



EAST OGDEN AVENUE TIF DISTRICT

Joint Review Board Meeting

Village of Lisle | May 13, 2025



VISION
ECONOMICS
STRATEGY
FINANCE
IMPLEMENTATION

01 INTRODUCTION

WHO WE ARE

- **SB Friedman Development Advisors** is a Chicago-based consultancy working with the public and private sectors in a range of disciplines
 - Special District Designations
 - Market Analysis and Real Estate Economics
 - Development Strategy and Planning
 - Public-Private Partnerships and Implementation



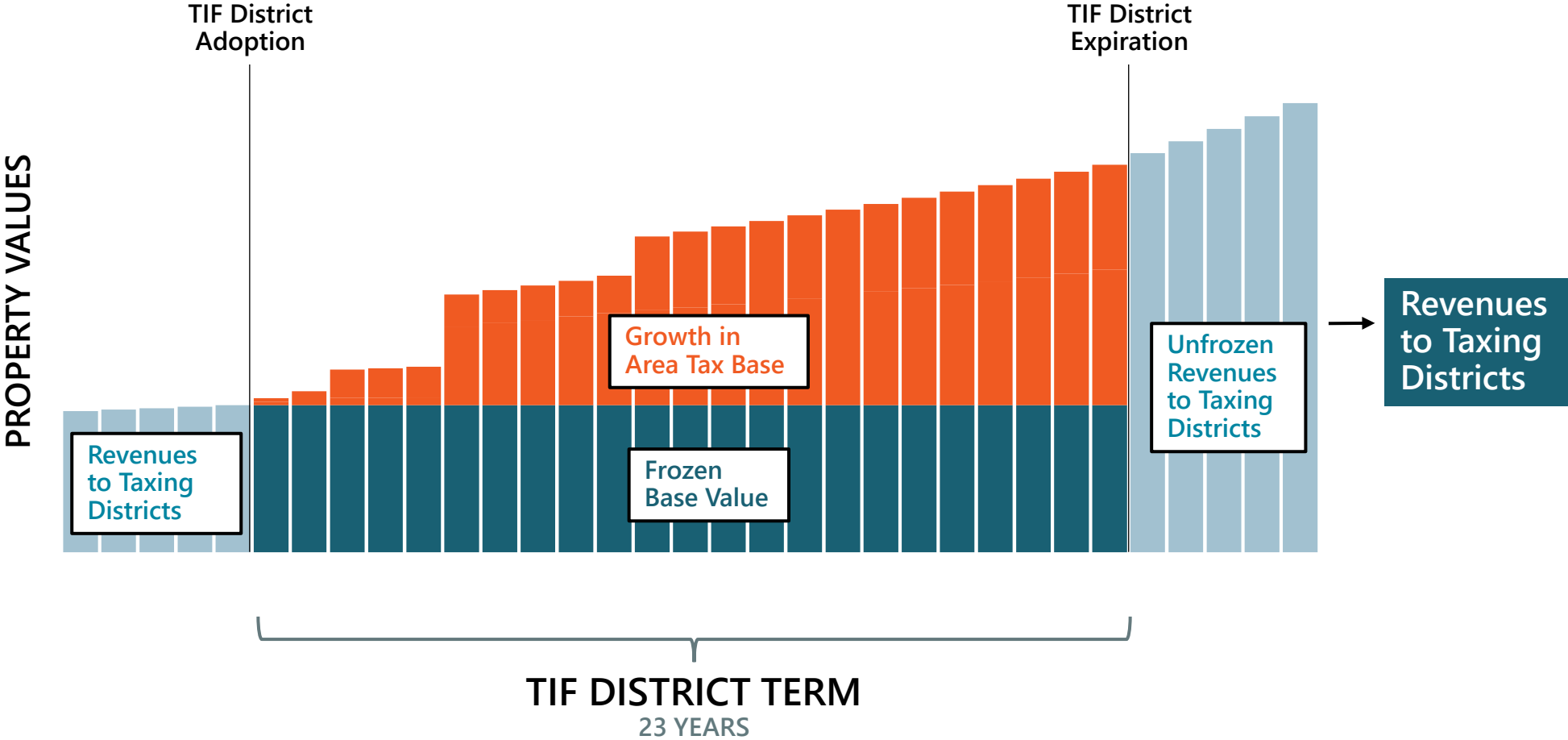
Caitlin Johnson, AICP
Vice President



Gillian Gullett
Associate

WHAT IS TIF?

