

Introduction

On April 17, 2017 the West Chicago City Council adopted Resolution 17-R-0021 authorizing preparation of an eligibility study related to the designation of an area known as the Roosevelt Road/Fabyan Parkway Redevelopment Project Area as a redevelopment project area pursuant to the definitions set forth under (65 ILCS 5/11-74.4.1 et seq.), as amended (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. Pursuant to the notice requirements contained in the Act, a copy of the resolution was sent to affected tax districts on April 20, 2017.

This report summarizes the analyses and findings of the Consultant's work, which is the responsibility of Camiros, Ltd. ("the Consultant"). The Consultant has prepared this report with the understanding that the City would rely 1) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

The Tax Increment Allocation Redevelopment Act (the "Act") permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act authorizes the use of tax increment revenues derived in a redevelopment project area for the payment or reimbursement of eligible Redevelopment Project Costs as set forth in the Act.

The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.-3(p), the Act defines a "redevelopment project area" as follows:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas."

In adopting this legislation, the Illinois General Assembly found:

1. (at 65 Sec 5/11-74.4-2(a)) ...there exist in many municipalities within the State blighted, conservation and industrial park conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) ...the eradication of blighted areas and the treatment and improvement of conservation areas by... redevelopment projects is hereby declared to be essential to the public interest.

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements, which must be met, before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

Blighted Areas

Pursuant to the Act, a “blighted area” refers to either an improved or vacant area within the boundaries of a redevelopment project area where certain defined conditions are meaningfully present and reasonably distributed.

Improved Areas

Improved areas meet the requirements for designation as a blighted area through documentation of the presence of a combination of five or more of the following factors that are detrimental to the public safety, health or welfare:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Lagging or declining equalized assessed value (“EAV”)

Vacant Land

There are two sets of factors that determine whether vacant land meets the requirements for designation as a “blighted area” under the Act. The sound growth and development of the area may be impaired by the meaningful presence and reasonable distribution of two or more of the following factors:

- A. Obsolete platting
- B. Diversity of ownership
- C. Tax or special assessment delinquencies
- D. Deterioration of structures or site improvements in neighboring areas
- E. Environmental clean-up requirements
- F. Lagging or declining equalized assessed value (“EAV”)

Vacant land may also qualify for designation if the sound growth of the proposed redevelopment project area is impaired by one of the following factors:

- a. Area consists of one or more unused quarries, mines or strip mine ponds
- b. Area consists of unused rail yards, rail tracks or railroad rights-of-way
- c. Area is subject to chronic flooding pursuant to definitions contained in the Act
- d. Area consists of an unused or illegal disposal site as defined in the Act

- e. Area was designated as a town or village center prior to November 1, 1999, but not developed for that purpose
- f. Area qualified as a blighted improved area immediately prior to becoming vacant

Conservation Areas

A “conservation area” is an improved area located within the territorial limits of the municipality in which at least 50% of the structures have an age of 35 years or more. Such areas are not yet blighted but, because of a combination of three or more of the following conditions that are detrimental to the public safety, health, morals or welfare, may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Lack of community planning
12. Environmental clean-up requirements
13. Lagging or declining equalized assessed value (“EAV”)

Industrial Park Conservation Areas

To be designated as an “industrial park conservation area” the municipality must be a “labor surplus municipality, as defined in the Act. The property contained in the redevelopment project area must be zoned as industrial no later than the date the TIF designation ordinances are adopted. The area must include both vacant land suitable for use as an industrial park and a blighted area or a conservation area contiguous to such vacant land.

Roosevelt Road/Fabyan Parkway TIF Study Area

The Study Area, shown in *Figure A: Roosevelt Road/Fabyan Parkway TIF Study Area*, is approximately 161 acres in size. The Study Area is irregular in shape and encompasses properties in the area generally bounded by Roosevelt Road on the north, the Burlington Northern Santa Fe Railroad on the south and east, and the west property lines of potential development sites generally fronting Fabyan Parkway and Roosevelt Road.

The Study Area contains a mix of vacant land and improved areas pursuant to the definitions contained in the Act, as identified in *Figure A*. The Study Area boundaries were drawn to generally include properties with significant infrastructure improvement needs and obsolete properties with future redevelopment potential.

