

Tax Increment Finance

Village of Glen Ellyn

Central Business District Redevelopment Project Area



Redevelopment Plan and Project

December 2011

Prepared by



EHLERS
LEADERS IN PUBLIC FINANCE

**Village of Glen Ellyn
Central Business District Redevelopment Plan and Project**

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I. INTRODUCTION

A. Discussion of TIF

Under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*, as supplemented and amended (the “Act”), the Village of Glen Ellyn, Illinois (the “Village”) anticipates designating the Central Business District Redevelopment Project Area as a “redevelopment project area” (the “Redevelopment Project Area”) under the Act, prior to which the Village shall have adopted and approved this “Tax Increment Finance, Village of Glen Ellyn, Central Business District Redevelopment Project Area, Redevelopment Plan and Project, December 2011” as a “redevelopment plan” (the “Redevelopment Plan”) and “redevelopment project” (the “Redevelopment Project”) and the use of tax increment allocation financing (“TIF”) in connection with the payment of qualifying “redevelopment project costs” (the “Redevelopment Project Costs”) under the Act and implementation of this Redevelopment Plan and Redevelopment Project for the Redevelopment Project Area in twenty-three years, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of a strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the Redevelopment Project Area, the Village engaged Ehlers and Associates, Inc. as its “tax increment consultant” (the “Consultant”) to assist the Village in determining whether the Redevelopment Project Area qualifies under the Act as a "conservation redevelopment project area," a "blighted redevelopment project area," or a combination thereof and/or an “industrial conservation area”. In this case the Redevelopment Project Area qualifies as a Blighted Area for improved land and for vacant land and as a Conservation Area for improved land.

B. Village of Glen Ellyn

The Village of Glen Ellyn was settled in the mid-1830s as a stagecoach stop. Historic Stacy’s Tavern stands near what is today the intersection of Main Street and Geneva Road. Development moved further south in the late 1840s when a railroad was built. In the late 1800s, Glen Ellyn became a travel destination because of its easy access from Chicago by train, its natural beauty, and Lake Ellyn, an artificial lake built in 1889. Many of the historic buildings in Glen Ellyn and the Redevelopment Project Area are from this era.

Modern-day Glen Ellyn is located approximately 23 miles west of Chicago in DuPage County and still offers a variety of transportation options. The Metra Union Pacific West line runs through Glen Ellyn. The Metra station is located on Crescent Boulevard in downtown Glen Ellyn, and is within the Redevelopment Project Area. PACE Bus service also serves areas of Glen Ellyn. Major highways include I-88, I-355, IL-64 (North Avenue), IL-38 (Roosevelt Road), IL-56 (Butterfield Road), and IL-53. DuPage Airport is located a little over 13 miles away in West Chicago. O’Hare International Airport and Midway International Airport are both about 25 miles away from Glen Ellyn.

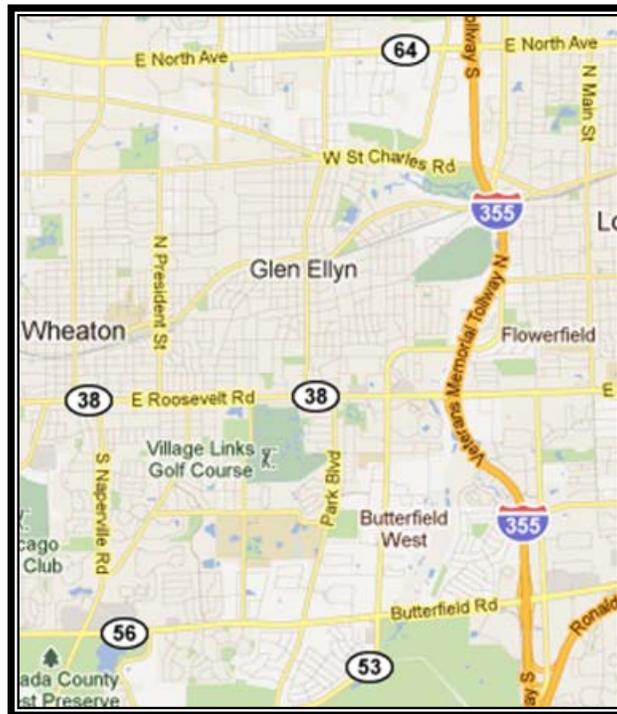
The Village has experienced steady population growth over the last several decades. From 1970 to 1990, Glen Ellyn's population growth increased by 13.9% to 24,944 persons. In 2000, the population grew to 26,999 persons, an increase of 8.2 %. Some of this growth was due to annexation of residential properties. According to the 2010 Census, Glen Ellyn's population is 27,450, an increase of 1.7%. While the population has increased, the rate of growth has slowed dramatically. The Village's Comprehensive Plan indicates this trend is likely due to the community's continuing maturation, as well as an increasing scarcity of developable land in and around the Village. In more recent years, the broader economic downturn has also impacted residential growth. According to the 2000 Census, Glen Ellyn's median household income of \$89,815 is higher than that of DuPage County (\$77,441) and the state of Illinois (\$58,823). (2010 Census data that would be used in this Redevelopment Plan is not yet available.)

A number of hospitals and outpatient facilities are either in or are a short distance from Glen Ellyn, including DuPage Medical Group Glen Ellyn Clinic, Central DuPage Hospital Convenient Care Center, Central DuPage Hospital, Advocate Good Samaritan Hospital, Glen Oaks Medical Center, and Marionjoy Rehabilitation Hospital. Those in Glen Ellyn also have easy access to numerous research and specialized care hospitals in the Chicago region. Fire prevention and paramedic services are provided by the Glen Ellyn Volunteer Company.

Education is provided by Elementary School Districts 41, 44, and 89 and by High School District 87 comprising of eight elementary, two junior high and two high schools. Two parochial schools also service the area. The College of DuPage (Community College District No. 502) is located on 237 acres in the Village. Nearby four-year colleges include: Elmhurst College, Wheaton College, Benedictine University, and North Central College. Glen Ellyn has easy access to other colleges and universities in the metropolitan Chicago area. Library services are provided by the Glen Ellyn Public Library.

Recreation needs are filled by the Glen Ellyn Park District and by the Recreation Department of the Village. The Park District owns and operates 180 acres and 29 park sites and several nature preserve areas, including scenic Lake Ellyn Park. The Village of Glen Ellyn Recreation Department operates four park and recreation areas on 280 acres, including a 27 hole golf course. Additionally, there are several major regional open space areas within and around the Village, including the Illinois Prairie Path, portions of which are in the Redevelopment Project Area.

The Village operates under a trustee form of government. The Village Board is comprised of a Village President and six trustees, who make the policy decisions for the Village. The Village Manager carries out those policies and oversees the day to day operations of the Village. The Village became a home rule unit of government on June 9, 1994.



Village of Glen Ellyn

C. Summary of the Village's Problems

The Village of Glen Ellyn is a community located in DuPage County, Illinois. Within the Chicago metro area, it is one of the area's premier suburbs. Glen Ellyn residents enjoy access to local amenities, a multitude of employment opportunities, arts and entertainment and unique retail. The Village offers homes with a variety of architectural styles set among rolling woodland hills and surrounded by mature trees.