TIF Districts allow for future property tax collections to finance new development, without raising taxes



PROPOSED E. OGDEN REDEVELOPMENT PROJECT AREA (RPA)

40

PARCELS

73

ACRES

27

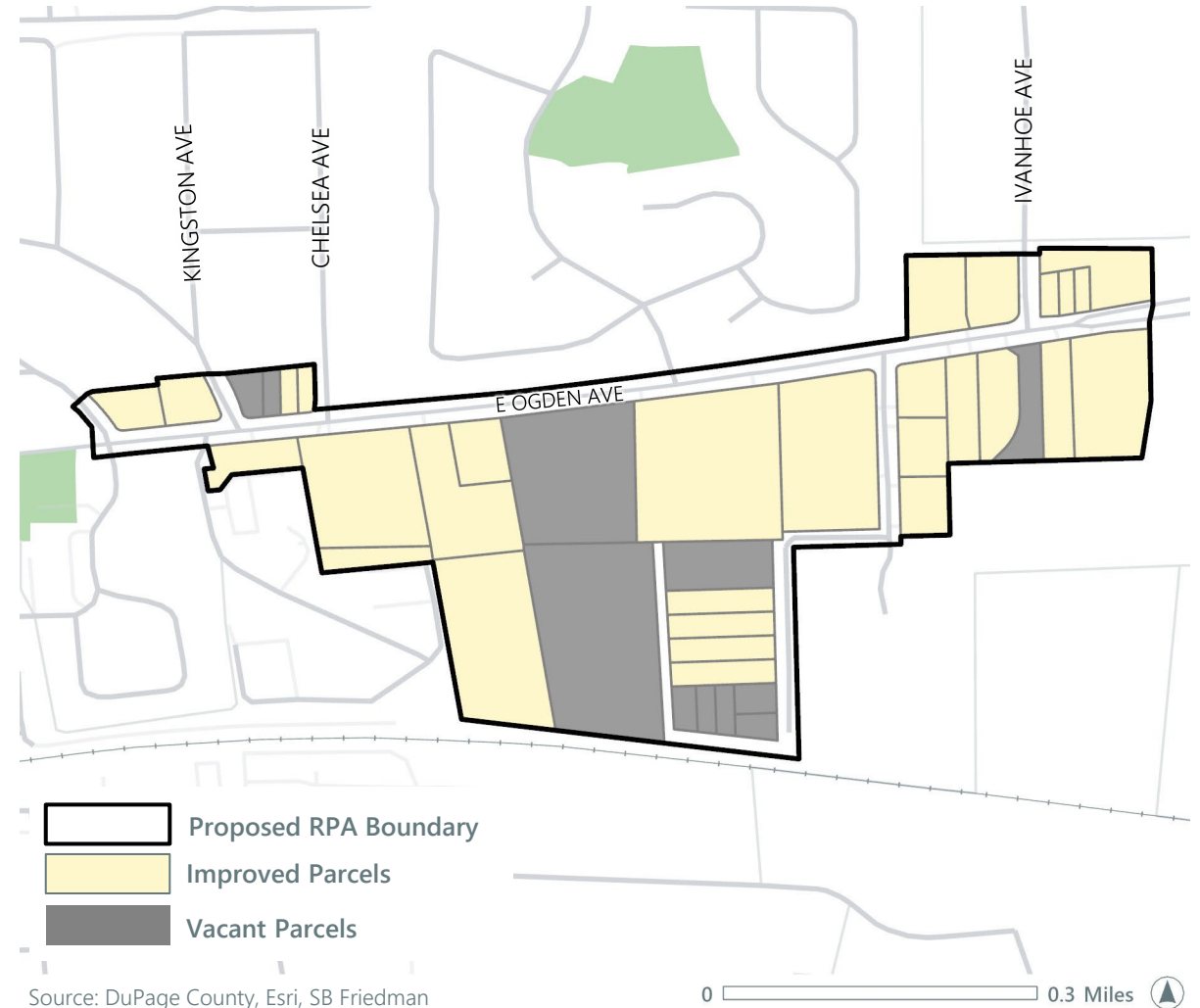
PRIMARY
BUILDINGS

PARCELS

29 IMPROVED
11 VACANT

CURRENT LAND USES

VACANT
COMMERCIAL
RESIDENTIAL
PUBLIC/INSTITUTIONAL



Source: DuPage County, Esri, SB Friedman

02 ELIGIBILITY

SB FRIEDMAN'S ELIGIBILITY METHODOLOGY

- **Conduct parcel-by-parcel fieldwork** documenting external property conditions
- Review **data regarding age and property value** from the DuPage County Assessment Office
- Review documentation from Village staff and DuPage County regarding **building code compliance and presence of utilities**
- Evaluate evidence of **recent private investment**
- Review Village **Comprehensive Plans, including the 2024 Comprehensive Plan**
- **Compile and map all potential factors** and assess the distribution of factors on a building-by-building and/or parcel-by-parcel basis
- Review technical memo related to **flooding**

RPA ELIGIBILITY – IMPROVED LAND

Two paths to eligibility as a “Blighted Area” or “Conservation Area” exist for improved land under the Act

BLIGHTED AREA

- **At least five (5) of 13 possible factors** must be present to a meaningful extent and reasonably distributed

CONSERVATION AREA

- **At least three (3) of 13 possible factors** must be present to a meaningful extent and reasonably distributed
- **At least 50%** of buildings must be 35 years of age or older