The improved portion of the Study Area includes 13 tax parcels with 17 buildings and structures. The approximately 34 acres of improved property represents 22% of the net land area of the Study Area, excluding public rights-of-way. The Study Area includes approximately 9 acres of public rights-of-way and 118 acres of vacant land found on nine tax parcels.

Eligibility Analysis Overview

An analysis was undertaken to determine whether any or all of the conditions listed in the Act are present in the Study Area, and if so, to what extent and in which locations. In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance;
3. Analysis of existing land uses and their relationships;
4. Comparison of surveyed buildings to zoning regulations;
5. Analysis of the current platting, building size and layout;
6. Analysis of building floor area and site coverage;
7. Review of previously prepared plans, studies, inspection reports and other data;
8. Analysis of real estate assessment data;
9. Review of available building permit records to determine the level of development activity in the area; and
10. Review of building code violation and fire suppression system information.

Improved Property Condition Evaluation

This section summarizes the process used for assessing improved property conditions in the Study Area. These standards and criteria were used to evaluate the existence of dilapidation or deterioration of buildings and structures.

Building Components Evaluated

During the field survey, buildings were examined to determine whether they were in sound condition or had minor, major, or critical defects. Building components examined were of two types:

Primary Structural Components

These include the basic elements of any building: foundation walls, load-bearing walls and columns, roof, roof structures and facades.

Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, chimney, and gutters and downspouts.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.

Building Component Classification

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

Minor Deficient

Building components containing minor defects (loose or missing material or holes and cracks over a limited area), which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either the primary or secondary components and the correction of such defects may be accomplished by the owner or occupants. Examples include tuck pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

Major Deficient

Building components that contain major defects over a widespread area that would be difficult or costly to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

Dilapidated

Building components that contain severe defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive. The cost of repairs needed to bring such buildings into sound condition would likely exceed the value of the building and would not represent a prudent use of funds.

Final Building Rating

Based on the evaluation of building components, buildings were classified as follows:

Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

Deteriorated

Deteriorated buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. Buildings classified as deteriorated have more than one minor defect, but no major defects.

Dilapidated

Structurally substandard buildings contain defects that are so serious and so extensive that the building may need to be removed. Buildings classified as dilapidated or structurally substandard have two or more major defects.

Each condition identified in the Act for establishing eligibility of an improved area for designation as a redevelopment project area was considered. Only factors whose presence could be documented as being meaningfully present and reasonably distributed within the Study Area were used to establish eligibility for designation of the Study Area as a redevelopment project area under the Act.

Presence and Distribution of Eligibility Factors

The Study Area qualifies for designation as a combination improved conservation area and blighted vacant area under the criteria contained in the Act. The conditions present with respect to the portions of the Study Area that consist of improved property and vacant land are described below.

Improved Property

The Study Area includes 13 tax parcels that are classified as improved property pursuant to the definitions contained in the Act. Improved property represents 22% of the property within the Study Area, excluding public rights-of-way. The improved portion of the Study Area contains 17 buildings and structures.

Age

The Study Area contains 17 buildings and structures, of which 12 were identified as having been built in 1982 or earlier according to DuPage County property assessment records and historic air photographs. Thus, the required age threshold is met with 70.6% of structures being 35 years of age or older.

Conservation Area Eligibility Factors

The presence and distribution of eligibility factors related to the qualification of the Study Area for designation as a conservation area are discussed below.

1. Dilapidation

As defined in the Act, “dilapidation” refers to 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 rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue such as leaning or warped walls, severe cracking in walls and foundations, and bowed or sagging roofs.

Four structures within the improved portion of the Study Area have serious structural defects and were classified as dilapidated, representing 23.5% of buildings.

Conclusion: Because this condition is present to a limited extent, it was not used to establish eligibility of the Study Area as a conservation area under the Act.

2. Obsolescence

As defined in the Act, “obsolescence” refers to “the condition or process of falling into disuse, or where structures have become ill suited for the original use.” Obsolescence can occur in response to a variety of factors. Most often, the standard of improvement for given uses becomes higher, over the course of time. Uses that are not improved or upgraded periodically often become obsolete. Market forces play a large role in the process of obsolescence. When the market for particular uses declines, there is little or no financial incentive to make improvement to properties. In the absence

of improvements made over the course of time, properties fall further and further behind current standards and become obsolete.

