

VILLAGE OF LISLE, IL

# Lincoln Avenue (Route 53) Redevelopment Project Area

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

**DRAFT REPORT** | April 2, 2025 / Revised May 21, 2025



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# 1. Introduction

The Village of Lisle (the “Village”) seeks to establish a tax increment financing (TIF) district to serve as an economic development tool and promote the revitalization of land on Lincoln Avenue (Route 53) between Warrenville Road and Ogden Avenue. The Village engaged SB Friedman Development Advisors, LLC (SB Friedman) in December 2024 to conduct a redevelopment project area feasibility study and prepare a redevelopment plan and project for the proposed TIF district. On December 16, 2024, the Village passed an inducement resolution (Resolution No. 2024-4550) (the “Resolution”) that expressed the Village’s intent to reimburse eligible project costs incurred prior to the adoption of the TIF District but after the adoption of the Resolution, if the proposed RPA is established. Further, the Resolution provides for the possibility that steps may be taken prior to the adoption of the TIF District without impacting the “but for” finding required to establish a TIF District.

This document serves as the Eligibility Report and Redevelopment Plan and Project (together, the “Report”) for the proposed Lincoln Avenue (Route 53) Redevelopment Project Area (“Lincoln Ave (Rt 53) RPA” or the “RPA”). **Section 2** of the Report, the Eligibility Report, details the eligibility factors found within the proposed RPA in support of its designation as a “blighted area” for vacant land and a “conservation area” for improved land, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4--1 et seq., as amended (the “Act”). **Section 3** of this Report, the Redevelopment Plan and Project, (the “Redevelopment Plan”), outlines the comprehensive program to revitalize the proposed RPA, as required by the Act.

## Redevelopment Project Area

The proposed RPA is located within the Village of Lisle in DuPage County (the “County”), as shown on **Map 1**. The proposed RPA consists of approximately 53 tax parcels (36 improved parcels and 17 vacant parcels) and 18 buildings. Vacant parcels include any real property without industrial, commercial or residential buildings, and has not been used for commercial agricultural purposes in the past five years. For the purposes of analysis, parcels that include side yards or parking lots related to an adjacent building with common ownership are considered improved.

The proposed RPA comprises approximately 67 acres of land, of which approximately 10 acres are vacant, 39 acres are improved, and approximately 18 acres are right-of-way. The parcels included in the proposed RPA are roughly bounded by Interstate-88, Warrenville Road, Main Street, Ogden Avenue and Dorset Avenue, as illustrated in **Map 2**. SB Friedman’s analysis was completed for both vacant and improved parcels, as shown in **Map 3**. Based on SB Friedman’s research, the proposed RPA currently consists of a mix of commercial, residential, institutional and vacant land uses, as shown in **Map 4**.

## Determination of Eligibility

This Report concludes that the proposed RPA is eligible for designation as a “blighted area” for vacant land and as a “conservation area” for improved land, per the Act.

## VACANT PARCELS: BLIGHTED AREA FINDINGS

Per SB Friedman’s analysis, the vacant portion of the proposed RPA is eligible as a “blighted area” under the one-factor test outlined in the Act. The factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described in **Appendix 2**.

## ONE-FACTOR ELIGIBILITY

The Village engaged Gewalt Hamilton Associates (“GHA”) to evaluate chronic flooding within the proposed RPA and/or runoff from the vacant parcels in the proposed RPA contributing to flooding within the watershed. GHA determined 100% of the vacant parcels in the proposed RPA are subject to risk for chronic flooding and contribute to flooding within the Saint Joseph Creek Watershed and the East Branch DuPage River Watershed. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.

## IMPROVED PARCELS: CONSERVATION AREA FINDINGS

For the improved land within the proposed RPA, SB Friedman’s analysis indicated that 94% of primary structures are aged 35 years or older based on historic aerials and data from CoStar and DuPage County. This satisfies the requirement that 50% or more of the structures in the area have an age of 35 years or more. Further, the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Lack of Growth in EAV;
2. Deterioration;
3. Inadequate Utilities; and
4. Presence of Structures below Minimum Code Standards.

These factors are defined under the Act at 65 ILCS 5/11-74.4-3-(a) and (b) and are more fully described in **Appendix 2**.

Based on the age of primary structures in the proposed RPA and the presence of four eligibility factors, the improved parcels in the proposed RPA qualify under a “conservation area” finding (age of structures plus at least three eligibility factors).

## SUMMARY OF ELIGIBILITY FINDINGS

SB Friedman has found that the vacant portion of the proposed RPA qualifies to be designated as a “blighted area,” and the improved portion of the proposed RPA qualifies as a “conservation area,” with 94% of the primary structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors were found to be present to a meaningful extent and reasonably distributed within the proposed RPA.

These conditions hinder the potential to redevelop the proposed RPA and capitalize on its unique attributes. The proposed RPA will benefit from a strategy that addresses the challenges of aged buildings, deterioration and associated infrastructure to facilitate the overall improvement of its physical condition.



## Redevelopment Plan Goal, Objectives and Strategy

**GOAL.** The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a vacant “blighted area” and an improved “conservation area,” and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village’s overall quality of life.

**OBJECTIVES.** The following seven objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA, and encourage the construction of new commercial development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;
3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed RPA;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA and create a cohesive identity for the proposed RPA and surrounding area;
5. Facilitate the assembly and preparation, including demolition where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;
6. Support the goals and objectives of other overlapping plans, including the Village of Lisle Comprehensive Plan published in 2024 (the “2024 Comprehensive Plan”) and subsequent plans; and
7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan.

**STRATEGY.** Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

## Financial Plan

**ELIGIBLE COSTS.** The Act outlines several categories of expenditures that can be funded using incremental property taxes. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred and any such costs incidental to this Redevelopment Plan pursuant to the Act.

**ESTIMATED REDEVELOPMENT PROJECT COSTS.** The estimated eligible redevelopment project costs of this Redevelopment Plan are \$35 million. The total of eligible redevelopment project costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

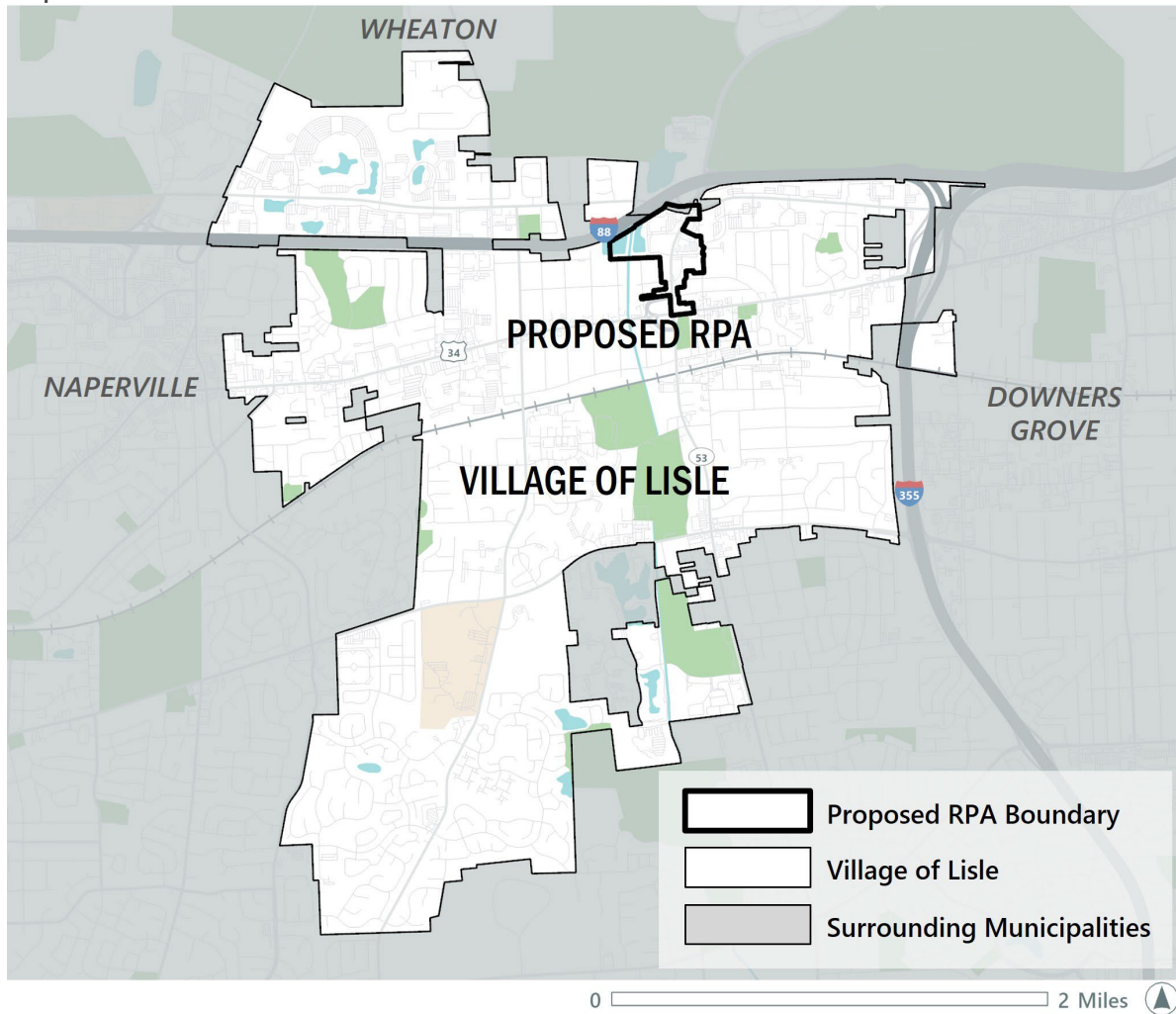
**EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA.** The 2024 EAV (the most recent year in which assessed values and the equalization factor were available) of all taxable parcels in the proposed RPA is \$9,503,300. By tax year 2048 (collection year 2049), the total taxable EAV for the proposed RPA is anticipated to be approximately \$39.2 million.