The Village is a residential, business, and retail community, with virtually no industry. Glen Ellyn has experienced growth in its shopping centers along Roosevelt Road, providing stability to the local economy and workforce and vitality to the community. These retail shopping centers, both within and outside of the Village, compete with the Downtown and have some distinct advantages at this time.

The center of the Village, the Central Business District, has many of the elements desired in a downtown – storefronts next to sidewalks, on-street parking, street trees, historic architecture, awnings, etc. However, the property in the Central Business District is troubled and has a complex set of problems to overcome in its redevelopment.

The Central Business District Redevelopment Project Area has experienced an increase in commercial vacancies. Many buildings throughout the Redevelopment Project Area suffer from deterioration, including the storefront buildings that comprise the Central Business District of the Village. A number of commercial properties could use significant improvements or a change in use in order to provide greater benefit to the community. There are many properties that are obsolete and/or vacant and would need further renovation in order to redevelop to their highest and best use.

The Redevelopment Project Area was developed prior to or without the benefit or guidance of an adopted comprehensive plan. Many parcels are of inadequate shape and size to accommodate modern retail or other business use. Residential and commercial properties exist together without any screening or landscaping to separate them. The Metra/Union Pacific railroad tracks that bisect the Redevelopment Project Area complicate access to the downtown area.

All of these factors create extraordinary costs that must be expended in order to make larger-scale development possible. Unlike many of the newer commercial areas, the factors impacting this Redevelopment Project Area will require funding that is beyond normal development costs and TIF funds will be necessary to finance redevelopment and make project financing feasible for private investors.

The Village has recognized the need to take steps to further its redevelopment efforts recently. In 2009, the Village approved a Downtown Strategic Plan, after a long process of public input from the Downtown Advisory Committee, community groups, residents, merchants, property owners, and professional consultants. One of the recommendations within the Downtown Strategic Plan was to analyze the use of TIF as a financing tool necessary to encourage private development.¹

The Village is a community struggling to improve the vitality of its center, the Downtown, yet retain its smaller town, historic charm. As such, it must renew its older commercial areas in order to compete against newer developments. The redevelopment of this area, containing commercial, residential, institutional and utility uses with significant issues, into a multi-use area that is more visually appealing and economically viable will be challenging, but can be accomplished through the use of TIF funds.

D. Tax Increment Financing

In January 1977, the Illinois General Assembly passed the initial version of what is now the present Tax Increment Allocation Redevelopment Act (the “Act”). This 1977 legislation was the initial authorization of “tax increment financing” (TIF) in Illinois. The General Assembly amended the Act many times since 1977, and it is now found in 65 ILCS 5/11-74.4-1 et seq. The Act provides a means for municipalities, after the approval of a Redevelopment Plan and Redevelopment Project, designation of a Redevelopment Project Area and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance “redevelopment project costs” (“Redevelopment Project Costs”) with “incremental property tax revenues” (“Incremental Property Taxes”). Incremental Property Taxes are derived from the increase in the equalized assessed valuation (EAV) of taxable real property within the Redevelopment Project Area over and above the equalized assessed value of such property at the time tax increment allocation financing is adopted (“Initial EAV”). Any year to year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

¹ Source: *The Village of Glen Ellyn, Downtown Strategic Plan, October 26, 2009* authored by Town Builder Studios, Gruen Gruen + Associates, Bauer Latoza Studio, and Walker Parking Consultants.

The Act defines a number of eligible items that may be Redevelopment Project Costs under the Act. Incremental Property Taxes may pay for many of these Redevelopment Project Costs or may be pledged to pay bonds, notes or other obligations issued for that purpose. In addition, a municipality may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, bonds backed by the general obligation of the municipality or payable solely by Incremental Property Taxes and other sources.

Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality's redevelopment program, improvements and activities, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by application of their ordinary tax rates on the Initial EAV of properties within the Redevelopment Project Area. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations are paid. If the taxing districts have buildings and structures in the Redevelopment Project Area those facilities are eligible for repair, remodeling and rehabilitation, if funds are available and such activities are in the Redevelopment Plan.

E. The Redevelopment Project Area of the Village of Glen Ellyn

At the request of the Village, the Consultant surveyed the area identified by the Village and referred to in this Redevelopment Plan and Project as the Central Business District Redevelopment Project Area to document any blighting or conservation area factors that may exist within the Redevelopment Project Area. The Consultant documented these factors in an analysis entitled the "Village of Glen Ellyn, Central Business District Redevelopment Project Area, Eligibility Report, October 2011" (the "Eligibility Report"), in *Attachment 4* to this Redevelopment Plan and Project. The Eligibility Report is made part of this Redevelopment Plan and Project by reference hereto. The Redevelopment Project Area and its existing conditions are briefly described below. However, for greater detail on these factors, refer to the Eligibility Report.

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.

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. The Redevelopment Project Area would not reasonably be anticipated to develop without TIF assistance.

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.

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.

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.

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. The proposed redevelopment activities would substantially benefit all property in the area.

If a redeveloper was required to cover all of the costs of redevelopment, the financial returns that are available would be insufficient to attract outside investors. Tax increment funds are needed to pay some of the redevelopment costs in order to reduce the expense to the private redeveloper, thus making it financially feasible to the redeveloper.

All of these factors create extraordinary costs that must be expended to make redevelopment within the Redevelopment Project Area possible.

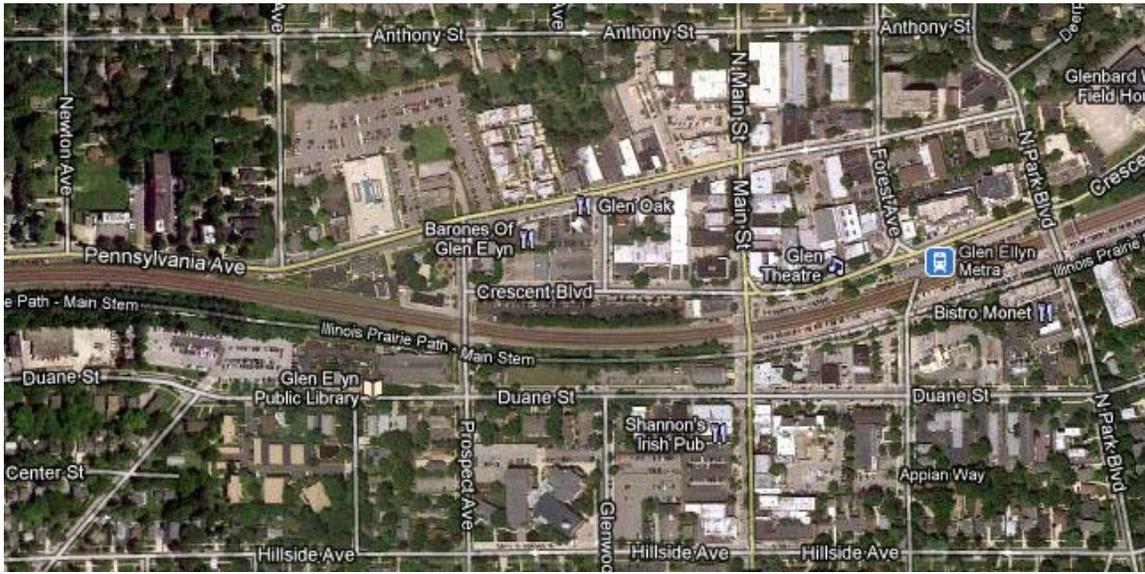
Based on these factors, the Consultant has recommended that the Village could conclude that property within the Redevelopment Project Area qualifies as a “Blighted Area” for Improved Land and for Vacant Land, and also as a “Conservation Area”, as defined in State statute, and is in need of revitalization 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.