Obsolete improved properties contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in improved properties is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Functional obsolescence was found to be present to a major extent in the Study Area, evidenced by older commercial structures occupied by marginal businesses that are not consistent with the uses described in the West Chicago Comprehensive Plan. Structures rated as functionally obsolete include vacant and dilapidated residential structures and an old school building owned by West Chicago School District 33.

Economic obsolescence is also present, demonstrated by decreasing property assessments that reflect declining market values. Only one improved tax parcel showed an increase in equalized assessed value (EAV) between the 2011 and 2016 tax years. That increase was less than \$2,000. Approximately 84.6% of improved tax parcels were found to be obsolete.

Conclusion: This condition is meaningfully present reasonably distributed and was used to qualify the Study Area for designation as a conservation area.

3. Deterioration

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. As defined in the Act, “deterioration” refers to, 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, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas may evidence deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Both site and building deterioration are present with respect to improved property. Deteriorated buildings represent 64.7% of all structures. Site deterioration was found on 84.6% of improved tax parcels.

Conclusion: This condition is meaningfully present and reasonably distributed, and was used to qualify the Study Area for designation as a conservation area under the Act.

4. Presence of Structures Below Minimum Code Standards

As defined in the Act, the “presence of structures below minimum code standards” refers to 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.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads

expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

An exterior review of code compliance issues was completed by City staff in December 2016. Code violations included failure to post building addresses, which could impede emergency responses, vehicles parked on unapproved surfaces, buildings with collapsed roofs, broken windows and other building code issues. Because a full inspection of each property was not conducted, the presence of structures below minimum code standards may be understated. Seven buildings were identified as being below code standards, representing 41.2% of all structures within the improved portion of the Study Area.

Conclusion: This condition is present to a limited extent and was not used to establish eligibility as a conservation area under the Act.

5. Illegal Use of Structures

There is an illegal use of a structure when structures are used in violation of federal, state or local laws.

Conclusion: This condition was not found to be present within the Study Area and was not used to establish eligibility as a conservation area under the Act.

6. Excessive Vacancies

As defined in the Act, "excessive vacancies" refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Three vacant buildings were observed on two tax parcels, including the historic McAuley School building. A second tax parcel includes a vacant house and adjacent auto body shop. These buildings represent approximately 17.6% of buildings in the Study Area. While this factor is present to a limited extent, the visibility of these vacant buildings contributes to the sense of obsolescence within the Study Area.

Conclusion: Because this condition is present to a limited extent, it was not used to qualify the Study Area for designation as a conservation area under the Act.

7. Lack of Ventilation, Light, or Sanitary Facilities

As defined in the Act, "lack of ventilation, light, or sanitary facilities" refers to 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 or inadequacy of skylights or windows for interior spaces or rooms, and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

Because interior inspections were not conducted as part of this eligibility analysis, the full extent of this factor may be understated. However, garbage and debris was observed on a number of parcels, which indicates that provision for garbage storage is inadequate. Similarly, the degree of dilapidation found with respect to several existing buildings suggests that structural inadequacies may prevent property ingress and egress. Three of 13 tax parcels, representing 23.1% of improved tax parcels were found to be impacted by this factor

Conclusion: This condition was identified as being present to a limited extent with respect to the improved portion of the Study Area. Consequently, it was not used to establish eligibility as a conservation area under the Act.

8. Inadequate Utilities

As defined in the Act, “inadequate utilities” refers to 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.

City records indicate that none of the existing buildings are currently being billed for municipal water and sanitary service. While three of these buildings are currently vacant, the rest appear to be relying on well and septic for basic utility service. These systems are inadequate for the types of contemporary development anticipated in the Study Area.

The DuPage County Stormwater and Floodplain Ordinance applies to all buildings built after February 15, 1992. A review of historic DuPage County air photographs shows that nearly all of the structures within the improved portion of the Study Area were in place by 1987, and thus lacked adequate stormwater management infrastructure. While these older buildings were exempt from ordinance requirements, any new development would be required to meet current requirements.

Conclusion: This condition is meaningfully present and reasonably distributed within the Study Area, directly impacting 69.2% of tax parcels. Therefore, it was used to establish eligibility of the improved portion of the Study Area as a conservation area under the Act.