## Required Tests and Findings

The required conditions for the adoption of this Redevelopment Plan are found to be present within the proposed RPA:

1. The proposed RPA is 67 acres in size and thus satisfies the requirement that it be at least 1.5 acres;
2. Limited private investment has occurred in the proposed RPA over the last five years;
3. Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. Accordingly, “but for” the designation of a TIF district, these projects would be unlikely to occur on their own;
4. The proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan;
5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2024 Comprehensive Plan;
6. The Village of Lisle certifies that displacement of no more than 10 occupied housing units will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act; and
7. The Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2049, if the ordinances establishing the proposed RPA are adopted during 2025.

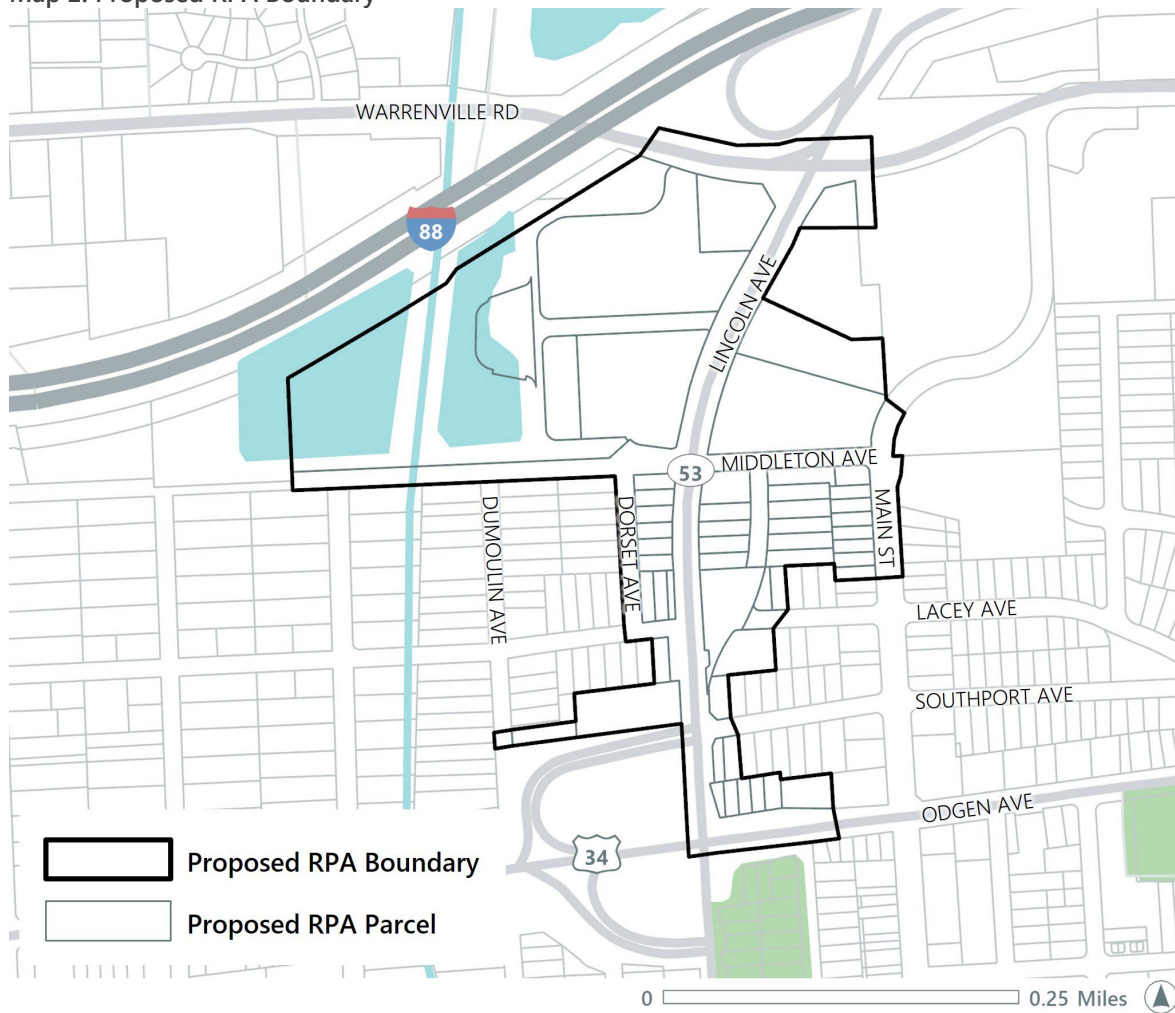
Map 1: Context



Source: DuPage County, Esri, SB Friedman, Village of Lisle

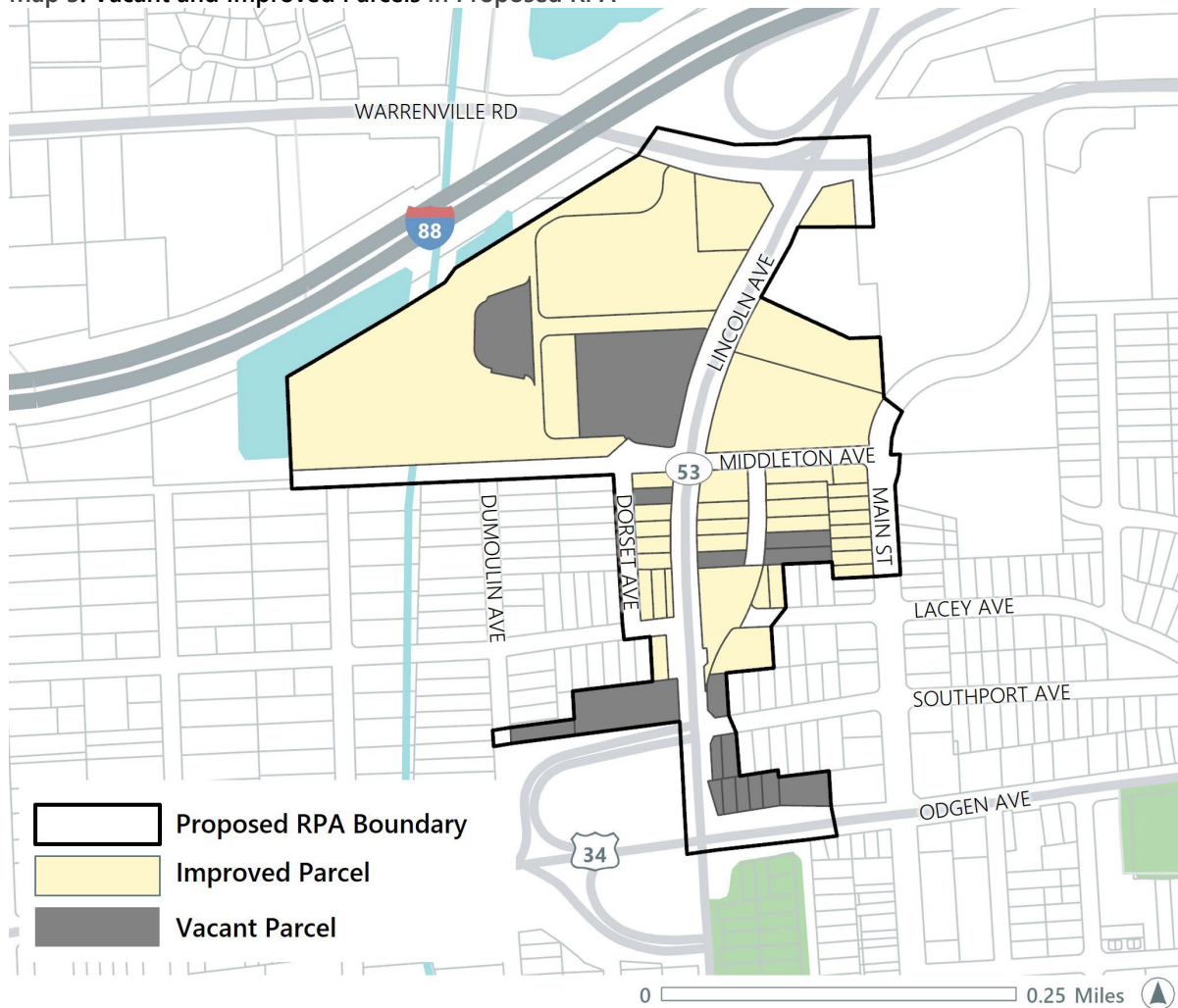


Map 2: Proposed RPA Boundary



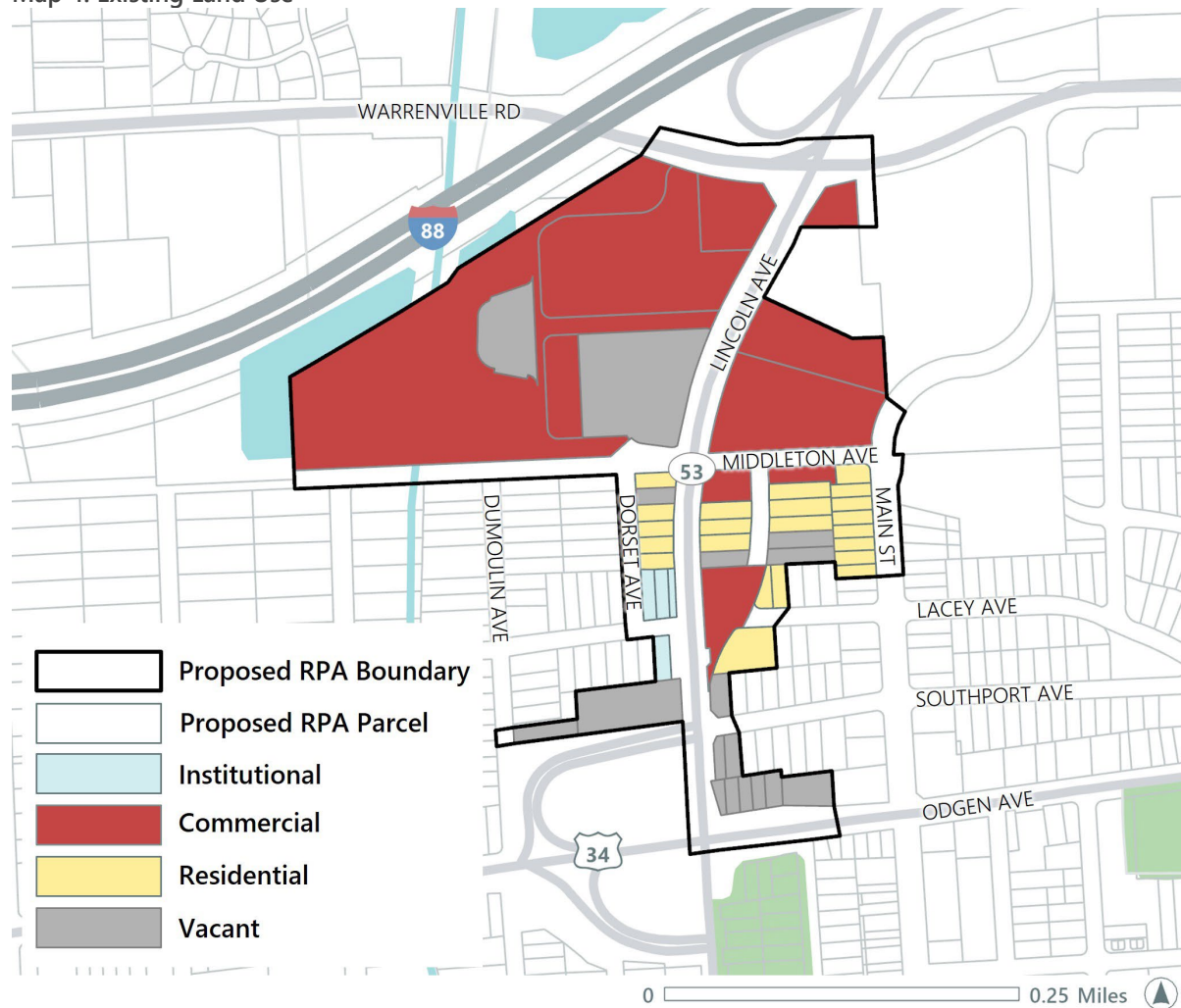
Source: DuPage County, Esri, SB Friedman, Village of Lisle

Map 3: Vacant and Improved Parcels in Proposed RPA



Source: DuPage County, Esri, SB Friedman, Village of Lisle

Map 4: Existing Land Use



Source: DuPage County, Esri, SB Friedman, Village of Lisle

## 2. Eligibility Report

This report concludes that the proposed Lincoln Ave (Rt 53) RPA is eligible for designation as a “blighted area” for vacant land and as a “conservation area” for improved land, per the Act.

### Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a “blighted area” and/or a “conservation area.” “Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas that are deteriorating and declining and soon may become blighted. A description of the statutory provisions of the Act is provided below.

### Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as “blighted.” One way is to find that at least two of six factors from the “Two-Factor Test” are present to a meaningful extent and reasonably distributed throughout the proposed RPA. The second way is to find at least one of the six factors under the “One-Factor Test” is present to a meaningful extent and reasonably distributed throughout the proposed RPA.

#### TWO-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two or more of the following factors may be identified, which combine to impact the sound growth of the proposed RPA.

- Obsolete Platting of Vacant Land
- Diversity of Ownership
- Tax and Special Assessment Delinquencies
- Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land
- Environmental Contamination
- Lack of Growth in EAV

#### ONE-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one or more of the following factors is found.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;

- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

## Factors for Improved Areas

According to the Act, “blighted areas” for improved land must demonstrate at least five of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. “Conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a “blighted area.” The following are eligibility factors for improved areas:

- Dilapidation
- Obsolescence
- Deterioration
- Presence of Structures below Minimum Code Standards
- Illegal Use of Individual Structures
- Excessive Vacancies
- Lack of Ventilation, Light or Sanitary Facilities
- Inadequate Utilities
- Excessive Land Coverage and Overcrowding of Structures and Community Facilities
- Deleterious Land Use or Layout
- Environmental Clean-Up
- Lack of Community Planning
- Lack of Growth in EAV