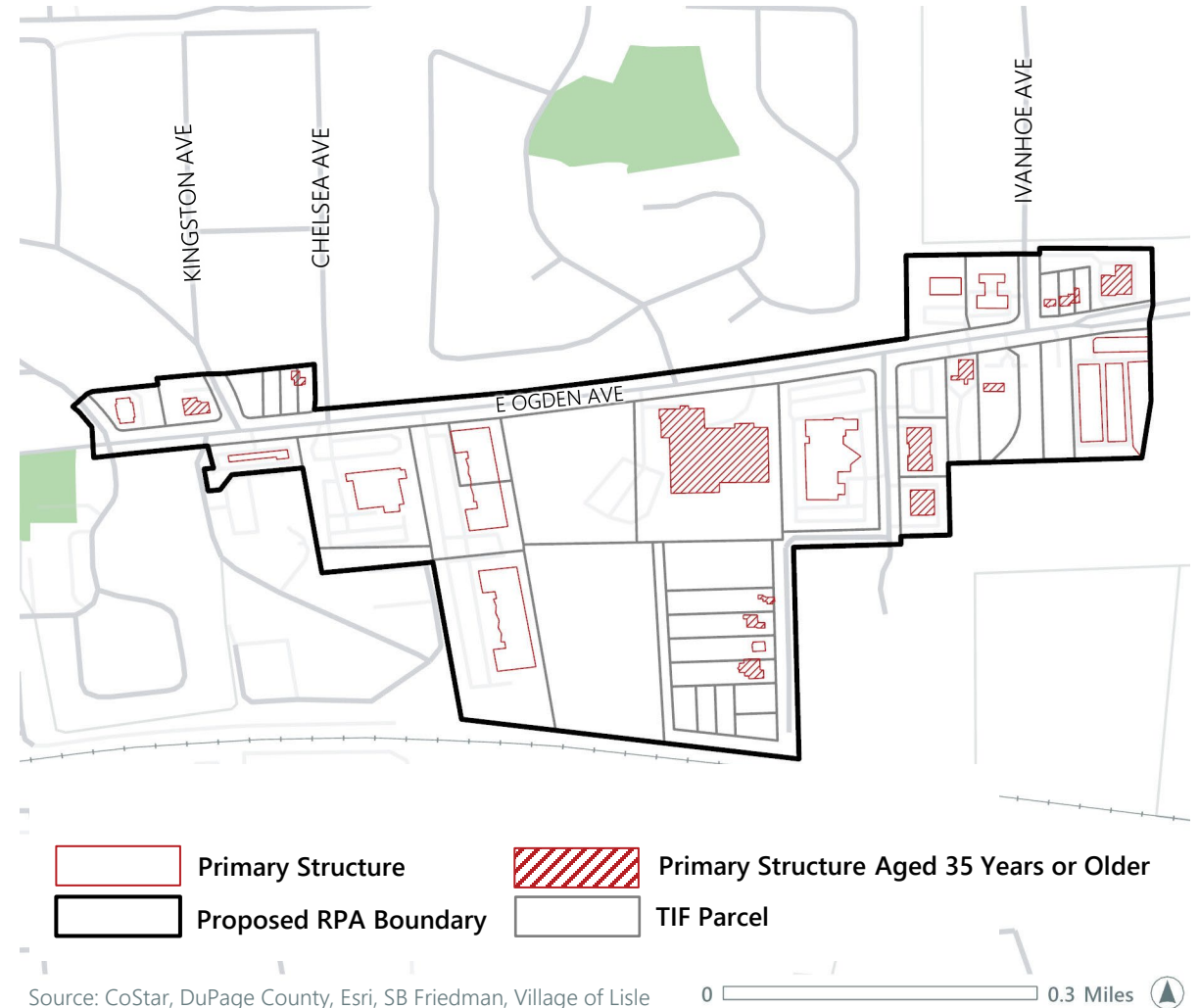
ELIGIBILITY FACTORS

- Dilapidation
- Excessive vacancies
- Deleterious land use or layout
- Obsolescence
- Lack of ventilation, light or sanitary facilities
- Environmental cleanup
- Deterioration
- Inadequate utilities
- Lack of community planning
- Presence of structures below minimum code standards
- Lack of growth in EAV
- Excessive land coverage and overcrowding of structures and community facilities
- Illegal use of structures

IMPROVED PARCELS: ELIGIBILITY FINDINGS