The Village desires to redevelop the area with commercial, retail, and some mixed use commercial/residential uses in the downtown core. While these uses are not different from those currently in place, redevelopment will allow for a more aesthetically pleasing, healthy, safe, and economically successful use of these properties. In keeping with the

goals for remediation of a Blighted Area and a Conservation Area, the Village plans to redevelop these properties so as to deter further blighting conditions (such as deterioration), remove obsolescent uses and excessive land coverage, provide buffering and infrastructure, offer additional parking and loading, and make improvements to landscaping, streetscaping, lighting, roads, alleys and access to the properties.

The railroad that runs through the width of the Redevelopment Project Area will remain as a rail line.



Aerial View of Redevelopment Project Area

F. The Village of Glen Ellyn Tax Incremental Redevelopment Plan and Project

The Village intends that the area redevelops with commercial, retail, recreational, and some mixed use commercial/residential uses in the Central Business District core.

The Village's *Comprehensive Plan*, adopted in 2001, identified the following goals for the future of the Village's Downtown:

Downtown is the historic commercial and multi-purpose focal point for the Glen Ellyn community. It not only contains a wide range of retail, service, entertainment, office, and residential uses, but also is the site of several important public and institutional buildings.

Downtown should continue to be improved and enhanced as the historic, pedestrian-oriented shopping, service and multi-purpose focal point for Glen Ellyn. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of the mix of uses and the range of businesses, services and other activities it offers to the community.

The traditional image and character of Downtown should be maintained and enhanced; existing uses and properties should be improved and upgraded; public improvements should be undertaken to enhance the public rights-of-way; and compatible new development and redevelopment should be promoted in selected locations.

Further, the Village's *Downtown Strategic Plan*, adopted in 2009, identified the following overall goal for the future of the Village's Central Business District:

Create an economically-viable Downtown that is attractive to citizens and businesses.

Each of these priorities may be partially addressed through the redevelopment of the Redevelopment Project Area. (More information from the *Comprehensive Plan* is provided in Section IV.)

This Redevelopment Plan has been prepared in accordance with the provisions of the Act. This Redevelopment Plan is intended to guide improvements and activities within the Redevelopment Project Area in order to stimulate private investment in the Redevelopment Project Area. The goal of the Village, through the implementation of this Redevelopment Plan, is that the Redevelopment Project Area be developed to the extent possible on a comprehensive and planned basis. For this to occur, the Village must foster private investment in the Redevelopment Project Area.

This Redevelopment Plan specifically describes the Redevelopment Project Area and sets forth the factors that qualify the Redevelopment Project Area for designation as a Redevelopment Project Area as defined in the Act.

Successful implementation of the Redevelopment Plan requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. The Village will use Incremental Property Taxes to stimulate the comprehensive and coordinated development of the Redevelopment Project Area. Only through the implementation of this Redevelopment Plan under the Act would the Redevelopment Project Area develop on a comprehensive and coordinated basis, thereby reducing the factors which have precluded substantial development of the Redevelopment Project Area by the private sector. Left on its own, the Redevelopment Project Area, without incentives authorized by the Act, will likely continue to experience the blight conditions or those conditions that will lead to blight.

The use of Incremental Property Taxes by the Village to pay Redevelopment Project Costs will permit the Village to participate in and coordinate public and private improvements and activities to stimulate private investments on a comprehensive basis. These improvements, activities, and investments will benefit the Village, its residents, and all local governments serving the Redevelopment Project Area. The anticipated benefits include:

- Strengthened property tax base for all affected taxing districts.
- Increased sales tax for the Village.

- Increased job opportunities.
- Reduced problem conditions in the Redevelopment Project Area as well as general physical improvement and upgrading of properties to meet modern needs.
- Enhanced visual appearance and landscaping of the Village.
- Better, more successful commercial opportunities, including retail, office and mixed-use.
- Increased residential opportunities.
- Enhanced recreational opportunities.
- Improved community sustainability.
- Recovery from faltering economic conditions.
- Stabilized portion of the community.

The following is a summary of the key recommendations for the Redevelopment Project Area to achieve the above benefits. To accomplish redevelopment on a comprehensive basis within the Redevelopment Project Area, the following steps should be taken:

- 1) Acquire and prepare land for development and redevelopment.
- 2) Create development opportunities, including commercial, residential and mixed-uses.
- 3) Create employment opportunities for the community and its surrounding area.
- 4) Coordinate design within the Redevelopment Project Area.
- 5) Create public and private facilities and improvements.
- 6) Provide access and creation of necessary rights-of-way not present.
- 7) Implement landscaping, streetscaping and signage plans.
- 8) Repair, remodel, rehabilitate, or replace some obsolete and/or deteriorating structures.
- 9) Provide needed infrastructure improvements.
- 10) Acquire real estate and personal property, including for disposition at up to 100% write-down for public and/or private development activities.
- 11) Provide write down of up to 50% of construction costs for low-income housing.
- 12) Address any environmental problems that may be associated with properties.
- 13) Address any flooding and drainage issues.
- 14) Provide adequate parking and loading facilities.
- 15) Provide financing assistance and interest subsidy for public and private development activities.
- 16) Provide for impacts on other taxing bodies including school and library payments according to the Act.

II. REDEVELOPMENT PROJECT AREA ELIGIBILITY CONDITIONS

The Redevelopment Project Area's "Blighted Area" and "Conservation Area" conditions documented in this section are based on surveys and analyses conducted by the Consultant in December 2010 and January 2011 and updated in August 2011. As set forth in the Act, the Redevelopment Project Area qualifies as a "blighted area" for improved land and for vacant land, and as a "conservation area" for improved land.

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 the Blighted designation deals with developed property. Two sets 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.

There must be a reasonable presence of and distribution of these factors in the Redevelopment Project Area, as stated in the Act. The criteria presented are reasonably present and distributed in the improved portions and vacant portions of 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. The Redevelopment Project Area would not reasonably be anticipated to develop without TIF assistance.

Surveys and Analyses Conducted

The conditions summarized above are based upon initial surveys and analyses conducted by the consultant in December 2010 and January 2011 and updated in August 2011. The surveys and analyses conducted include:

1. An 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/or Township tax records; and
11. Contacts with Village officials, county officials 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.

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 of the Eligibility Report.

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* of the Eligibility Report.

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.

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.

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.

III. REDEVELOPMENT PLAN

A. Redevelopment Plan Goals

Listed below are the general goals of this Redevelopment Plan. These goals provide the overall framework for guiding decisions during the implementation of this Redevelopment Plan.

1. An improved quality of life in the Redevelopment Project Area and the Village.
2. An environment within the Redevelopment Project Area that will contribute more positively to the health, safety and general welfare of the Village and preserve or enhance the value of properties in and adjacent to Redevelopment Project Area.
3. An increased sales tax base for the Village and an increased property tax base for other local governments having jurisdiction overlapping the Redevelopment Project Area.
4. A strengthened economy of the Village and the larger community.
5. A stabilized business area for the Village.
6. A wider variety of housing types available to new and current residents.
7. An improved physical condition of the Redevelopment Project Area and the Village.