A definition of each factor is provided in **Appendix 2**.

## Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed RPA is eligible for designation as a “blighted area” for vacant land and as a “conservation area” for improved land, per the Act:

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Analysis of historical EAV trends for the last six years (five year-to-year periods) for which data are available and final (2019-2024) from the DuPage County Supervisor of Assessments and the Lisle Township Assessors Office;
- Review of building age data from the Lisle Township Assessors Office, supplemented by CoStar data and historic aeries;
- Review of parcel-level GIS shapefile data provided by the County;
- Review of municipal building permit records (2020-2024);
- Review of a memorandum provided by Gewalt Hamilton Associates regarding flooding, dated March 7, 2025;
- Review of a memorandum prepared by the Village Development Services Department regarding stormwater management system compliance with existing codes, dated March 7, 2025;



- Review of a memorandum provided by the Village Public Works Department regarding locations, ages and conditions of stormwater infrastructure, dated January 23, 2025; and
- Review of the 2024 Comprehensive Plan provided by the Village.

SB Friedman examined all parcels for qualification factors consistent with requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building and/or parcel-by-parcel basis as applicable. The building and parcel information was then plotted on a map of the proposed RPA to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed RPA.

## Blighted Area Findings: Vacant Parcels

Per SB Friedman's analysis, the vacant portion of the proposed RPA is eligible to be designated as a "blighted area" per the one-factor test. The finding is detailed below and shown in **Map 5** at the end of this eligibility section.

### ONE-FACTOR BLIGHTED FINDING

Gewalt Hamilton Associate, Inc., a third-party engineer engaged by the Village, has indicated that runoff from 100% the vacant portion of the proposed RPA contributes to flooding within the watershed. In addition, 100% of the vacant parcel acreage is subject to chronic flooding. This factor is found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA.

## Conservation Area Findings: Improved Parcels

Based on the conditions found within the proposed RPA at the completion of SB Friedman's research, it has been determined that the improved land within the proposed RPA meets the eligibility requirements of the Act to be classified as a "conservation area." Of the 18 primary structures in the proposed RPA, at least 17 structures (94%) are 35 years of age or older, as they were constructed before 1989. **Map 5** shows the location of primary structures that are 35 years or older. SB Friedman's research indicates that the following four factors are present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Lack of Growth in EAV
2. Deterioration
3. Inadequate Utilities
4. Presence of Structures below Minimum Code Standards

Each eligibility factor that is present to a meaningful extent and reasonably distributed throughout the proposed RPA is summarized below.

### 1. LACK OF GROWTH IN EAV

The Act defines lack of growth in EAV as having the total EAV of the improved portion of the proposed RPA under evaluation either decline for at least three of the last five year-to-year periods; or increase at an annual rate that was less than the balance of the Village for at least three of the past five year-to-year periods; or

increase at an annual rate that was less than the CPI for at least three of the past year-to-year periods. A full definition is provided in **Appendix 2**.