Qualifies as Conservation Area; 100% percent of buildings are aged 35 years or older

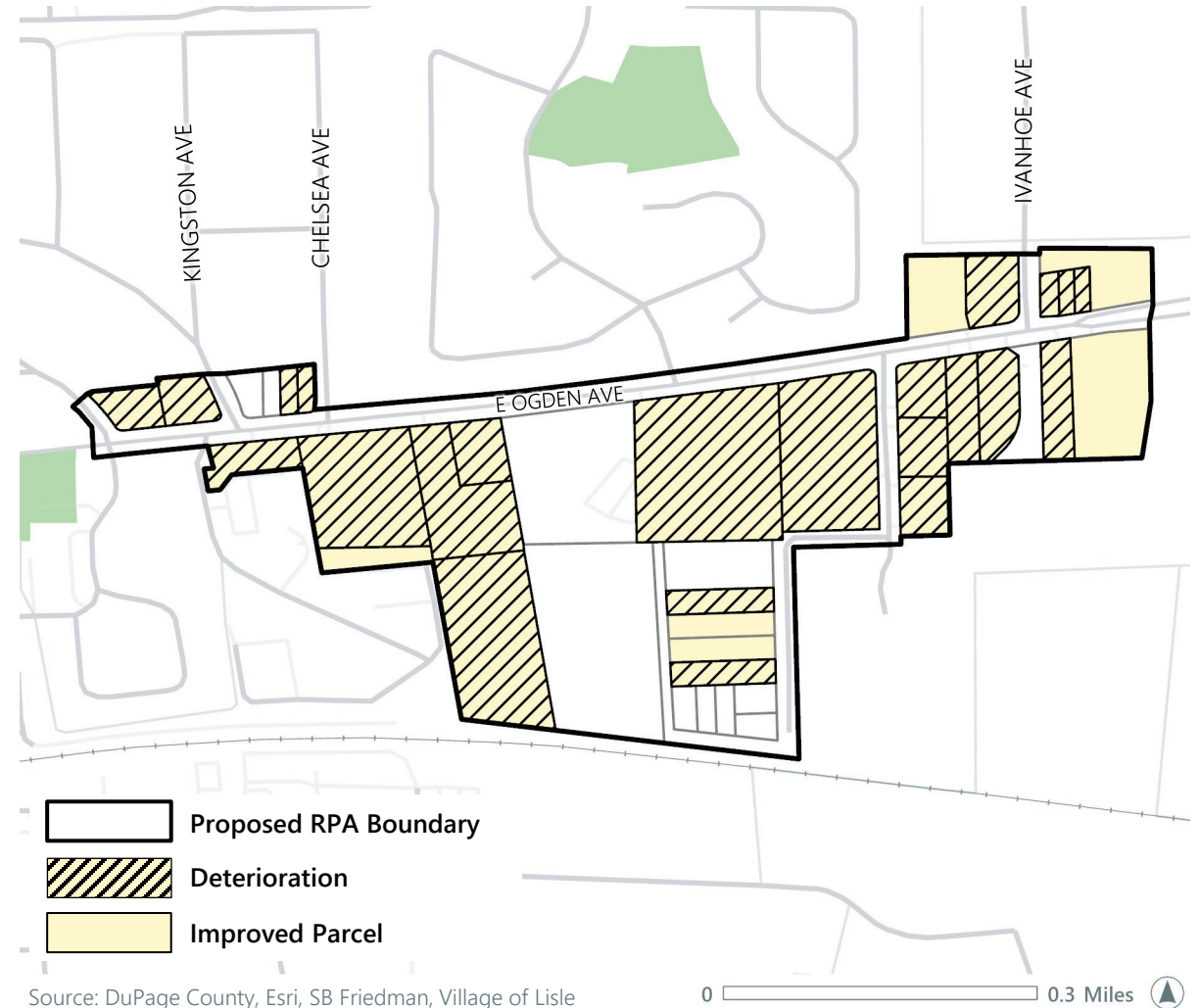
- Proposed RPA qualifies as a “**conservation area**” under the Act
 - As of 2023, 14 of the 27 (52%) primary structures within the proposed RPA are over 35 years old
- **4 of 13 eligibility factors** are present to a meaningful extent and reasonably distributed:
 - Deterioration
 - Lack of Growth in Equalized Assessed Value (“EAV”)
 - Inadequate Utilities
 - Presence of Structures below Minimum Code Standards