9. Excessive Land Coverage and Overcrowding of Structures and Community Facilities

As defined in the Act, “excessive land coverage and overcrowding of structures and community facilities” refers to the over-intensive use of property and the crowding of buildings and accessory facilities within a given area. 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.

There are two instances where multiple buildings and uses are located on a single tax parcel. At the eastern end of the Study Area a used car dealer, a contractors shop and a single family house are located on a single tax parcel. These disparate uses create a negative image for adjacent properties. Further west, another parcel includes a vacant and dilapidated house and a vacant auto body shop immediately adjacent to this parcel is a muffler shop that is not of sufficient size and shape to

accommodate the intensity of use that is currently present. Overall, 30.8% of tax parcels were found to be impacted by this factor.

Conclusion: This condition is present to a limited extent with respect to improved property, and was not used to qualify the improved portion of the Study Area for designation as a conservation area under the Act.

10. Deleterious Land Use or Layout

As defined in the Act, “deleterious land use or layout” refers to the existence of incompatible land use relationships, buildings occupied by an inappropriate mix of uses, uses considered to be noxious, offensive, or unsuitable for the surrounding area, uses which are non-conforming with respect to current zoning, platting which does not conform to the current land use and infrastructure pattern, parcels of inadequate size or shape for contemporary development, and single buildings located on multiple parcels which have not been consolidated into a single building site.

This condition impacts improved parcels fronting Roosevelt Road, especially between Fabyan Parkway and McChesney Road where shallow lot depths limit redevelopment options.

Conclusion: Because this condition is present to a limited extent, it was not used to qualify the Study Area as a conservation area under the Act.

11. Environmental Clean-Up Requirements

As defined in the Act, “environmental clean-up” means that 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. No existing environmental surveys were conducted or found that identify sites within the Study Area as environmentally contaminated.

Conclusion: This factor was not found to be present within the Study Area.

12. Lack of Community Planning

As defined in the Act, “lack of community planning” means that 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 condition must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The improved portion of the Study Area is located along Roosevelt Road. Properties include an old school building that once served the surrounding community. While historic, the building is deteriorated and not consistent with current zoning and the intended development direction for the

area. Similarly, the two single-family houses, reflect an obsolete development pattern, rather than uses consistent with a modern business and industrial park – the current community land use designation. Most of the commercial development along Roosevelt Road predates the 2006 West Chicago Comprehensive Plan Land Use Map.

The platting of commercial lots, especially west of Fabyan Parkway, is not consistent with contemporary commercial development requirements. Consolidation and resubdivision of parcels would be required to attract new development. Diversity of ownership is also a challenge that must be overcome to attract redevelopment.

The improved portion of the Study Area includes two commercial landscape and nursery operations, one of which is open to the public. However, neither use is consistent with the long-term development direction set forth in West Chicago’s Comprehensive Plan, zoning ordinance and the 2016 West Chicago Strategic Plan.

As previously described, excessive land coverage and overcrowding of community facilities is evidenced by the presence of unrelated buildings and uses on single tax parcels. Several lots have concentrations of garbage and debris that are not properly stored. Other lots do not have adequate parking to serve customers or store vehicles awaiting service. Examples of deleterious land use and layout include lots that are of inadequate size and shape to support contemporary commercial development. Finally, many of the existing buildings fail to meet West Chicago building and life safety code requirements. Taken together these conditions further demonstrate the lack of effective community planning with respect to the Study Area.

Conclusion: This condition is meaningfully present and reasonably distributed and was used to qualify the improved portion of the Study Area as a conservation area under the Act.

13. Lagging or Declining Equalized Assessed Value

As defined in the Act, this condition is present when the Study Area can be described by one of the following three conditions 1) the total equalized assessed value (“EAV”) has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years; or 3) the total EAV 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 of the last five calendar years for which information is available.

As shown in *Table A: Comparative Increase in Equalized Assessed Value (EAV)*, the EAV of the Study Area declined in three of the last five years. The EAV of the Study Area has also been less than the increase in the Consumer Price Index (CPI) for All Urban Consumers in three of the last five years. Thus, two of the necessary standards for establishing the presence of this factor with respect to improved property has been met, only one of which is required.