B. Redevelopment Plan Objectives

Listed below are objectives of this Redevelopment Plan, which guide planning decisions to achieve the goals and objectives contained in this Redevelopment Plan.

1. Reduce or eliminate those conditions that qualify the Redevelopment Project Area as a “blighted area” and a “conservation area.” (*Attachment 4* describes these conditions.)
2. Encourage a high-quality appearance of buildings, rights-of-way, and open spaces and encourage high standards of design.
3. Strengthen the economic well-being of the Redevelopment Project Area and the Village by increasing business activity, tax base, and job opportunities.
4. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
5. Stimulate private investment in appropriate new construction and redevelopment.
6. Provide needed public improvements or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day design standards for such facilities. Facilities will address the problems cited in the Eligibility Report, provide utilities, and create rights-of-way and access to the sites.

7. Provide needed incentives to encourage a broad range of improvements.
8. Improve the visual attractiveness of the Village through landscaping and coordination of design in the Redevelopment Project Area.
9. Address any flooding problems.
10. Create additional recreational opportunities that coordinate with and build upon those developed in other parts of the Village.
11. Provide write down of up to 50% of construction costs for low-income housing.
12. Increase options for residential and commercial development and redevelopment.
13. Enhance the sustainability of the Village as a desirable place to live and work.

C. Redevelopment Program

The Village may use any program element authorized by the Act including, but not limited to, those in the following listing. The Village proposes to achieve the redevelopment goals and objectives of this Redevelopment Plan for the Redevelopment Project Area through public financing techniques including, but not limited to, tax increment financing and by utilizing such financing techniques to undertake some or all of the following activities and improvements:

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.

2. Property Assembly

The Village, or an agent for the Village, may acquire and assemble land for the purpose of development. Vacant, underutilized or misused property may be acquired by purchase, exchange, up to 100% write down, or long-term lease by private developers or the Village for the purpose of new development.

3. Land Preparation

The Village may assist in the preparation of land to include demolition, environmental remediation and flood mitigation.

4. Relocation

The Village may assist in relocation efforts.

5. Rehabilitation and Lease Hold Improvements

The Village may assist in rehabilitation and lease hold improvements.

6. Land Acquisition

The Village may purchase or write down the purchase of land.

7. Development Agreements

The Village may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan. Such agreements may be for the assemblage of land, construction of improvements or facilities, improvement of access, the provision of services or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Redevelopment Plan.

In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expending a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Glen Ellyn reserves the right to collect reimbursement for funds extended in accordance with the Act.

8. Provision of Public Works or Improvements

The Village may provide public works and improvements that are necessary to service the Redevelopment Project Area in accordance with the Redevelopment Plan. Public works and improvements may include, but are not limited to, the following:

a) Streets, Sidewalks, Lighting, Utilities and Parking

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the Redevelopment Project Area. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed for use with current technology), and parking will be part of any redevelopment activity.

b) Landscaping

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

c) Stormwater Management

Facilities may be needed to be created to eliminate or reduce stormwater runoff.

d) Sewage Treatment

Facilities will be needed to collect and treat sewage.

e) Water System

An adequate water supply must be provided.

9. Coordinate Design within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the Redevelopment Project Area aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

10. Job Training

Improve job skills of those working in the Redevelopment Project Area.

11. Interest Subsidy

Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

12. Eminent Domain

Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan.

13. Assist in financing Redevelopment Project Area Contiguous TIFs

Funds derived from either this Redevelopment Project Area or others that might be contiguous are eligible to be used for the support of the other redevelopment programs under this Redevelopment Plan should such TIFs be created.

14. Payment to Schools

Payments will be made according to the Act to the school districts for each student added to the school district based on expenditures in this Redevelopment Project Area.

D. Redevelopment Policies

The Village of Glen Ellyn proposes to undertake this Redevelopment Plan and the related Redevelopment Project, which consists of planned economic development and redevelopment activities, sound fiscal policies, marketable land uses, and other private and public activities. Appropriate policies have been or will be developed as required, assuring the completion of this Redevelopment Plan and the activities specified.

The Village may employ the use of financial incentives for private investment within the Redevelopment Project Area. This includes tax increment financing, which constitutes one of the key financial components for enabling the redevelopment of the Redevelopment Project Area. This portion of the community, the Village as a whole, and all other local taxing bodies, will benefit from the implementation of this Redevelopment Plan.

E. Redevelopment Implementation Strategy

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this Redevelopment Plan. These strategies and plans are under current development and will be implemented through this Redevelopment Plan and Project. In order to maximize program efficiency and to take advantage of development interest in the Redevelopment Project Area, and with full consideration of available funds, the Village intends to proceed in an expeditious manner.

A combination of public and private investments and public and private fees and improvements is an essential element of this Redevelopment Plan. In order to achieve this end, the Village may enter into agreements, including with private developers, proposing that TIF assistance may be provided, where deemed appropriate by the Village, to facilitate private projects and development. The Village may also contract with others to accomplish certain public projects as contained in this Redevelopment Plan.

IV. AGREEMENT WITH COMPREHENSIVE PLAN

The Village's Comprehensive Plan is entitled *Village of Glen Ellyn, Comprehensive Plan*. The plan was adopted on April 9, 2001 by Ordinance #4930.

The following Goals and Objectives in the Comprehensive Plan reflect goals in this Redevelopment Plan and Project. (The numbering of objectives reflects those in the Comprehensive Plan):

Community Appearance and Character

- Goal: An attractive and distinctive community image and identity that build upon and enhance Glen Ellyn's traditional qualities and characteristics, and distinguish it from other communities.
- Objectives:
 3. Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage and the public rights-of-way.
 4. Reinforce and strengthen the traditional role of Downtown as the Village's centralized, multi-purpose focal point with a unique charm, appeal, and historic character.

Housing and Residential Areas

- Goal: A housing inventory and living environment that supports the local population, attracts new families, and enhances the overall quality of the Village.
- Objectives:
 6. Promote the improvement and rehabilitation of deteriorating residential properties.
 7. Encourage new residential development that provides for a range of housing types and costs reflecting the needs of the Village's population.
 9. Encourage the development of energy-efficient housing.
 10. Ensure that adequate stormwater management provisions are included in all new residential developments.

Commercial, Retail and Office Development

- Goal: A system of commercial, retail, and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.
- Objectives:

1. Maintain and expand the range of retail, commercial, and office establishments within the Village.
2. Improve access, parking, traffic circulation, signage, and other operational conditions within all existing office, retail and commercial areas.
3. Preserve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service and entertainment focal point within the Village.
6. Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.
7. Promote the redevelopment of marginal, obsolete, and vacant commercial properties.
8. Encourage compatible new office, retail, and commercial development in selected locations.
10. Ensure that all retail, office, and commercial activities are concentrated within or near areas of similar use.
12. Promote creative site and building design and development solutions that can help offset the small site sizes and other constraints present within Glen Ellyn's commercial areas.
18. Encourage the combination and consolidation of small commercial lots to enhance opportunities for coordinated improvements and new developments.
19. Enhance the high-speed communications capacity available to businesses within the community, including fiber optic connections.
20. Promote Glen Ellyn as a desirable, highly accessible, and viable location for new commercial property investment and development.
21. Ensure that adequate stormwater management provisions are included in all new commercial developments.