SB Friedman tabulated the EAV history of all proposed improved RPA tax parcels for the previous five year-to-year periods using EAV data provided by the DuPage County Supervisor of Assessments. The most recent year for which final information was available was 2024. SB Friedman’s analysis identified a lack of EAV growth within the proposed RPA in accordance with the following criteria, as defined in the Act:

1. The EAV growth rate of the proposed improved RPA parcels has been less than the growth rate of the balance of the Village for five (5) of the last five (5) year-to-year periods; and
2. The EAV growth rate for the proposed improved RPA parcels has been less than the growth rate of the CPI for three (3) of the last five year-to-year periods.

This eligibility factor is present to a meaningful extent and assessed area-wide throughout the improved portion of the proposed RPA. A summary of SB Friedman’s findings is presented in **Table 1**.

**Table 1: Percentage Change in Annual EAV, 2019-2024**

	2019	2020	2021	2022	2023	2024
Improved Proposed RPA Parcels EAV	\$8.08 M	\$8.27 M	\$8.29 M	\$8.56 M	\$8.53 M	\$9.07 M
Percent Change	---	2.4%	0.3%	3.3%	-0.4%	6.3%
Village EAV Less Proposed Improved RPA Parcels	\$1.08 B	\$1.12 B	\$1.13 B	\$1.17 B	\$1.22 B	\$1.33 B
Change in Village EAV Less Proposed Improved RPA Parcels		4.2%	0.4%	3.6%	4.9%	8.4%
<b>Proposed Improved RPA Parcels - Growth Less Than Village</b>		<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>
Change in CPI [1]	---	1.1%	4.2%	7.6%	3.3%	3.5%
<b>Improved Proposed RPA Parcels - Growth Less Than CPI</b>	---	<b>NO</b>	<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NO</b>

[1] Consumer Price Index for all urban consumers and all items, in the Chicago-Naperville-Elgin area, not seasonally adjusted.

Source: DuPage County Supervisor of Assessments; Lisle Township Assessment Office; SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

## 2. DETERIORATION

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

Physical deterioration was observed on 19 parcels of 36 improved parcels (53% of improved parcels). The most common form of deterioration was on surface improvements, including streets, parking lots, and driveways. Catalogued surface improvement deterioration included cracks in alligating of streets, damaged curbs, potholes, and cracking driveways. Site deterioration also included broken fences. Building deterioration included fascia, a damaged exterior beam, weathered and deteriorated siding and roofline, and damaged

gutter. Deterioration of buildings and surface improvements can make it appear as though the proposed RPA lacks investment and can make it more difficult to attract new businesses or consumers. As illustrated on **Map 6**, this factor was found to be meaningfully present and reasonably distributed throughout the proposed RPA.

### 3. INADEQUATE UTILITIES

The Act defines inadequate utilities as underground and overhead utilities, such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electrical services, which are:

1. Of insufficient capacity to serve the uses in the redevelopment project area;
2. Deteriorated, antiquated, obsolete or in disrepair; or
3. Lacking within the redevelopment project area.

Based on the memorandum dated January 23, 2025 provided by the Village's Public Works Director, stormwater management utilities in the proposed RPA are deteriorated and of insufficient capacity to serve the uses in the redevelopment project area. Improved parcels within the RPA are located within the East Branch DuPage River Watershed. Based on the Federal Emergency Management Agency's (FEMA) National Flood Hazard Layer, as shown in **Map 7**, 34 of the 36 improved parcels (94%) within the RPA have some level of flooding risk. Per the Village, approximately 16.5% of the levee that protects the improved parcels within the RPA from 50-year flooding events is located within the unimproved Middleton Avenue right-of-way west of Lincoln Avenue, which falls within the proposed RPA. The levee is deteriorated, in poor condition and in need of rehabilitation. Improvements to the levee, including those within the RPA, are part of the ongoing Lisle Levee Elevation Project, which the Village has partnered with the United States Army Corp of Engineers to complete. Based on these conditions, the inadequate utilities factor was found to be present to a meaningful extent and reasonably distributed across the improved parcels in the proposed RPA.

### 4. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Per the Act, structures below minimum code standards are those that do not meet applicable standards of zoning, subdivision, building, fire and other governmental codes. The principal purpose of such codes is to protect the health and safety of the public, including building occupants, pedestrians and occupants of neighboring structures.

The Village of Lisle is a partial waiver community. Stormwater and floodplain regulations are established by the 2022 DuPage County Countywide Stormwater and Floodplain Ordinance (the "2022 Ordinance") and amended by Title 12 of the Lisle Village Code.

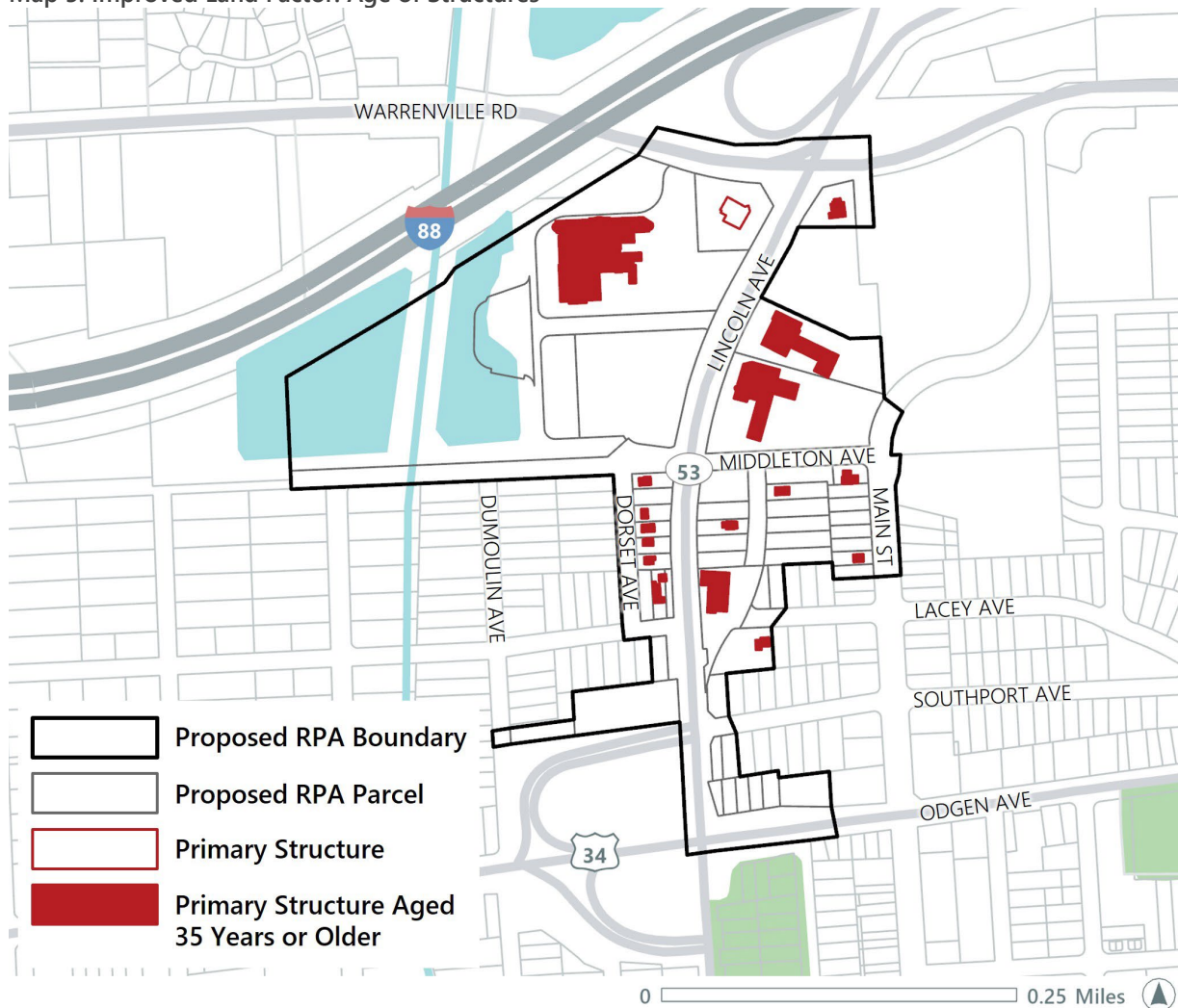
According to a memo from the Village Development Services Department, dated March 7, 2025, all (100%) existing primary structures within the proposed Lincoln Avenue (Rt 53) TIF District were constructed under previous editions of the Village's stormwater and floodplain regulations, including the 2022 Ordinance. Accordingly, stormwater management systems that serve the improved parcels within the proposed RPA were built prior to the current 2022 Ordinance. In addition, the existing structures were constructed under previously adopted Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM). Although the development of these properties predates current codes and standards of the Village, they may not be in direct violation of all ordinances, as they may have been "grandfathered in" or received a sufficient level of upgrades and improvements since being constructed.

The presence of structures below minimum code standards, and the cost to upgrade “grandfathered” structures to meet modern codes may also reduce the overall competitiveness and economic viability of the area. Based on information provided by the Village, this factor is present to a meaningful extent and is reasonably distributed throughout the proposed RPA.