Table A: Comparative Increase in Equalized Assessed Value (EAV)					
	2016 EAV	2015 EAV	2014 EAV	2013 EAV	2012 EAV
All Study Area Properties	\$1,215,162	\$1,124,908	\$1,071,321	\$1,104,333	\$1,189,995
% Change from Prior Year	8.0%	5.0%	-3.0%	-7.2%	-8.9%
West Chicago, Excluding Study Area	\$618,325,567	\$566,918,070	\$552,977,771	\$573,102,869	\$618,968,123
% Change from Prior Year	9.1%	2.5%	-3.5%	-7.4%	-9.7%
CPI % Change from Prior Year*	1.3%	0.1%	1.6%	1.5%	2.1%

* Calendar year change in CPI
Source: DuPage County Clerk, U.S. Bureau of Labor Statistics

Conclusion: This factor was used to qualify the Study Area as a conservation area under the Act.

VACANT LAND

Nine tax parcels are classified as vacant land. Vacant land may qualify as a blighted area if two of the six eligibility factors discussed below are found to be present in the Study Area, or if any one of several other conditions exists. As described below, the vacant tax parcels meet the criteria required for designation as a "vacant blighted area" as set forth in the Act.

A. *Obsolete Platting*

This factor is present when the platting of vacant land results in parcels of limited or narrow size or configuration of parcels in irregular size or shape that would be difficult to develop on a planned basis, in a manner compatible with contemporary standards and requirements. Obsolete platting is also evident where there is a failure to create rights-of-way for streets or alleys or where public rights-of-way are of inadequate widths, or easements for public utilities have not been provided.

New streets and utility easements will be required to facilitate the development of the vacant land in the Study Area. Six of the nine vacant tax parcels (67%) require subdivision in order to create sites that meet contemporary commercial development standards. Issues with respect to current platting include parcel size, inadequate access to public rights-of-way, narrow street frontage and excessive lot depths. A significant development obstacle is the ability to secure full access from Roosevelt Road which is under the jurisdiction of the Illinois Department of Transportation, which directly impacts five tax parcels totaling 50 acres of land.

Conclusion: This factor is meaningfully present and reasonably distributed within the Study Area with respect to vacant land within the Study Area.

B. Diversity of Ownership

This factor is present when the number of owners of the vacant land is sufficient in number to retard or impede the assembly of land for development.

Du Page County property tax records indicate that the vacant land is held by three different taxpayers. As discussed previously, the configuration of these tax parcels will require consolidation and resubdivision to create suitable development sites. While this process will be somewhat simplified due to the limited number of property owners, it is complicated due to the divergent development interests of these owners as well.

Conclusion: While this factor is present within the Study Area due to the multiplicity of ownership, it was not used to establish eligibility as a Blighted Vacant Area under the Act.

C. Tax and Special Assessment Delinquencies

This factor exists when tax or special assessment delinquencies exist or the vacant land has been the subject of tax sales under the property tax code within the last five years.

Conclusion: This factor was not found to be present within the Study Area.

D. Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land includes the improved areas as described in the previous sections. The criteria used to evaluate deterioration of structures and site improvements is discussed in greater detail elsewhere in the Eligibility Study.

The improved part of the Study Area is adjacent to the vacant portion of the Study Area. As previously discussed, 84.6% of improved tax parcels are deteriorated. Additionally, 64.7% of structures were found to be deteriorated. Deteriorated property is located to the east and west of the vacant tax parcels. Thus, the necessary threshold for establishing the presence of this factor in establishing eligibility of the Study Area as a blighted vacant area has been met.

Conclusion: Deterioration of structures or site improvements in neighboring areas adjacent to the vacant area impacts is meaningfully present and reasonably distributed within the Study Area.

E. Environmental Clean-Up

As defined in the Act, “environmental clean-up” means that 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.

Conclusion: This condition was not found to be present with respect to vacant land within the Study Area.

F. Lagging or Declining EAV

As defined in the Act, a “declining or lagging equalized assessed valuation” means that the total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five 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 of the last five calendar years prior to the year in which the redevelopment project area is designated.

As shown in *Table A: Comparative Increase in Equalized Assessed Value (EAV)*, the year over year EAV change for the Study Area meets the necessary eligibility threshold established within the statutory language. The Act specifies that this factor apply to the Study Area as a whole and does not differentiate between vacant and improved property.

Conclusion: This factor was used to qualify the Study Area as a blighted vacant area under the Act.