Community Facilities

- Goal: A system of community facilities that provides for the efficient and effective delivery of public services and enhances the Village as a desirable place in which to live and do business.
- Objectives:
 1. Provide adequate water supply, water distribution, and sanitary sewer systems throughout the Village.
 7. Ensure effective stormwater management so that new residential and non-residential development does not adversely impact adjacent or nearby properties.
 8. Maintain adequate sites and facilities for all Village services; undertake expansion and replacement programs as necessary.

11. Develop a program for burying overhead cables and utility lines within the Village.

Parks and Open Space

- Goal: A park and open space system that meets the recreational and leisure needs of Village residents, and enhances the overall image and character of the community.
- Objectives:
 2. Encourage a local park system that complements the regional recreational and open space opportunities located within and near the Village.
 7. Promote new plazas and other public open spaces within Downtown and other commercial and business areas.
 8. Explore the open space potential of vacant lots and other underused parcels.
 12. Undertake more extensive landscaping and “greening” programs along major street corridors, and consider these corridors integral parts of the local open space system.
 13. Expand, upgrade and promote the use of pedestrian and bicycle paths to provide access to and connections between schools, parks, forest preserves, the Downtown, and other key activity areas.

Transportation

- Goal: A balanced transportation system that provides for safe and efficient movement of vehicles and pedestrians, reinforces surrounding development patterns, and enhances regional transportation facilities.
- Objectives:
 3. Address the traffic delays, noise impacts, and safety concerns caused by rail traffic within the Downtown.
 6. Encourage the provision of adequate parking for all activity areas.
 8. Promote convenient public transportation services within the Village, and between the Village and other nearby communities and destinations.
 9. Promote continued improvement and enhancement of the Metra commuter station as an important community asset.

The Comprehensive Plan also identifies specific improvement guidelines for the Downtown:

- Continue to improve and enhance the heart of Downtown as a pedestrian-oriented shopping and business area.

- Reorganize and redevelop the northwest quadrant of Downtown as an attractive and convenient office and service area.
- Continue streetscape and other design enhancements, particularly along the east-west streets within Downtown.
- Provide “gateway” design features that denote entry into the Downtown and delineate its boundaries.
- Work with Metra to replace the existing commuter stations with a new Downtown facility.
- Improve pedestrian connections between the north and sides of Downtown.
- Promote replacement of older structures with high-quality townhomes and similar multi-family developments.
- Maintain, preserve, and protect surrounding neighborhoods.

Further, the Village’s *Downtown Strategic Plan*, adopted in 2009, identifies strategies to slow down and reverse the trend of increasing Downtown business vacancies, resulting in the following goal:

Create an economically-viable Downtown that is attractive to citizens and businesses.

Some of the means in which to achieve this goal include:

1. Provide an appropriate mix and supply of **retail** establishments to draw consumers to the Downtown.
2. Increase the Village’s population within walking distance of the Downtown, by increasing the number of dwelling units (and thereby, consumers) in and around the Downtown.
3. Improve the condition of many Downtown buildings, by upgrading and modernizing building interiors and maintaining and restoring building exteriors.
4. Increase the amount of Downtown office space that attracts small and growing businesses.
5. Create new Downtown amenities by increasing recreation and parkland opportunities.
6. Increase the number of cultural events and activities that could make Downtown Glen Ellyn a destination for residents and non-residents alike.
7. Eliminate the perception of government-imposed obstacles to operating a business and reinvesting in private property in the Downtown.
8. Establish safe and efficient pedestrian, bicycle, and automobile traffic and access patterns to, through, and from the Downtown.
9. Improve the sufficiency and convenience of the Downtown parking supply north and south of the tracks.
10. Establish a distinguishing feature in the Downtown that differentiates Glen Ellyn’s Downtown from other communities’ downtowns.
11. Establish a Downtown implementation funding plan to ensure that reinvestment occurs and initiatives are achieved.

In summary, the above Goals and Objectives in the Comprehensive Plan and in the *Downtown Strategic Plan* reflect goals in this Redevelopment Plan and Project.

V. EVIDENCE SUPPORTING THE NEED FOR THE TIF

The Redevelopment Project Area as a whole is adversely impacted by the presence of blighted and conservation factors and these factors are reasonably distributed throughout the Redevelopment Project Area.

The Redevelopment Project Area as a whole has not been subject to growth and development through private investment. This is supported by the abundance of older structures that have not seen significant renovation, and vacant and obsolete spaces found throughout the Redevelopment Project Area.

The land within the Redevelopment Project Area consists of properties with commercial, residential, governmental, utility and railroad uses.

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.

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.

If a redeveloper was required to cover all of the costs of redevelopment, the financial returns that are available would be insufficient to attract outside investors. Tax increment funds are needed to pay some of the redevelopment costs in order to reduce the expense to the private redeveloper, thus making it financially feasible to the redeveloper.

All of these factors create extraordinary costs that must be expended to make redevelopment within the Redevelopment Project Area possible.

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.

The Redevelopment Project Area is approximately 85 acres, in excess of the required minimum 1½ acres required by the Act, and 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 and the Redevelopment Project Area would not reasonably be anticipated to be developed without TIF assistance to address these issues.

Therefore, it is not reasonable to expect that the Redevelopment Project Area as a whole will be redeveloped on a comprehensive and coordinated basis without the use of TIF.

VI. REDEVELOPMENT PROJECT COSTS

Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

Estimated Redevelopment Project Costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (2011 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the Village intends to be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, described in this Redevelopment Plan, are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any particular Redevelopment Project Costs.

While all of the costs in the budget are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein, does not commit the Village to finance all these costs with TIF funds.

(See notes below budget for additional information regarding Redevelopment Project Costs.)

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|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services. | \$2,000,000 |
| (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors. | \$1,000,000 |
| (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land. | \$30,000,000 |

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|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| (4) | Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building pursuant to the implementation of the Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investments; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification. | \$20,000,000 |
| (5) | Costs of the construction of public works or improvements. | \$50,000,000 |
| (6) | Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area. | \$500,000 |
| (7) | Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. | \$7,500,000 |
| (8) | To the extent the Village, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project (impacts such as those on the Village may be addressed through these funds). | \$5,000,000 |
| (9) | Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act. | \$3,000,000 |
| (10) | Payment in lieu of taxes. | \$3,000,000 |
| (11) | Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, | \$500,000 |

advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

(12)	Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project.	\$3,000,000
(13)	Contributions to Schools as required by the Act for an increased student population as a result of TIF Projects.	\$4,000,000
(14)	Construction Costs for Affordable Housing.	\$2,500,000
(15)	Contributions to Contiguous TIF's.	\$5,000,000

Notes regarding Redevelopment Project Costs:

- 1) All costs shown are in 2011 dollars.
- 2) Private redevelopment costs and investment are in addition to the above.
- 3) To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible Redevelopment Project Costs.
- 4) Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.
- 5) Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.
- 6) In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village of Glen Ellyn reserves the right to collect reimbursement for funds extended in accordance with the Act.
- 7) Inflationary costs may be realized according to the Act.

The Village may pay Redevelopment Project Costs directly or reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

The Village reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received.

It is anticipated that the Village will carefully stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.

