY CLERK'S 2ND ASSESSMENT DIVISION; THENCE EASTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 3 AND THE SOUTH LINE OF LOT 4 IN SAID BLOCK 1

AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF FOREST AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1903 AS DOCUMENT NUMBER 80145; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 5 IN SAID LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5, THE NORTH LINES OF LOTS 6, 7, AND 8 IN SAID CHURCHILL'S SUBDIVISION OF LOT 38 AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF PARK BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN OWEN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1893 PER DOCUMENT NUMBER 51797; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 1 TO THE EAST LINE OF LOT 1 IN BLOCK 11 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN SAID BLOCK 11 TO THE EAST LINE OF THE WEST 55.6 FEET OF THE SOUTH HALF OF SAID LOT 2; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SOUTH HALF OF LOT 2; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 3 IN SAID BLOCK 11; THENCE NORTH ALONG SAID EAST LINE OF LOT 3 TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 3; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN PHILLIPS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1891 AS DOCUMENT NUMBER 46325; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE CENTERLINE OF APPIAN WAY TO THE CENTERLINE OF FOREST AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT

9 IN THE SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT NUMBER 87151; THENCE WESTERLY ALONG SAID EXTENSION AND SAID NORTH LINE OF LOT 9 AND THE NORTH LINES OF LOTS 8, 7, 6 AND 5 IN SAID SUBDIVISION OF LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE CENTER LINE OF HILLSIDE AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF GLENWOOD AVENUE; THENCE NORTH ALONG SAID CENTERLINE OF GLENWOOD AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF GLENWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 16 AND THE SOUTH LINES OF LOTS 1 THRU 15 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 3 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 12 AND THE SOUTH LINES OF LOTS 1 THRU 11 IN SAID BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 5 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINES OF LOTS 37 THRU 42 IN SAID BLOCK 5 TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 37 AND NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF DUANE STREET; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST LINE TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

05-10-411-040
05-10-411-035
05-10-411-041
05-10-411-036

05-10-421-001 THRU 006

05-10-410-018
05-10-410-019

05-10-410-035
05-10-410-032
05-10-410-033
05-10-410-029
05-10-410-030
05-10-410-034

05-11-310-035
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05-11-310-037
05-11-310-038
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05-11-310-079

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05-11-329-007

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05-11-310-022
05-11-310-061
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05-11-310-057
05-11-310-060
05-11-310-029
05-11-310-030
05-11-310-031
05-11-310-032

05-11-338-001 THRU 032

05-11-311-006
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05-11-311-016

05-11-334-001 THRU 108

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05-11-312-013

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05-11-318-012
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05-11-318-006

05-11-318-007

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05-11-337-001 THRU 055

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05-11-320-014

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05-11-313-005
05-11-313-006
05-11-313-010

05-11-316-008
05-11-316-007
05-11-316-005

05-11-314-001
05-11-314-006
05-11-314-002
05-11-314-007
05-11-314-003
05-11-314-008
05-11-314-004
05-11-314-005

05-11-315-001
05-11-315-006
05-11-315-007
05-11-315-008
05-11-315-009
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05-11-315-002
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05-11-323-006
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05-10-417-002

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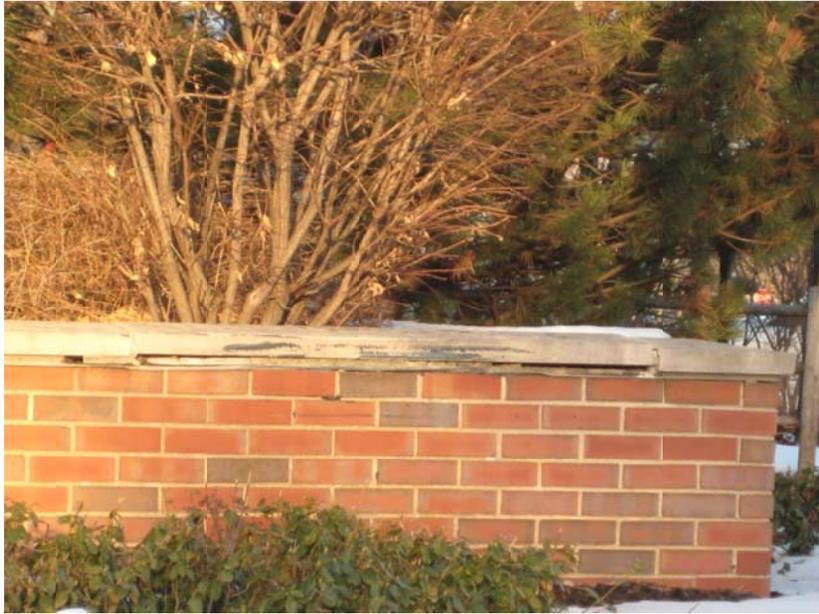
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Attachment 2: Map