## Summary of Findings

SB Friedman has found that the proposed RPA qualifies to be designated as a “blighted area” for vacant land and as a “conservation area” for improved land. The vacant land is eligible under a one-factor test due to its subjection and contribution to flooding. The improved land is eligible as a “conservation area”, with 94% of the structures within the proposed RPA at least 35 years of age or older, and four of the thirteen eligibility factors present to a meaningful extent and reasonably distributed within the proposed RPA.

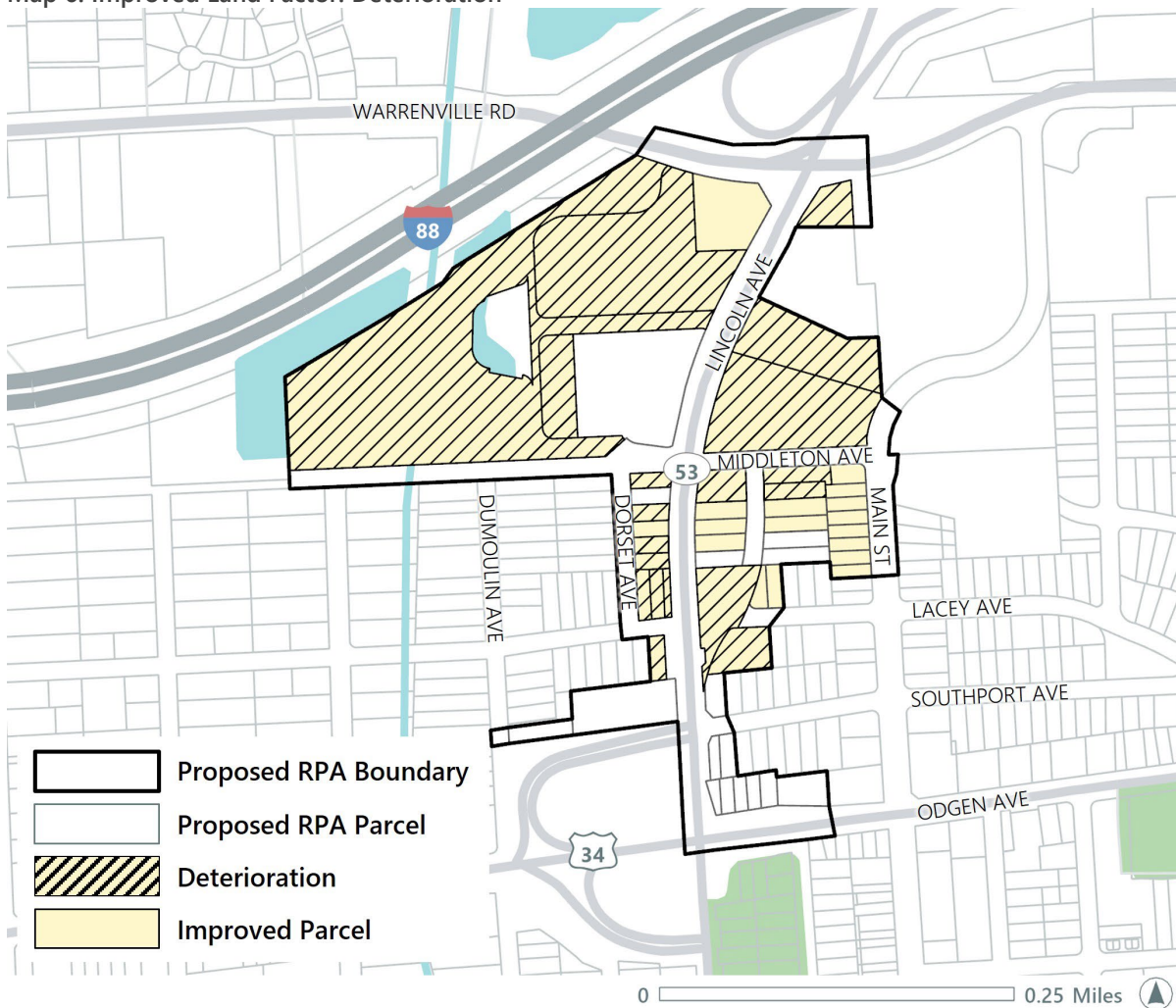
Map 5: Improved Land Factor: Age of Structures



Source: DuPage County, Esri, SB Friedman, Village of Lisle

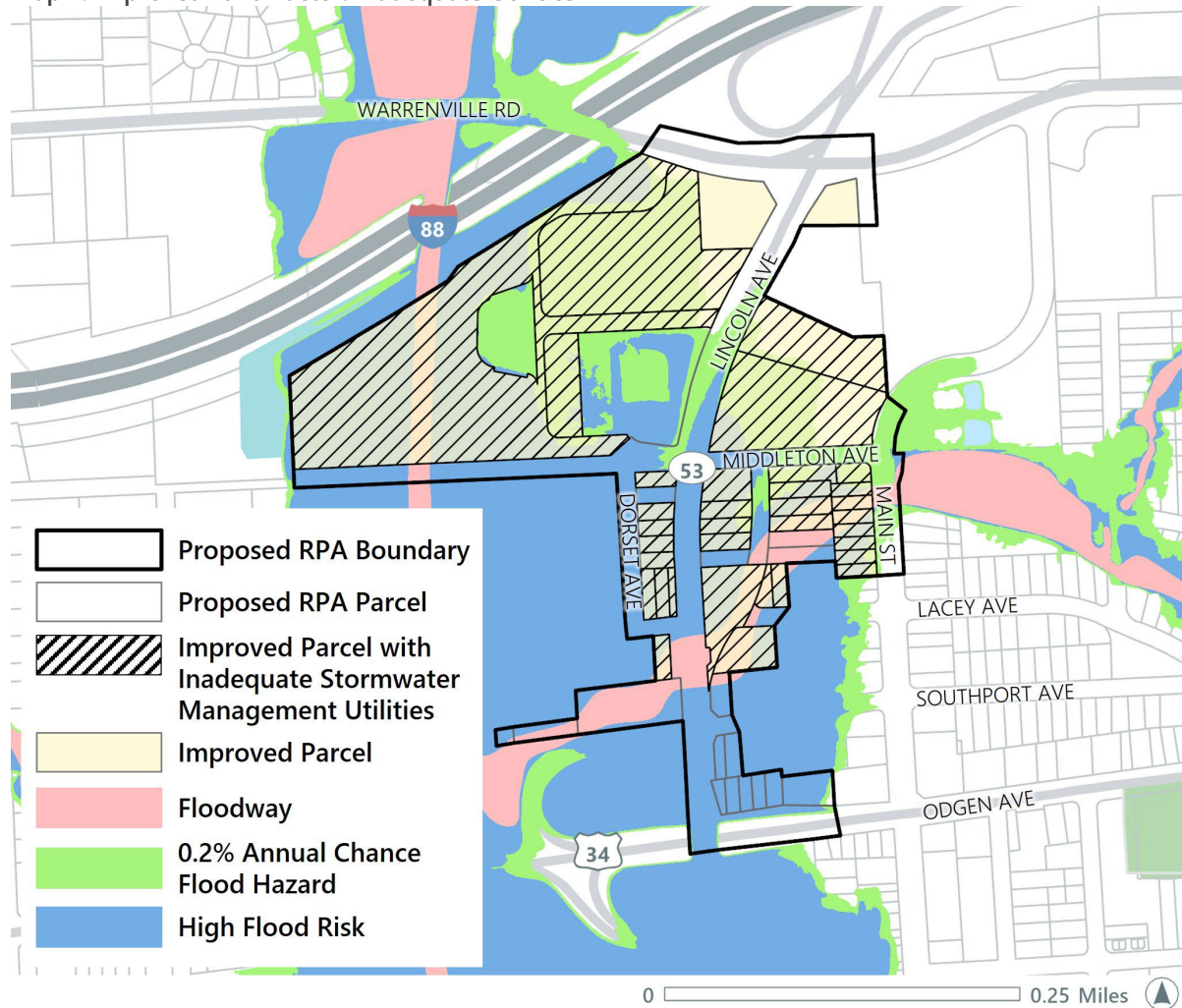


Map 6: Improved Land Factor: Deterioration



Source: DuPage County, Esri, SB Friedman, Village of Lisle

Map 7: Improved Land Factor: Inadequate Utilities



Source: DuPage County, Esri, FEMA, SB Friedman, Village of Lisle

### 3. Redevelopment Plan and Project

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be implemented over the 23-year life of the proposed RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions and promote rehabilitation and development in the proposed RPA.

#### Redevelopment Needs of the Proposed RPA

Currently, the proposed RPA is comprised of buildings that are characterized by a failure to meet current code standards, a lack of growth in property values, deterioration and inadequate utilities. These conditions reduce the value of the properties in the area and make the proposed RPA less competitive, overall, with property in other communities, thus limiting local area employment and development opportunities, and contributing to the lack of new investment in the proposed RPA.

The existing conditions for the proposed RPA suggest seven major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Site preparation;
3. Stormwater management;
4. Redevelopment of underutilized parcels;
5. Streetscape and infrastructure improvements, including utilities;
6. Rehabilitation of existing buildings; and
7. Resources for commercial, public/private institutional, park/open space and utility development.

The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the proposed RPA.