VII. REDEVELOPMENT PROGRAM CERTIFICATIONS

This section reviews the Redevelopment Plan and provides appropriate responses to certifications required in the Act.

“Each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:...”

A. An itemized list of estimated Redevelopment Project Costs.

See Section VI. Redevelopment Project Costs.

B. Evidence indicating that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise.

Evidence appears in Section V.

C. An assessment of any financial impact of the Redevelopment Project Area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand.

It is anticipated that Redevelopment Projects implemented, as part of the Redevelopment Plan and Project, will create minimal demand for services or capital improvements by any other taxing districts. No current property taxes will be diverted from any taxing district. Taxing districts will benefit from distributions of excess tax increment.

The following is an assessment of the impact on each individual District:

County of DuPage

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact.

County of DuPage Health Department

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact.

Forest Preserve District

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact.

DuPage Airport Authority

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact.

DuPage Water Commission

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact.

Milton Township

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact.

Milton Township - Road

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact. Funds are available for capital needs should any impact be determined.

Village of Glen Ellyn

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact. Funds are available for capital needs should any impact be determined.

Glen Ellyn Park District

There may be a small increase in the demand for services and a minor negative financial impact. Most of this impact will be mitigated by fees charged by the Park District. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

Glen Ellyn Special Service Area 13

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact. Funds are available for capital needs should any impact be determined.

Glen Ellyn Mosquito District

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact.

Glen Ellyn Elementary School District #41

The Redevelopment Project Area will have a residential component that may slightly increase the number of students coming from the Redevelopment Project Area. However, if additional students enter the District from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital

projects resulting from activities in the Redevelopment Project Area.

Glen Ellyn High School District #87

The Redevelopment Project Area will have a residential component that may slightly increase the number of students coming from the Redevelopment Project Area. However, if additional students enter the District from activities undertaken in the Redevelopment Project Area, funds are available in project costs for reimbursement according to the Act. In addition, funds are available for capital projects resulting from activities in the Redevelopment Project Area.

College of DuPage (District #502)

It is anticipated that there will be a minimal increase in demand for services and minimal negative financial impact. Funds are also available for job training.

D. The sources of funds to pay costs.

The Incremental Property Taxes are expected to be a principal source of funds to pay Redevelopment Project Costs and secure municipal general and revenue obligations issued for that purpose. Funds may also be derived from Incremental Property Taxes from contiguous Redevelopment Project Areas. The Village of Glen Ellyn may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, bonds backed by the general obligation of the municipality. In addition, the Village may utilize State and Federal grants. Finally, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

E. The nature and term of obligations to be issued.

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within twenty-three (23) years from the adoption of the initial ordinances approving the Redevelopment Project Area and Redevelopment Plan, with the Village reserving the right to have obligations maturing in the 24th year and to apply Incremental Property Taxes received in such 24th year to retire obligations or pay Redevelopment Project Costs pursuant to the Act.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that Incremental Property Taxes are not

needed for these purposes, any excess Incremental Property Taxes may then become available for distribution annually to taxing districts within the Redevelopment Project Area in the manner provided by the Act.

The scheduled final maturity date of any financial obligation may not exceed 20-years from the date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan for the Redevelopment Project Area. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

F. The most recent equalized assessed valuation of the Redevelopment Project Area.

See *Table 1*.

G. An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Redevelopment Project Area.

See *Table 2* for the estimated EAV after development that is made part of this document by reference hereto.

General land uses within the Redevelopment Project Area are shown in the Zoning Map (see *Attachment 3*).

H. A commitment to fair employment practices and an affirmative action plan.

The Village is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to race, color, religion, gender, sexual orientation, age, handicapped status, national origin, creed, or ancestry.

In order to implement this principle for this Redevelopment Plan, the Village shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the Village shall be required to agree to the principles set forth in this section.

I. If it concerns an industrial park conservation Redevelopment Project Area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of employees to be employed in the operation of the facilities to be developed.

This Redevelopment Plan does not concern an Industrial Park Conservation Redevelopment Project Area.

J. If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.

All properties are currently within the Village. There is no need to annex any parcels.

VIII. FINDINGS

The Village of Glen Ellyn makes the following findings as described in the Act:

- 1. According to the Act, the municipality must find that the Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.**

Minimal re/development has occurred in the Redevelopment Project Area. As described in Section III of this Redevelopment Plan and in *Attachment 4*, Eligibility Report, the Redevelopment Project Area as a whole is adversely impacted by the presence of Blighted Area and Conservation Area Redevelopment Project Area factors and these factors are reasonably distributed throughout the Redevelopment Project Area. There has been a lack of growth and development through investment by private enterprise.

Many buildings throughout all portions of the Redevelopment Project Area are unsightly and deteriorated. Landscaping and improved buffering is needed. There are a number of vacant and obsolete uses in the commercial, retail and residential areas. Redevelopment will require substantial renovation or the acquisition and demolition of many of these structures to create enough land for redevelopment of modern mixed-use buildings. Redesigning or building new parking and loading areas is necessary to create appropriate and efficient vehicular traffic patterns. Road and alley improvements, along with sidewalks, curbs and gutter, and streetlights will be needed to improve access within the Redevelopment Project Area. Infrastructure development, such as water, sewer, storm drainage, and any other needed utilities will require extraordinary expenditures, as will remediation of any environmental issues. Redevelopment of the Redevelopment Project Area will not occur without private investment and assistance with extraordinary expenses will be needed to obtain private investment.

Some new mixed-use development has occurred on the north side of the Redevelopment Project Area in recent years, however with these few exceptions, there has been very little significant redevelopment. The presence of vacancies and obsolete structures indicates the need for larger-scale redevelopment than will occur without intervention from the Village through TIF assistance.

Based on these factors, the Village of Glen Ellyn finds that the Redevelopment Project Area has not been subject to growth and development through private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan. Private investment and redevelopment has not occurred to eliminate the blighting influences that currently exist and will continue to worsen without the use of Tax Increment Financing for development and redevelopment. The Redevelopment Project is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of this Redevelopment Plan and the application of Incremental Property Taxes to

the Redevelopment Project Area under the Act and this Redevelopment Plan.

In the absence of Village-sponsored redevelopment initiatives, blighting conditions are expected to increase. Erosion or lack of appreciation of the assessed valuation of property in and near of the Redevelopment Project Area could lead to a reduction of real estate tax revenue to all taxing districts.

- 2. According to the Act, the municipality must find that the Redevelopment Plan and Project conform to the comprehensive plan for the development of the municipality as a whole.**

This Redevelopment Project Area Plan and Project conforms to the comprehensive plan for the development of the municipality as a whole. Section IV describes how the specific goals and objectives in the Village's Comprehensive Plan are reflected in the goals of the Redevelopment Plan and Project.

- 3. According to the Act, the Redevelopment Plan must establish the estimated dates of completion of the redevelopment project and retirement of obligation issues to finance the Redevelopment Project Costs. The Act sets the maximum date at not more than 23 years with the right to receive the 23rd year of the Incremental Property Tax n the 24th year.**

The Redevelopment Project is to be completed in 2035 on or before the 23rd anniversary date of the adoption of the ordinance adopting this Redevelopment Plan and Redevelopment Project. The Village reserves the right under this Redevelopment Plan to receive the 23rd year of Incremental Property Taxes by December 31 of the 24th year, December 31, 2036.