IMPROVED PARCELS: ELIGIBILITY FINDINGS

Deterioration

- **23 of 29 improved parcels (79%)** exhibit signs of deterioration
- Surface deterioration
 - Cracks in public and private infrastructure
 - “Alligating” of pavement
 - Cracking or crumbling curbs and driveways
- Building deterioration
 - Cracked foundations
 - Missing and deteriorating siding
 - Deteriorating gutters and roofing
 - Water damage
- Factor is meaningfully present and reasonably distributed throughout the RPA



IMPROVED PARCELS: ELIGIBILITY FINDINGS

Lack of EAV Growth

- **Area-wide** lack of growth in parcel values throughout the proposed RPA
 - EAV growth rate has been less than the Consumer Price Index growth rate for **three (3) of the last five (5) year-to-year periods**.
- Factor is evaluated area-wide and is meaningfully present within the proposed RPA

YEAR	2018	2019	2020	2021	2022	2023
Improved Study Area Parcels EAV	\$10,586,940	\$11,177,532	\$11,659,792	\$11,916,712	\$12,385,760	12,389,732
Percent Change	---	5.6%	4.3%	2.2%	3.9%	0.0%
Change in CPI [1]	---	1.5%	1.1%	4.2%	7.6%	3.3%
Improved RPA Parcels - Growth Less Than CPI	---	NO	NO	YES	YES	YES

[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; SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

IMPROVED PARCELS: ELIGIBILITY FINDINGS

Inadequate Utilities

- Per the Village of Lisle's Department of Public Works, **100% of improved parcels** within proposed RPA suffer from inadequate utilities:
 - **29 of 29 improved parcels** are located in the St. Joseph's Creek Watershed and do not have adequate storm sewer storage, resulting in flooding
 - Stormwater management utilities in the proposed RPA are of insufficient capacity to serve the uses in the redevelopment project area
- Factor was found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA

IMPROVED PARCELS: ELIGIBILITY FINDINGS

Presence of Structures Below Minimum Code

- The Village of Lisle uses the following codes:
 - 2021 International Building Code
 - DuPage County Stormwater and Floodplain Ordinance
- **27 of 27 primary structures (100%)** do not conform to the Village's and County's codes
 - Construction predates current codes and standards of the Village and County
 - Buildings may be "grandfathered-in" / not be in direct violation of all ordinances
- 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**
- Factor is meaningfully present and reasonably distributed throughout the RPA

VACANT PARCELS: ELIGIBILITY ANALYSIS

Two Paths to Blighted Eligibility for Vacant Land

At least two (2) of 6 possible factors must be present to a meaningful extent and reasonably distributed.	At least one (1) of 6 possible factors must be present to a meaningful extent and reasonably distributed.
<ol style="list-style-type: none">1. Obsolete Platting of Vacant Land;2. Diversity of Ownership;3. Tax and Special Assessment Delinquencies;4. Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land;5. Environmental Contamination; or6. Lack of Growth in Equalized Assessed Value	<ol style="list-style-type: none">1. The area contains unused quarries, strip mines or strip mine ponds;2. The area contains unused rail yards, rail track, or railroad rights-of-way;3. The area, prior to its designation, is subject to or contributes to chronic flooding;4. The area contains unused or illegal dumping sites;5. The area was designated as a town center prior to January 1, 1982, is between 50 and 100 acres, and is 75% vacant land; or6. The area qualified as blighted prior to becoming vacant