#### GOAL, OBJECTIVES AND STRATEGY

**GOAL.** The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a vacant “blighted area” and an improved “conservation area,” and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance the Village’s overall quality of life.

**OBJECTIVES.** The following seven objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvement and/or rehabilitation of existing structures and façades within the proposed RPA, and encourage the construction of new commercial development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure where needed, to create an environment conducive to private investment;

3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed RPA;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA and create a cohesive identity for the proposed RPA and surrounding area;
5. Facilitate the assembly and preparation, including demolition where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;
6. Support the goals and objectives of other overlapping plans, including the Village's 2024 Comprehensive Plan; and
7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan.

**STRATEGY.** Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage private investment.

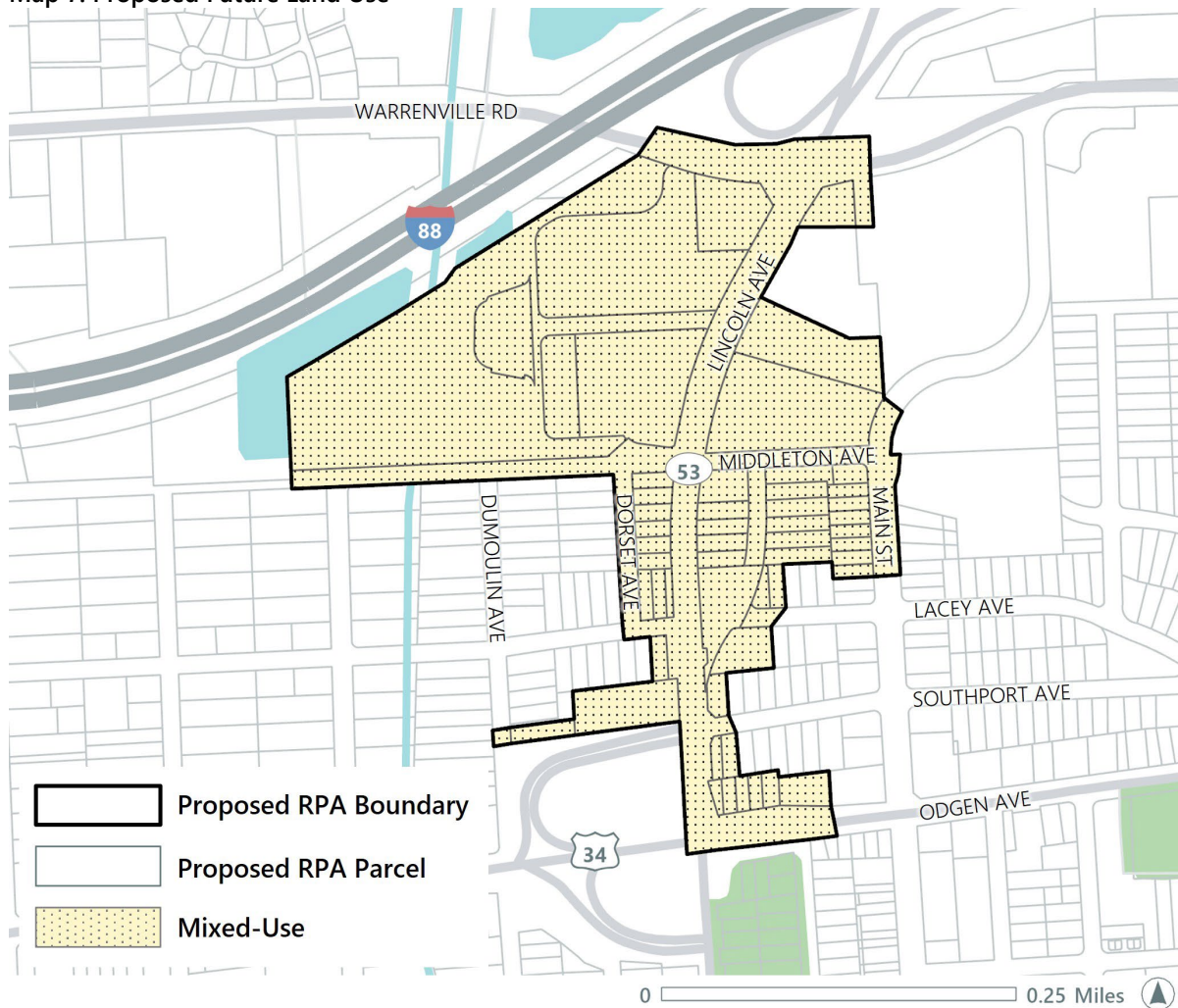
## Proposed Supportable Future Land Use

The proposed supportable future land use of the proposed RPA, as shown in **Map 7**, reflects the objectives of this Redevelopment Plan. For the purposes of this plan, the mixed-use designation is meant to allow for a variety of uses throughout the proposed RPA, in a manner that is in conformance with the 2024 Comprehensive Plan. The mixed-use designation allows for the following land uses within the proposed RPA:

- Commercial
- Public/Semi-Public
- Park/Open Space
- Right-of-Way



Map 7: Proposed Future Land Use



Source: DuPage County, Esri, SB Friedman, Village of Lisle



## Financial Plan

### ELIGIBLE COSTS

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan pursuant to the Act. The Village may also reimburse private entities for certain costs incurred in the development and/or redevelopment process. Such 'redevelopment project costs', as defined in Subsection 11-74.4-3(q) of the TIF Act and as amended from time to time, may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the redevelopment project area to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. 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 issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

8. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
9. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.
10. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
11. Payment in lieu of taxes, as defined in the Act.
12. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
  - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
  - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
  - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Act, 35 ILCS 235/0.01 et seq., then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act may be used within the redevelopment project area for the purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

## **ESTIMATED REDEVELOPMENT PROJECT COSTS**

The total eligible redevelopment project costs define an upper expenditure limit that may be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. The totals of line items are not intended to place a limit on the described expenditures. Adjustments to the estimated line-item costs are expected and may be made administratively by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line-item costs because of changed redevelopment costs and needs. Each individual project cost will be re-evaluated in light of projected private development

and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 2**.

Additional funding in the form of state and federal grants, private developer contributions, and other outside sources may be pursued by the Village as a means of financing improvements and facilities within the proposed RPA.

**Table 2: Estimated TIF-Eligible Redevelopment Project Costs**

Eligible Expense [1]	Estimated Project Costs
Administration and Professional Service Costs	\$1,000,000
Site Marketing Costs	\$2,000,000
Property Assembly and Site Preparation Costs	\$2,000,000
Building Rehabilitation Costs	\$5,000,000
Construction of Public Works or Improvements Costs	\$22,500,000
Financing Costs	\$500,000
Taxing District Capital Costs	\$500,000
Relocation Costs	\$500,000
Payments in Lieu of Taxes	\$500,000
Interest Costs (Developer or Property Owner)	\$500,000
<b>TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]</b>	<b>\$35,000,000</b>

[1] Described in more detail in Eligible Costs Section.

[2] Total Redevelopment Project Costs exclude any additional financing costs, including any interest expense, capitalized interest, costs of issuance, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are in addition to Total Redevelopment Project Costs.

[3] The amount of the Total Redevelopment Project Costs that can be incurred in the proposed RPA may be reduced by the amount of redevelopment project costs incurred in contiguous RPAs, or those separated from the proposed RPA only by a public right-of-way, that are permitted under the Act to be paid, and are paid, from incremental property taxes generated in the proposed RPA, but may not be reduced by the amount of redevelopment project costs incurred in the proposed RPA that are paid from incremental property taxes generated in contiguous RPAs or those separated from the proposed RPA only by a public right-of-way.

[4] All costs are in 2025 dollars and may be increased by 5% after adjusting for annual inflation reflected in CPI, published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued on a “pay-as-you-go basis” to finance a phase of the Redevelopment Plan may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

## **PHASING, SCHEDULING OF THE REDEVELOPMENT AND ESTIMATED DATES OF COMPLETION**

Each private project within the proposed RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village of Lisle. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this proposed RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2049, if the ordinances establishing the proposed RPA are adopted during 2025.

## SOURCES OF FUNDS TO PAY COSTS

Funds necessary to pay for redevelopment project costs and/or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from tax increment revenues and/or proceeds from municipal obligations, which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur redevelopment project costs that are paid from the funds of the Village other than incremental taxes, and the Village then may be reimbursed for such costs from incremental taxes.

The tax increment revenue, which will be used to fund tax increment obligations and eligible redevelopment project costs, shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract or parcel of real property in the proposed RPA over and above the certified initial EAV of each such property.

Other sources of funds, which may be used to pay for development costs and associated obligations issued or incurred, include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer may deem appropriate.

The proposed RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the proposed RPA to pay for eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the proposed RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the proposed RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 2** of this Redevelopment Plan.

## ISSUANCE OF OBLIGATIONS

To finance project costs, the Village may issue obligations secured by the anticipated tax increment revenue generated within the proposed RPA, or such other obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, 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 the timeframe described under "Phasing, Scheduling of the Redevelopment, and Estimated Dates of Completion" above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds.