- 4. According to the Act, the municipality must find, in the case of an Industrial Park Conservation Redevelopment Project Area, that the municipality is a labor surplus municipality and that the implementation of the Redevelopment Plan will reduce unemployment, create new jobs and by the provision of new facilities, enhance the tax base of the taxing districts that extend into the Redevelopment Project Area.**

The Redevelopment Project Area is not an Industrial Park Conservation Redevelopment Project Area.

- 5. According to the Act, the municipality must find that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.**

Based on the historical lack of private investment without assistance and the documented problems in the Redevelopment Project Area, the Village finds that the Redevelopment Project Area would not reasonably be developed without the use of incremental tax revenue.

This is also noted previously in this section under Redevelopment Program

Certification B.

- 6. According to the Act, the municipality must certify that such incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area.**

The Village of Glen Ellyn certifies that incremental revenues will be exclusively utilized for the development of the Redevelopment Project Area or in a contiguous Redevelopment Project Area as allowed by the Act. Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act. Incremental Property Taxes will be used according to the budget and estimated Redevelopment Project Area set forth in this plan for the Development of the Redevelopment Project Area.

- 7. According to the Act, the municipality must determine the need for a housing impact study, based on 10 or more inhabited residential units to be displaced, and certify if the above criteria are not met.**

The Village of Glen Ellyn has determined that there may be ten (10) or more inhabited residential units displaced. Therefore, a Housing Impact Study is required. The Housing Impact Study has been completed and is *Attachment 5* to this Redevelopment Plan and Project.

- 8. According to the Act the municipality must determine the number of residences and certify that the area contains 75 or fewer occupied residential units.**

The Village of Glen Ellyn has determined that there are 75 or more inhabited residential units in the Redevelopment Project Area. Therefore, a Housing Impact Study has been completed and is *Attachment 5* to this Redevelopment Plan and Project.

- 9. According to the Act, the municipality must incorporate the housing impact study if required.**

Based on the fact that there may be ten (10) or more housing relocations, a Housing Impact Study is required. The Housing Impact Study has been completed and is *Attachment 5* to this Redevelopment Plan and Project.

- 10. When a relocation plan is required, and the residents are low and very low-income households, then the plan must adopt an assistance plan that is not less than the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under the Act.**

As certified above in 7 and 8, the Redevelopment Plan requires a Housing Impact Study. The Housing Impact Study indicates that there are low or very low income households in the Redevelopment Project Area, so the assistance plan does address the Federal Uniform Relocation Assistance and Real Property Acquisition Policies

Act of 1970.

- 11. According to the Act, the municipality must indicate the effort to be made for relocation to occur near the Redevelopment Project Area.**

As certified, the Relocation Plan of the Housing Impact Study identifies relocation opportunities near the Redevelopment Project Area.

- 12. According to the Act, the municipality must indicate how a change in the number of units to be affected in a plan causes the housing provisions to be triggered.**

The Housing Impact Study states that should the Village find that there are low or very low income households in the Redevelopment Project Area in the future, the relocation assistance plan will not be less than the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 or the regulations under the Act provide.

- 13. According to the Act, the Redevelopment Project Area includes only those contiguous parcels of real property and improvements that will be substantially benefited by the proposed redevelopment project improvements.**

The map of the Redevelopment Project Area is *Attachment 2* and is made part of this document by reference hereto. It demonstrates that all parcels in the Redevelopment Project Area are contiguous.

The Redevelopment Project Area was found to qualify to be in need of action to avoid becoming “blighted.” The Redevelopment Project Area Program (Section III, C of this report) and the Redevelopment Project Improvements as identified in the Redevelopment Area Program and Budget are specifically geared to remediation or prevention of this potential blight. Therefore, the area will substantially benefit from the proposed Redevelopment Project improvements.

- 14. According to the Act, no redevelopment plan may be approved or amended that includes the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, State, county or municipal government as public land for “outdoor recreational activities” or for nature preserves and used for that purpose within five years prior to the adoption of the redevelopment plan. For the purpose of this subsection, “recreational activities” is limited to camping and hunting.**

The plan does not include the development of vacant land (i) with a golf course or (ii) designated as public land for “outdoor recreational activities” or for nature preserves used for those purposes within five years prior to the adoption of the plan.

15. **According to the Act, no cost shall be a redevelopment project cost in a Redevelopment Project Area if used to demolish, remove, or substantially modify a historic resource, unless no prudent and feasible alternative exists. "Historic resource" means: (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places; or, (ii) a contributing structure in a district on the National Register of Historic Places. This item does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.**

This plan hereby certifies that Redevelopment Project Expenses relating to the demolition, removal, or substantial modification of historic resources, if present, will be utilized in conformance with the Act.

IX. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN

This Redevelopment Plan may be amended pursuant to the Act.

TABLES

Table 1: TIF Base / Five-Year EAV History

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN AND PROJECT

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
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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
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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

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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

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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

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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: Projected EAV and Tax Increment in Redevelopment Project Area

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN AND PROJECT

Central Business District Redevelopment Project Area								
Base Value		\$ 53,618,031		Inflation Factor		1.00%		
Construction Year	Valuation Year	Revenue Year	Inflation Increment	Value Added	Valuation Increment	Tax Rate	Tax Increment	
1	2012	2013	2014		100,000	100,000	6.432	6,432
2	2013	2014	2015	537,180	100,000	737,180	6.432	47,415
3	2014	2015	2016	543,552	250,000	1,530,732	6.432	98,457
4	2015	2016	2017	551,488	500,000	2,582,220	6.432	166,088
5	2016	2017	2018	562,003	2,000,000	5,144,223	6.432	330,876
6	2017	2018	2019	587,623	2,000,000	7,731,845	6.432	497,312
7	2018	2019	2020	613,499	2,000,000	10,345,344	6.432	665,413
8	2019	2020	2021	639,634	1,000,000	11,984,978	6.432	770,874
9	2020	2021	2022	656,030	1,000,000	13,641,008	6.432	877,390
10	2021	2022	2023	672,590	750,000	15,063,598	6.432	968,891
11	2022	2023	2024	686,816	750,000	16,500,414	6.432	1,061,307
12	2023	2024	2025	701,184	500,000	17,701,599	6.432	1,138,567
13	2024	2025	2026	713,196	500,000	18,914,795	6.432	1,216,600
14	2025	2026	2027	725,328	250,000	19,890,123	6.432	1,279,333
15	2026	2027	2028	735,082	250,000	20,875,205	6.432	1,342,693
16	2027	2028	2029	744,932	250,000	21,870,137	6.432	1,406,687
17	2028	2029	2030	754,882	150,000	22,775,019	6.432	1,464,889
18	2029	2030	2031	763,930	150,000	23,688,949	6.432	1,523,673
19	2030	2031	2032	773,070		24,462,019	6.432	1,573,397
20	2031	2032	2033	780,801		25,242,820	6.432	1,623,618
21	2032	2033	2034	788,609		26,031,428	6.432	1,674,341
22	2033	2034	2035	796,495		26,827,923	6.432	1,725,572
23	2034	2035	2036	804,460		27,632,382	6.432	1,777,315
Totals				12,500,000				23,237,140
Present Value				6.00%			\$	9,762,785