VACANT PARCELS: ELIGIBILITY FINDINGS

1-Factor Test: Contributes to Flooding

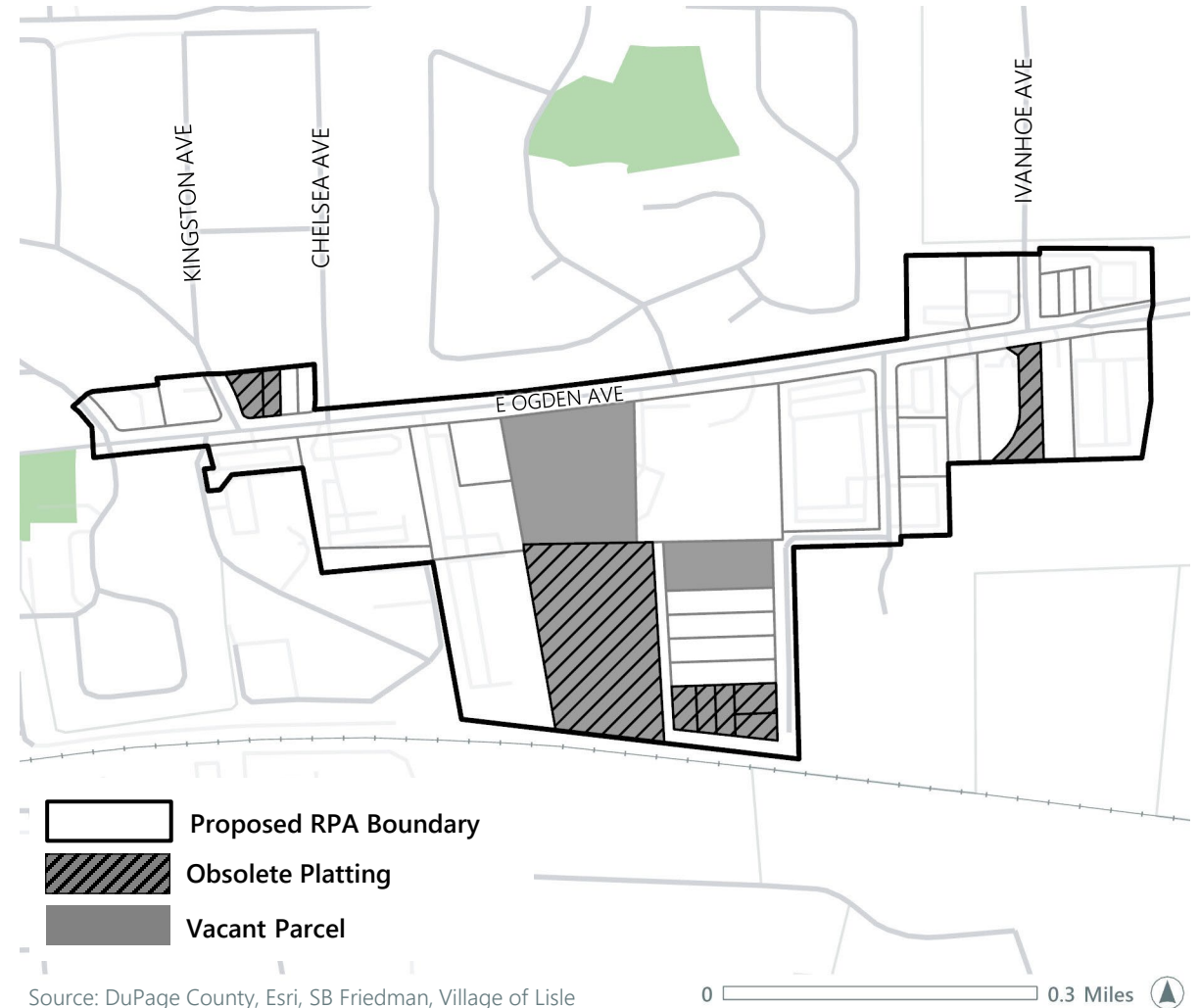
- One Factor Test: Qualifies as a “**Blighted Area**” based on the following factors:
 - Subject to risk for chronic flooding
 - Contributes to flooding within the watershed
- According to a study conducted by Gewalt Hamilton Associates of Illinois in February 2025:

“runoff from... 100% of the 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.”
- Factor is meaningfully present and reasonably distributed throughout the RPA

VACANT PARCELS: ELIGIBILITY FINDINGS

2-Factor Test: Obsolete Platting

- **9 of 11 vacant parcels (82%)** exhibit signs of obsolete platting
- Obsolete platting
 - Insufficient street frontage and/or access to rights-of way
 - Insufficient lot width to attract contemporary development
- Platting without sufficient or irregular space can make it more difficult to attract new development and businesses
- Factor is meaningfully present and reasonably distributed throughout the RPA



VACANT PARCELS: ELIGIBILITY FINDINGS

Lack of EAV Growth

- **Area-wide** lack of growth in parcel values throughout the proposed RPA
 - EAV growth rate has been less than the Consumer Price Index growth rate for **three (3) of the last five (5) year-to-year periods**.
- Factor is evaluated area-wide and is meaningfully present within the proposed RPA

YEAR	2018	2019	2020	2021	2022	2023
Vacant RPA Parcels EAV	\$582,040	\$756,580	\$790,800	\$805,290	\$836,920	\$840,370
Percent Change	---	30.0%	4.5%	1.8%	3.9%	0.4%
Change in CPI [1]	---	1.5%	1.1%	4.2%	7.6%	3.3%
Vacant RPA Parcels - Growth Less Than CPI	---	NO	NO	YES	YES	YES

[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; SB Friedman; U.S. Bureau of Labor Statistics CPI data for Chicago-Naperville-Elgin, IL-IN-WI metropolitan area

REQUIRED TESTS AND FINDINGS

Additional Required Findings & Tests

Conclusions

Lack of Growth from Private Investment

The proposed RPA's parcels have not been subject to growth and development through investment by private enterprise, as demonstrated by limited construction-related building permit activity and lagging EAV growth.

"But For"

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.

Contiguity of Parcels

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

Conformance to Plans of Village

Conforms to and promotes land uses consistent with the Village of Lisle 2024 Comprehensive Plan and Ogden Avenue Commercial Corridor Framework Plan.

Housing Impact and Related Matters

The Village 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.

Estimated Dates of Completion

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.

03 Key Components of Redevelopment Plan

MAJOR REDEVELOPMENT OBJECTIVES

1. **Facilitate the physical improvement and/or rehabilitation of existing structures** and façades within the proposed RPA, and encourage the construction of new industrial and 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
5. **Facilitate the assembly, preparation, 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 2024 Comprehensive Plan
7. **Coordinate available federal, state and local resources** to further the goals of this Redevelopment Plan and Project

PROPOSED BUDGET

Eligible Expense	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
Costs of Building Rehabilitation	\$5,000,000
Costs of Construction of Public Works or Improvements	\$20,000,000
Financing Costs	\$500,000
Taxing District Capital Costs	\$400,000
School District Increased Costs	\$50,000
Library District Increased Costs	\$50,000
Relocation Costs	\$500,000
Payments in Lieu of Taxes	\$500,000
Interest Costs (Developer or Property Owner)	\$500,000
TOTAL REDEVELOPMENT PROJECT COSTS	\$32,500,000

- Upper expenditure limit that may be funded using tax increment revenues.
- Adjustments to the estimated line-item costs are expected and may be made by the Village without amendment to this Redevelopment Plan, either increasing or decreasing line-item costs because of changed redevelopment costs and needs.

FUTURE LAND USE

- Proposed “mixed-use” future land use
- For the purposes of this plan, this 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 and the Ogden Avenue Corridor Plan
- Permitted uses in mixed-use designation include:
 - Commercial
 - Industrial
 - Public/Semi-Public Institutional
 - Parks/Open Space
 - Utility
 - Right-of-Way



PUBLIC APPROVAL PROCESS

Date	Approval Step
May 13, 2025	Joint Review Board Meeting
June 16, 2025	Public Hearing
July 21, 2025	Village Board Consideration

04 DISCUSSION



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