### **MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA**

The purpose of identifying the most recent EAV of the proposed RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the proposed RPA. The 2024 EAV (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is \$9,503,300. This total EAV amount by property index number (PIN) is summarized in **Appendix 4**. The EAV is subject to verification by the DuPage County Supervisor of Assessments. After verification, the final figure shall be certified by the DuPage County Clerk, and shall become the "Certified Initial EAV" from which all incremental property taxes in the proposed RPA will be calculated by the County.

### **ANTICIPATED EQUALIZED ASSESSED VALUE**

By tax year 2048 (collection year 2049), the total taxable EAV for the proposed RPA is anticipated to be approximately \$39.2 million.

## **Impact of the Redevelopment Project**

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when TIF is utilized, real estate tax increment revenues from the increases in EAV over and above the Certified Initial EAV (established at the time of adoption of this document) may be used to pay eligible redevelopment project costs for the proposed RPA. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act. At the time when the proposed RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the proposed RPA will be distributed to all taxing districts levying taxes against property located in the proposed RPA. These revenues will then be available for use by the affected taxing districts.

### **DEMAND ON TAXING DISTRICT SERVICES AND PROGRAMS TO ADDRESS FINANCIAL AND SERVICE IMPACT**

In 1994, the Act was amended to require an assessment of any financial impact of a redevelopment project area on, or any increased demand for service from, any taxing district affected by the redevelopment plan, and a description of any program to address such financial impacts or increased demand.

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this Plan. At this time, no special programs are proposed for these taxing districts. The Village intends to monitor development in the area and should demand increase, the Village intends to work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.



The following taxing districts presently levy taxes on properties within the proposed RPA:

- DuPage County
- DuPage County Forest Preserve
- DuPage County Airport Authority
- Lisle Township
- Lisle Township Road
- Lisle Township Mental Health
- Village of Lisle
- Lisle Park District
- Lisle-Woodridge Fire Protection District
- Lisle Library District
- Lisle Community School District Unit 202
- DuPage Community College District 502

## Required Tests and Findings

As a part of establishing the proposed RPA, the following additional findings must be made:

### FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether the redevelopment project area has been subject to growth and development through private investment and must substantiate a finding of lack of such investment. Limited private investment has occurred in the proposed RPA during the past five years (2019-2024), as demonstrated by the following:

- **LACK OF GROWTH IN EAV.** In order to assess whether the proposed RPA has been subject to growth and private investment, SB Friedman analyzed growth in property taxable value in the rest of the Village and CPI and compared that growth to the trends within the proposed RPA. Between 2019 and 2024, EAV increased an aggregate 13% across all properties within the proposed RPA. Within the Village, excluding the proposed RPA, values increased by about 23% during the same period. In addition, within the Chicago-Naperville-Elgin MSA, CPI values also increased by nearly 21%. Thus, based on this data, the proposed RPA has lagged behind both growth in the rest of the Village and in CPI and has not been subject to significant growth and development through investment by private enterprise.
- **LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY.** Building permit data provided by the Village indicates that there have only been about seven permits issued to 5 parcels within the RPA between 2022 and 2024. Of these permits, four were related to remodeling, one was related to electrical work, one was related to replacing roofing, and another one related to parking lot repair. These permits had a relatively minimal combined value of just over \$375,000. As of January of 2025, two building permits were issued in the proposed RPA per the Resolution. Thus, the proposed RPA has not been subject to growth and development through investment by private enterprise.

***Finding:** The proposed RPA, as a whole, has not been subject to growth and development through investment by private enterprise.*

## **FINDING 2: “BUT FOR...” REQUIREMENT**

The Village is required to find that the redevelopment project area would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. The investments required to update and maintain buildings exhibiting deterioration, inadequate utilities, and that are below minimum code throughout the proposed RPA are extensive and costly, and the private market, on its own, has shown little ability to absorb all these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate area-wide redevelopment.

***Finding:** But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the proposed RPA, and the proposed RPA would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.*

## **FINDING 3: CONTIGUITY AND SUBSTANTIAL BENEFIT**

No redevelopment project area can be designated unless a plan and project are approved prior to the designation of the area; and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements.

***Finding:** The proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from this Redevelopment Plan.*

## **FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE**

The redevelopment plan must conform to the comprehensive plan for the development of the municipality as a whole.

The 2024 Comprehensive Plan’s Future Land Use Plan identified the following land uses as appropriate for the parcels within the proposed RPA: Community Business, Central Perimeter Business, Neighborhood Business and Parks and Open Space. All aspects of this Redevelopment Plan are in agreement with, but subservient to, plans made in the Village’s 2024 Comprehensive Plan.

***Finding:** The Lincoln Ave (Rt 53) Redevelopment Plan conforms to and proposes predominant land uses that are consistent with the 2024 Comprehensive Plan.*

## **FINDING 5: HOUSING IMPACT AND RELATED MATTERS**

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a Housing Impact Study and incorporate the study into the Redevelopment Plan and Project document.

***Finding:** The Village hereby certifies that displacement of no more than 10 occupied units will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act.*

#### **FINDING 6: ESTIMATED DATES OF COMPLETION**

As set forth in the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs.

***Finding:** The estimated dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2049 if the ordinances establishing the proposed RPA are adopted during 2025.*

#### **Provisions for Amending Action Plan**

This Redevelopment Plan and Project document may be amended pursuant to the provisions of the Act.

#### **Commitment to Fair Employment Practices and an Affirmative Action Plan**

The Village of Lisle hereby affirms its commitment to fair employment practices and an affirmative action plan.

# Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area ("RPA" or "TIF District") as a "conservation or blighted area" under the Act at the completion of our field research in January 2025 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

This Eligibility Report and Redevelopment Plan (the "Report") summarizes the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The Village is entitled to rely on the findings and conclusions of the Report in designating the proposed RPA as a redevelopment project area under the Act. SB Friedman has prepared the Report with the understanding that the Village would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that SB Friedman has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the proposed RPA, so that the Report will comply with the Act and that the proposed RPA can be designated as a redevelopment project area in compliance with the Act.

The Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Tax Increment Financing projections were prepared for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF District boundary and from inflationary increases in value. These projections were intended to provide an estimate of the final equalized assessed value (EAV) of the proposed TIF District.

As such, our report and the preliminary projections prepared under this engagement are intended solely for the Village's information, for the purpose of establishing a TIF District. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.

## Appendix 2: Glossary

### Factors for Vacant Land – One Factor Test

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if one (1) or more of the following factors is found to be present to a meaningful extent.

- The area contains unused quarries, strip mines or strip mine ponds;
- The area contains unused rail yards, rail track, or railroad rights-of-way;
- The area, prior to its designation, is subject to or contributes to chronic flooding;
- The area contains unused or illegal dumping sites;
- The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or
- The area qualified as blighted prior to becoming vacant.

### Factors for Vacant Land – Two Factor Test

**Obsolete Platting of Vacant Land.** This includes parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

**Diversity of Ownership.** Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when diversity of ownership of parcels of vacant land is sufficient in number to retard or impede the ability to assemble the land for development.

**Tax and Special Assessment Delinquencies.** Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

**Deterioration of Structures or Site Improvements in Neighboring Areas adjacent to the Vacant Land.** Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

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

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value (“EAV”) of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the

balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

## Factors for Improved Land

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

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

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

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

**Illegal Use of Individual Structures.** The use of structures in violation of the applicable federal, state or local laws, exclusive of those applicable to the *Presence of Structures below Minimum Code Standards*.

**Excessive Vacancies.** The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

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

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

**Excessive Land Coverage and Overcrowding of Structures and Community Facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence



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

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

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

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

**Lack of Growth in Equalized Assessed Value.** The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated; or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

## Appendix 3: Proposed Lincoln Avenue (Route 53) RPA Boundary Legal Description

### OF PROPERTY DESCRIBED AS:

THAT PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5 IN CORPORETUM OFFICE TOWERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8TH, 1986 AS DOCUMENT NUMBER R1986-091140;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 5, ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTHERN ILLINOIS GAS COMPANY TO THE NORTHEAST CORNER OF SAID LOT 5, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WARRENVILLE ROAD;

THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE NORTHERLY RIGHT-OF-WAY LINE OF WARRENVILLE ROAD TO SAID NORTHERLY RIGHT-OF-WAY LINE;

THENCE EASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WARRENVILLE ROAD TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53 (ALSO KNOWN AS LINCOLN AVENUE); THENCE EASTERLY TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID ILLINOIS ROUTE 53 AND THE NORTHERLY RIGHT-OF-WAY LINE OF WARRENVILLE ROAD;

THENCE CONTINUING EASTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WARRENVILLE ROAD, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF OLD MAIN STREET ALSO BEING THE WEST LINE OF LOT 1 IN ARBORETUM LAKES-WEST SUBDIVISION RECORDED JULY 18, 1997 AS DOCUMENT NUMBER R1997-104332;

THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OLD MAIN STREET AS SHOWN ON SAID ARBORETUM LAKES-WEST SUBDIVISION, TO THE SOUTHEAST CORNER OF SAID ROAD;