Eligibility Analysis Summary

On the basis of the above review of current conditions, the improved portion of the Study Area meets the criteria for qualification as a conservation area. More than 50% of the buildings within the Study Area are 35 years of age or older. A minimum of three of the thirteen eligibility factors are required to qualify as a conservation area under the Act, once this age threshold is met. The Study Area exhibits the presence of five conservation area eligibility factors that are meaningfully present and reasonably distributed within the Study Area, as determined in the individual analysis of each eligibility factor. Six other eligibility factors were found to be present to a more limited extent. The prevalence of the applicable conservation area eligibility factors are summarized in *Table C: Distribution of Conservation Area Eligibility Conditions*.

Table B: Conservation Area Eligibility Factor Summary			
Conservation Area Eligibility Factors		Present to a Major Extent	Present to a Limited Extent
<i>(At least three factors must be meaningfully present and reasonably distributed)</i>			
1	Dilapidation		√
2	Obsolescence	√	
3	Deterioration	√	
4	Presence of structures below minimum code standards		√
5	Illegal use of structures		
6	Excessive vacancies		√
7	Lack of ventilation, light or sanitary facilities		√
8	Inadequate Utilities	√	
9	Excessive land coverage or overcrowding of community facilities		√
10	Deleterious land use or layout		√
11	Lack of community planning	√	
12	Environmental clean-up requirements		
13	Lagging or declining equalized assessed valuation	√	

Vacant land qualifies for designation as a blighted vacant area due to the meaningful presence and reasonable distribution of three of six conditions defined in the Act. One additional factor is present to a more limited extent, further supporting the eligibility finding. Under this set of eligibility factors the presence of two conditions are required.

Table C: Blighted Vacant Area Eligibility Factor Summary			
Eligibility Factors Applicable to Vacant Land Considered in this Analysis		Present to a Major Extent	Present to a Limited Extent
<i>(At least two factors must be meaningfully present and reasonably distributed)</i>			
A	Obsolete platting	√	
B	Diversity of ownership		√
C	Tax and special assessment delinquencies		
D	Deterioration of structures or site improvements in areas adjacent to vacant land	√	
E	Environmental clean-up requirements		
F	Lagging or declining equalized assessed valuation	√	

The Study Area boundary map showing the distribution of improved property and vacant is presented in *Figure A: Roosevelt Road/Fabyan Parkway TIF Study Area* on the following page.