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA

Attachment 3: Sample Photographs

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA



The above photograph documents evidence of Deterioration to a brick wall along the Prairie Path.



The above photograph documents evidence of Deterioration to a building and Excessive Land Coverage in Block 311.



Deterioration - Block 317



Deterioration, Excessive Land Coverage - Block 311.



Deterioration of sidewalk



Deterioration, Excessive Land Coverage (inadequate loading area) - Block 317



Deterioration, Excessive Land Coverage - Block 329, Duane St.



Deterioration, Obsolescence - Block 317, Crescent Blvd.



Deterioration, Excessive Land Coverage - Block 329, Duane St.



Deteriorated parking lot on Duane St.



Vacant Shop in Block 328, Main St.



Vacant Shop on Duane St., Block 321



Vacant space - Block 318, Pennsylvania Ave.



Vacant space – Block 312, Pennsylvania Ave.



Deteriorated, Vacant space, Obsolescence – Block 317, Pennsylvania



Vacant Land – Block 310, Main St.



Vacant Store – Block 310, Pennsylvania Ave.



Vacant Space – Block 317, Crescent Blvd.



Vacant Store – Block 310, Main St.



Excessive Land Coverage



Deterioration, Excessive Land Coverage along Pennsylvania Ave.



Obsolescence (converted bank drive through) - Block 315



Obsolescence (converted gas station) – Block 317, Crescent Blvd.



Obsolescence (converted single family residence) – Block 325, Duane St.



Obsolescence (converted single family residence) – Block 325, Duane St.



Lack of Community Planning (incompatible land use), Deterioration - Block 411, Duane St.



*Lack of Community Planning (incompatible land use), Deterioration, Excessive Land Coverage
- Block 310, Pennsylvania Ave.*



*Lack of Community Planning (incompatible land use), Excessive Land Coverage
- Pennsylvania Ave.*

APPENDICES

Appendix A: Definitions

As defined in the Act “blighted area” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of five of thirteen specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area. If vacant, the sound growth of the redevelopment project area is impaired by two or more specific factors in one section of the Act or one or more in a second section of the Act.

As defined in the Act ‘conservation area’ means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of thirteen specific factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

As defined in the Act “[i]ndustrial park conservation area’ means an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.”

Appendix B: Eligibility Categories

Eligibility of a Blighted Area

There are three categories under which an area can be determined to meet the “Blighted area” criteria. The area must meet the criteria under one of the following three categories.

“Blighted area,” means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where:

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

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Lack of community planning
- EPA Remediation Finding
- Declining EAV

OR

2. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

- Obsolete platting
- Diversity of ownership
- Tax sale and special ownership

- Deterioration of structures or site improvements in neighboring or adjacent areas.
- The Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs.
- The Total EAV of the proposed area has declined or not appropriately appreciated for three (3) of the last five (5) calendar years.

OR

3. If vacant (Vacant Land), the sound growth of the Redevelopment Project Area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the area to which it pertains:

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

Eligibility of a Conservation Area

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

- Dilapidation
- Obsolescence
- Deterioration
- Presence of structures below minimum code standards
- Illegal use of individual structures
- Excessive vacancies
- Lack of ventilation, light, or sanitary facilities
- Inadequate utilities
- Excessive land coverage
- Deleterious land use or layout
- Lack of community planning
- EPA Remediation Finding
- Declining EAV

Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means an area within the boundaries of a Redevelopment Project Area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.