THENCE WEST ALONG A SOUTH LINE OF OLD MAIN STREET AS SHOWN ON SAID ARBORETUM LAKES-WEST SUBDIVISION, TO THE SOUTHEAST CORNER OF LOT 1 IN STANDARD'S ASSESSMENT PLAT RECORDED NOVEMBER 17, 1959 AS DOCUMENT NUMBER R1959-947524, ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN VOLVO OF LISLE SUBDIVISION RECORDED SEPTEMBER 26, 2023 AS DOCUMENT NUMBER R2023-062207;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT OF LOT 1 IN STANDARD'S ASSESSMENT PLAT, TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53;

THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53, ALSO BEING THE WESTERLY LINES OF LOT 1 IN SAID VOLVO OF LISLE SUBDIVISION, TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINES OF SAID LOT 1, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE EAST LINE OF LOT 2 IN SAID VOLVO OF LISLE SUBDIVISION, TO THE SOUTHEAST CORNER THEREOF, ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN LISLE AUTO PLAZA SUBDIVISION RECORDED JANUARY 18, 1996 AS DOCUMENT NUMBER R1996-008741;

THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID LOT 3 IN LISLE AUTO PLAZA SUBDIVISION, TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF RELOCATED MAIN STREET;

THENCE SOUTHEASTERLY ALONG A LINE PERPENDICULAR TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID RELOCATED MAIN STREET, ALSO BEING A POINT ON THE WESTERLY LINE OF LOT 1 IN MIDDLETON SQUARE SUBDIVISION RECORDED MARCH 7, 1994 AS DOCUMENT NUMBER R1994-055026;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE, TO THE SOUTHWEST CORNER OF SAID LOT 1 IN MIDDLETON SQUARE SUBDIVISION;

THENCE EAST ALONG SOUTH LINE OF SAID LOT 1 TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF SAID MAIN STREET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8 IN BLOCK 15 IN ARTHUR T. McINTOSH & CO'S LISLE DEVELOPMENT UNIT NUMBER ONE, RECORDED APRIL 29, 1926 AS DOCUMENT NUMBER R1926-212492;

THENCE WEST ALONG SAID EASTERLY EXTENSION AND SOUTH LINE OF SAID LOT 8 IN BLOCK 15, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH ALONG THE WEST LINE OF LOTS 8 AND 7 IN SAID BLOCK 15 TO THE NORTHEAST CORNER OF LOT 11 IN SAID BLOCK 15;

THENCE WEST ALONG THE NORTH LINE OF LOTS 11, 12 AND 13 IN SAID BLOCK 15 TO THE NORTHWEST CORNER OF SAID LOT 13;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 13 TO THE SOUTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LACEY AVENUE;

THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 14 IN SAID ARTHUR T. McINTOSH & CO'S LISLE DEVELOPMENT UNIT NUMBER ONE, ALSO BEING THE NORTHEAST CORNER OF LOT 1 IN CINERT'S PLAT OF CONSOLIDATION RECORDED SEPTEMBER 22, 1992 AS DOCUMENT NUMBER R1992-179234;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 17 TO THE SOUTHWEST CORNER THEREOF ALSO BEING THE SOUTHEAST CORNER OF SAID 1 IN CINERT'S PLAT OF CONSOLIDATION;

THENCE WEST ALONG THE NORTH LINE OF LOTS 10, 11 AND 12 IN SAID BLOCK 14 IN SAID ARTHUR T. McINTOSH & CO'S LISLE DEVELOPMENT UNIT NUMBER ONE, TO THE NORTHWEST CORNER OF SAID LOT 12;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 12 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY TO THE NORTHWEST CORNER OF LOT 10 IN BLOCK 13 IN SAID ARTHUR T. McINTOSH & CO'S LISLE DEVELOPMENT UNIT NUMBER ONE;

THENCE SOUTH ALONG THE WEST LINE OF LOT 10 TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF LOTS 15, 16 AND 17 IN SAID BLOCK 13, TO THE NORTHEAST CORNER OF SAID LOT 17;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 17 TO THE SOUTH LINE OF LOT 8 IN SAID BLOCK 13;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 8, 7, 6 AND 5 TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN QUIT CLAIM DEED IN TRUST RECORDED FEBRUARY 2, 2004 AS DOCUMENT NUMBER R2004-031915;

THENCE SOUTH ALONG THE EAST LINE OF THE PROPERTY DESCRIBED IN QUIT CLAIM DEED IN TRUST RECORDED FEBRUARY 2, 2004 AS DOCUMENT NUMBER R2004-031915 TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF OGDEN AVENUE;

THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 5 IN ARTHUR T. McINTOSH & CO'S LISLE DEVELOPMENT, UNIT NUMBER FOUR RECORDED MAY 21, 1926 AS DOCUMENT NUMBER R1926-213967, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OGDEN AVENUE,

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 5 AND ITS WESTERLY EXTENSION, TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53 (ALSO KNOWN AS LINCOLN AVE);

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION OF WEST RIGHT-OF-WAY LINE OF ILLINOIS ROUTE 53 (ALSO KNOWN AS LINCOLN AVE), TO A POINT 33 FEET EAST OF THE SOUTHWEST CORNER OF LOT 22 IN BLOCK 18 IN ARTHUR T. McINTOSH & CO'S LISLE DEVELOPMENT, UNIT NUMBER ONE RECORDED APRIL 29, 1926 AS DOCUMENT NUMBER R1926-212492;

THENCE WEST ALONG A SOUTH LINE OF LOTS 14 THRU 22 ALL IN BLOCK 18 IN SAID ARTHUR T. McINTOSH & CO'S LISLE DEVELOPMENT, UNIT NUMBER ONE AND IT'S WESTERLY EXTENSION TO THE WEST RIGHT-OF-WAY LINE OF DUMOULIN AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF DUMOULIN AVENUE TO A POINT OF INTERSECTION WITH A WESTERLY EXTENSION OF A LINE 60.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF LOT 14 AND 15 IN BLOCK 18;

THENCE EAST ALONG SAID PARALLEL LINE TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 15;

THENCE NORTH ALONG SAID EAST LINE OF LOT 15 TO THE NORTHEAST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF LOTS 16 THRU 20 ALL IN SAID BLOCK 18 TO THE NORTHEAST CORNER OF SAID LOT 20;

THENCE NORTH ALONG THE EAST LINE OF LOT 4 IN SAID BLOCK 18 TO THE NORTHEAST CORNER THEREOF, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LACEY AVENUE;

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF LACEY AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY LINE OF DORSET AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY AND SAID WEST RIGHT-OF-WAY LINE OF DORSET AVENUE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MIDDLETON AVENUE (UNIMPROVED);

THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MIDDLETON AVENUE (UNIMPROVED) TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 5 IN CORPORETUM OFFICE TOWERS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8TH, 1986 AS DOCUMENT NUMBER R1986-091140;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND WEST LINE OF SAID LOT 5 TO THE NORTHWEST CORNER THEREOF ALSO BEING THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

## Appendix 4: List of PINs in Proposed Lincoln Avenue (Route 53) RPA

Record #	PIN	2024 EAV
1	08-03-303-014	\$460
2	08-03-303-015	\$82,616
3	08-03-400-013	\$466,735
4	08-03-400-014	\$3,869,641
5	08-03-401-001	\$315,616
6	08-03-401-012	\$1,491,291
7	08-03-401-015	\$1,407,558
8	08-03-407-001	\$43,970
9	08-03-407-002	\$26,286
10	08-03-407-003	\$73,103
11	08-03-407-005	\$65,512
12	08-03-407-006	\$55,694
13	08-03-407-007	\$58,861
14	08-03-407-008	\$0
15	08-03-407-009	\$0
16	08-03-407-010	\$0
17	08-03-408-003	\$34,372
18	08-03-408-004	\$14,460
19	08-03-408-005	\$34,372
20	08-03-408-006	\$0
21	08-03-408-010	\$77,269
22	08-03-408-011	\$380,383
23	08-03-409-002	\$38,660
24	08-03-409-003	\$34,175
25	08-03-409-004	\$23,689
26	08-03-409-005	\$15,625
27	08-03-409-006	\$12,568
28	08-03-409-008	\$111,882
29	08-03-409-009	\$12,853
30	08-03-409-010	\$285
31	08-03-409-011	\$55,223
32	08-03-410-001	\$679
33	08-03-410-002	\$12,853
34	08-03-410-006	\$12,853

Record #	PIN	2024 EAV
35	08-03-410-007	\$24,467
36	08-03-410-008	\$24,467
37	08-03-410-009	\$24,598
38	08-03-410-010	\$24,467
39	08-03-414-006	\$0
40	08-03-414-013	\$0
41	08-03-414-024	\$0
42	08-03-415-009	\$0
43	08-03-415-023	\$0
44	08-03-419-002	\$9,927
45	08-03-419-003	\$37,385
46	08-03-419-010	\$4,591
47	08-03-419-011	\$4,591
48	08-03-419-012	\$4,591
49	08-03-419-013	\$4,591
50	08-03-419-014	\$4,591
51	08-03-419-018	\$657
52	08-03-429-001	\$280,258
53	08-03-429-002	\$224,575
<b>TOTAL</b>		<b>\$9,503,300</b>

Source: DuPage County Supervisor of Assessments, SB Friedman