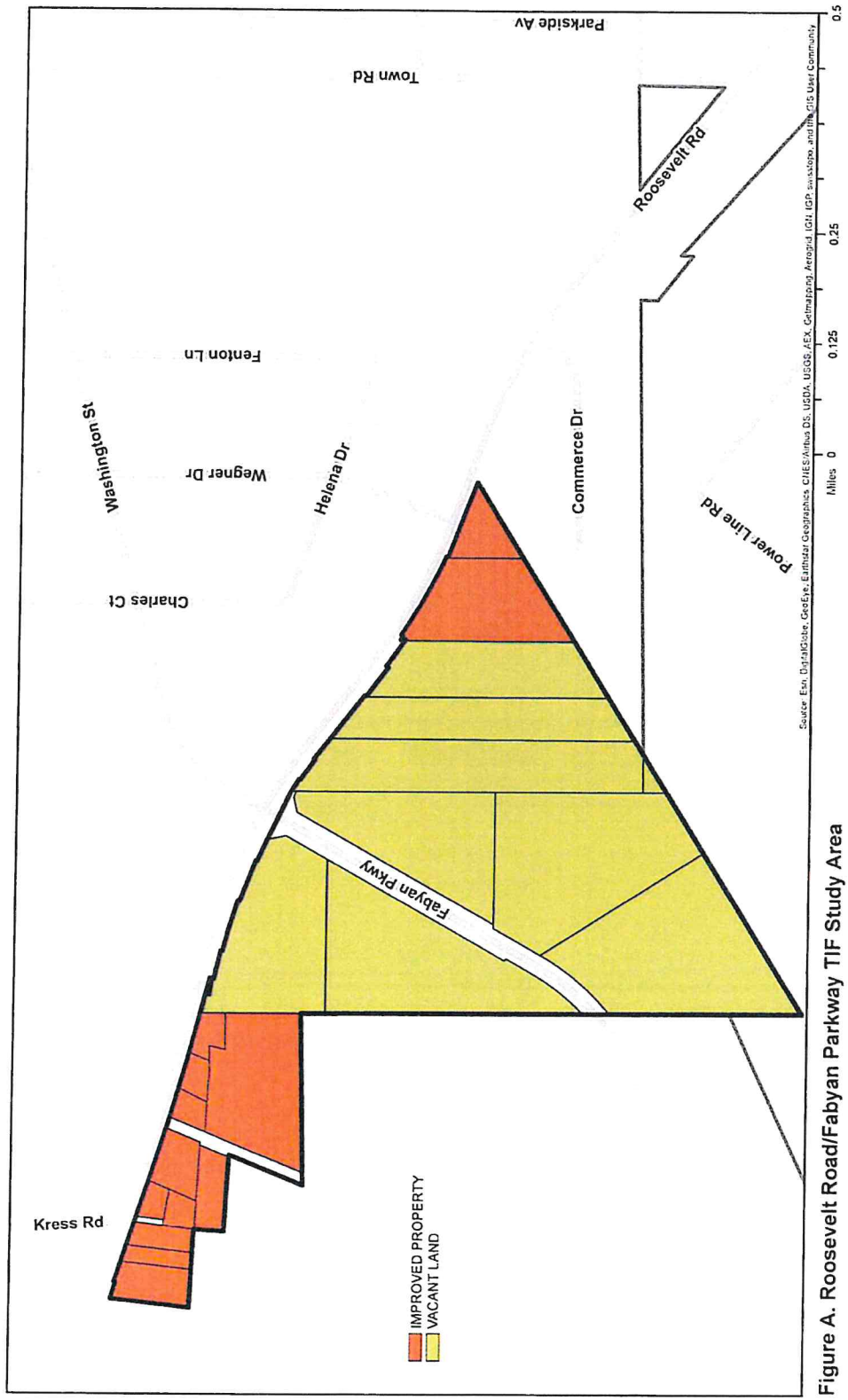


Figure A. Roosevelt Road/Fabyan Parkway TIF Study Area
 City of West Chicago
 Roosevelt Road/Fabyan Parkway TIF

APPENDIX D
 ROOSEVELT ROAD/FABYAN PARKWAY TIF
 REDEVELOPMENT PROJECT AREA
 INITIAL EQUALIZED ASSESSED VALUE BY PIN

#	TAX PARCEL	2016 EAV
1	04-07-203-006	\$16,920
2	04-07-203-007	\$53,670
3	04-07-203-012	\$99,500
4	04-07-204-001	\$23,620
5	04-07-204-002	\$27,000
6	04-08-102-001	\$103,980
7	04-08-103-005	\$0
8	04-08-103-008	\$89,140
9	04-08-103-009	\$111,170
10	04-08-300-001	\$67,950
11	04-08-303-014	\$17,723
12	04-08-303-015	\$5,671
13	04-08-303-016	\$7,406
14	04-08-304-004	\$7,975
15	04-08-304-005	\$5,847
16	04-08-304-006	\$5,371
17	04-08-401-007	\$264,560
18	04-08-401-009	\$4,848
19	04-08-401-010	\$288,400
20	04-08-401-011	\$4,951
21	04-17-100-004	\$194
22	04-17-100-005	\$9,266
TOTAL		\$1,215,162

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

CERTIFICATE

I, Nancy Smith, Certify that I am the duly elected and acting City Clerk of the City of West Chicago, DuPage County, Illinois.

I further certify that on December 4, 2017 the Corporate Authorities of such municipality passed and approved Ordinance No. 17-O-0032 entitled:

**AN ORDINANCE APPROVING THE CITY OF WEST CHICAGO ROOSEVELT/FABYAN
TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT**

Which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 17-O-0032 including the ordinance and a cover sheet hereof was prepared, and a copy of such ordinance posted in the municipal building, commencing on December 5, 2017 continuing for at least ten days thereafter. Copies of such ordinance were also available for public inspection upon request in the Office of the City Clerk.

Dated at West Chicago, Illinois, this 4th of December, 2017.

SEAL



Nancy Smith, City Clerk

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

FILED
DEC 06 2017

Paul Harris DuPage County Clerk

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SEAL

Nancy M. Smith

Nancy Smith, City Clerk