ATTACHMENTS

Attachment 1: Legal Description

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN AND PROJECT

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
05-11-310-078
05-11-310-037
05-11-310-038
05-11-310-055
05-11-310-059
05-11-310-079

05-11-329-010
05-11-329-008
05-11-329-007

05-11-310-044
05-11-310-021
05-11-310-022
05-11-310-061
05-11-310-049
05-11-310-050
05-11-310-051
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
05-11-311-005
05-11-311-011
05-11-311-012
05-11-311-013
05-11-311-016

05-11-334-001 THRU 108

05-11-312-011
05-11-312-012
05-11-312-013

05-11-318-004
05-11-318-005
05-11-318-003
05-11-318-011
05-11-318-012
05-11-318-001
05-11-318-006
05-11-318-007

05-11-335-001 THRU 095

05-11-337-001 THRU 055

05-11-318-013

05-11-317-025

05-11-317-024

05-11-317-023

05-11-317-022

05-11-317-021

05-11-317-020

05-11-317-018

05-11-317-017

05-11-317-001

05-11-317-002

05-11-317-026

05-11-317-003

05-11-317-028

05-11-317-005

05-11-317-006

05-11-317-007

05-11-317-008

05-11-317-027

05-11-317-010

05-11-317-011

05-11-317-029

05-11-317-015

05-11-317-016

05-11-317-019

05-11-321-001

05-11-321-002

05-11-321-008

05-11-321-004

05-11-321-005

05-11-321-006

05-11-328-001

05-11-328-002

05-11-328-003

05-11-328-004

05-11-328-005

05-11-328-006

05-11-328-008

05-11-328-009

05-11-328-010

05-11-328-017

05-11-328-018

05-11-328-024

05-11-328-025

05-11-329-029

05-11-329-003

05-11-329-004

05-11-329-038

05-11-336-001 THRU 008

05-11-322-001
05-11-322-002
05-11-322-003
05-11-322-004
05-11-322-014
05-11-322-015
05-11-322-016
05-11-322-017
05-11-322-011
05-11-322-023
05-11-322-022
05-11-322-024
05-11-322-010
05-11-322-021

05-11-327-001
05-11-327-002
05-11-327-003
05-11-327-004
05-11-327-005
05-11-327-025
05-11-327-007
05-11-327-008
05-11-327-024
05-11-327-011
05-11-327-023
05-11-327-026
05-11-327-016
05-11-327-012
05-11-327-021
05-11-327-022
05-11-327-015

05-11-326-001
05-11-326-002
05-11-326-035
05-11-326-040
05-11-326-041
05-11-326-042
05-11-326-043
05-11-326-006
05-11-326-007

05-11-325-001
05-11-325-002
05-11-325-003
05-11-325-004
05-11-325-005

05-11-320-001
05-11-320-002
05-11-320-003
05-11-320-004
05-11-320-005
05-11-320-006
05-11-320-016
05-11-320-017

05-11-320-015
05-11-320-010
05-11-320-011
05-11-320-012
05-11-320-013
05-11-320-014

05-11-313-011
05-11-313-004
05-11-313-005
05-11-313-006
05-11-313-010

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05-11-316-007
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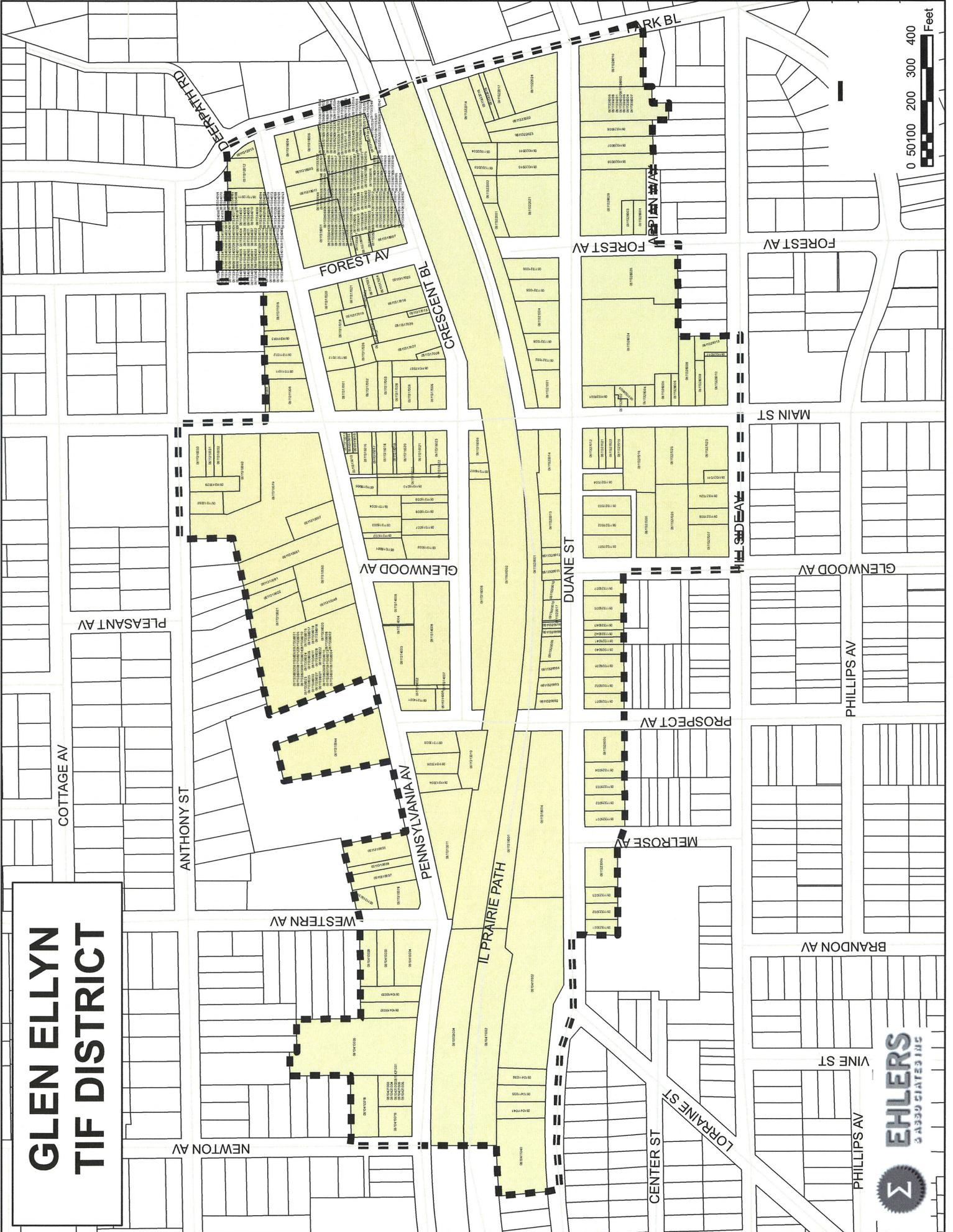
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Attachment 2: Redevelopment Project Area Map

CENTRAL BUSINESS DISTRICT REDEVELOPMENT PLAN AND PROJECT

GLEN ELLYN TIF DISTRICT



Attachment 3: Existing Zoning Map

**Attachment 4: Village of Glen Ellyn, Central Business District Redevelopment
Project Area Eligibility Report**