

The Grove Redevelopment Project Area

Tax Increment Financing Designation Report

April 16, 2025

For:
Village of Bloomingdale

By:
Meech Group
Chicago, Illinois

Table of Contents

- 1. Introduction..... 1**
 - 1.1 Statutory background 1
 - 1.2 Scope of report 1
 - 1.3 Proposed RPA 2
- 2. Eligibility Analysis 7**
 - 2.1 Provisions of the Act 7
 - 2.2 Eligibility factors 7
 - 2.3 Methodology 11
 - 2.4 Eligibility findings for improved parcels 11
 - 2.5 Eligibility findings for vacant parcels 13
 - 2.6 Eligibility summary 15
- 3. Redevelopment Plan 22**
 - 3.1 Village goals and objectives 22
 - 3.2 Project description 23
 - 3.3 Proposed future land use 23
 - 3.4 Financial plan 25
 - 3.5 Other required findings and tests 31
 - 3.6 Fair employment practices and affirmative action 32
 - 3.7 Provisions for amending plan 32
- Appendix 1 33**
- Appendix 2 36**

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1. Introduction

Meech Group (the “consultant”) was retained by the Village of Bloomingdale (the “Village”) to assess the qualification of several properties in the area of the former Stratford Square Mall (the “mall” or “mall property”) as a tax-increment financing (TIF) district pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the “Act”). This document contains a description of the proposed TIF district, the consultant’s findings regarding its eligibility under the Act, and a redevelopment plan and project for the proposed district.

1.1 Statutory background

Illinois law specifies that several requirements be satisfied for an area to qualify for TIF designation, beginning with identifying the proposed redevelopment project area (RPA) and its physical and economic deficiencies. These deficiencies are also called blighting factors. In addition to meeting the blighting requirements provided for in the Act, a municipality must also demonstrate that these conditions would not be addressed without local intervention. Often called the “but for...” test, a municipality is required to show that if not for the public investment provided through the TIF, effective redevelopment would not occur.

In addition to meeting requirements establishing the presence of blighting factors, a municipality must also prepare a redevelopment plan that outlines the actions it intends to take to improve the proposed RPA and a budget for the TIF district that includes the total amount of anticipated public and private eligible costs identified for the proposed redevelopment project, among other items. Municipal officials and a joint review board (JRB), made up of representatives from the local taxing bodies, must review the redevelopment plan and provide their input. Following this review, a public hearing must be held, so that residents and other interested parties can provide input.

Once these steps are completed, the proposal to establish the TIF district must pass through the same process as any other ordinance proposed by a municipality and receive approval by its legislative body. As the establishment of a TIF district is a municipal function, no state or federal approval is required.

1.2 Scope of report

This TIF designation report is comprised of three primary sections, including:

1. **Introduction.** The first section of the report provides an overview of the process of creating a TIF district, summarizes the scope of the report, and describes the proposed RPA as it exists today.
2. **Eligibility analysis.** The second section presents the consultant’s assessment of the proposed RPA’s qualification for designation as a TIF district by describing the presence and distribution of blighting factors.
3. **Redevelopment plan and project.** The third section contains a redevelopment plan for the proposed RPA, including a general description of a redevelopment project, a financial plan, and other required elements.

In addition, this report contains appendices that include a boundary legal description and list of the 14-digit property index numbers (PINs) that comprise the proposed RPA, along with their most recent equalized assessed value (EAV).

1.3 Proposed RPA

The proposed RPA is comprised primarily of the former Stratford Square Mall property located at the southeast corner of Gary Ave. and W. Schick Rd. in the Village. As shown in **Table 1a** below, the proposed RPA is comprised of 14 tax parcels (PINs) covering almost 83 acres:

Table 1a: RPA PINs

No.	PIN	Acres
1.	02-17-400-074	2.02
2.	02-17-400-075	9.16
3.	02-17-400-076	9.23
4.	02-17-400-077	1.69
5.	02-17-400-078	0.01
6.	02-17-400-081	8.18
7.	02-17-400-085	7.43
8.	02-17-400-087	3.75
9.	02-17-400-088	11.66
10.	02-17-400-089	3.99
11.	02-17-400-100	8.58
12.	02-17-400-101	6.94
13.	02-17-400-102	7.42
14.	02-20-206-024	2.86
Total		82.92

Source: DuPage County

Maps 1a and **1b** on the following pages shows the boundaries of the proposed RPA and its location relative to the larger community, respectively. A legal description of the boundaries of the proposed RPA is included in **Appendix 1** at the end of this report.

History of area

The proposed RPA is primarily comprised of the former Stratford Square Mall, which opened on March 9, 1981, and was initially anchored by four major department stores, including Marshall Field's, Carson Pirie Scott, Montgomery Ward, and Wieboldt's.

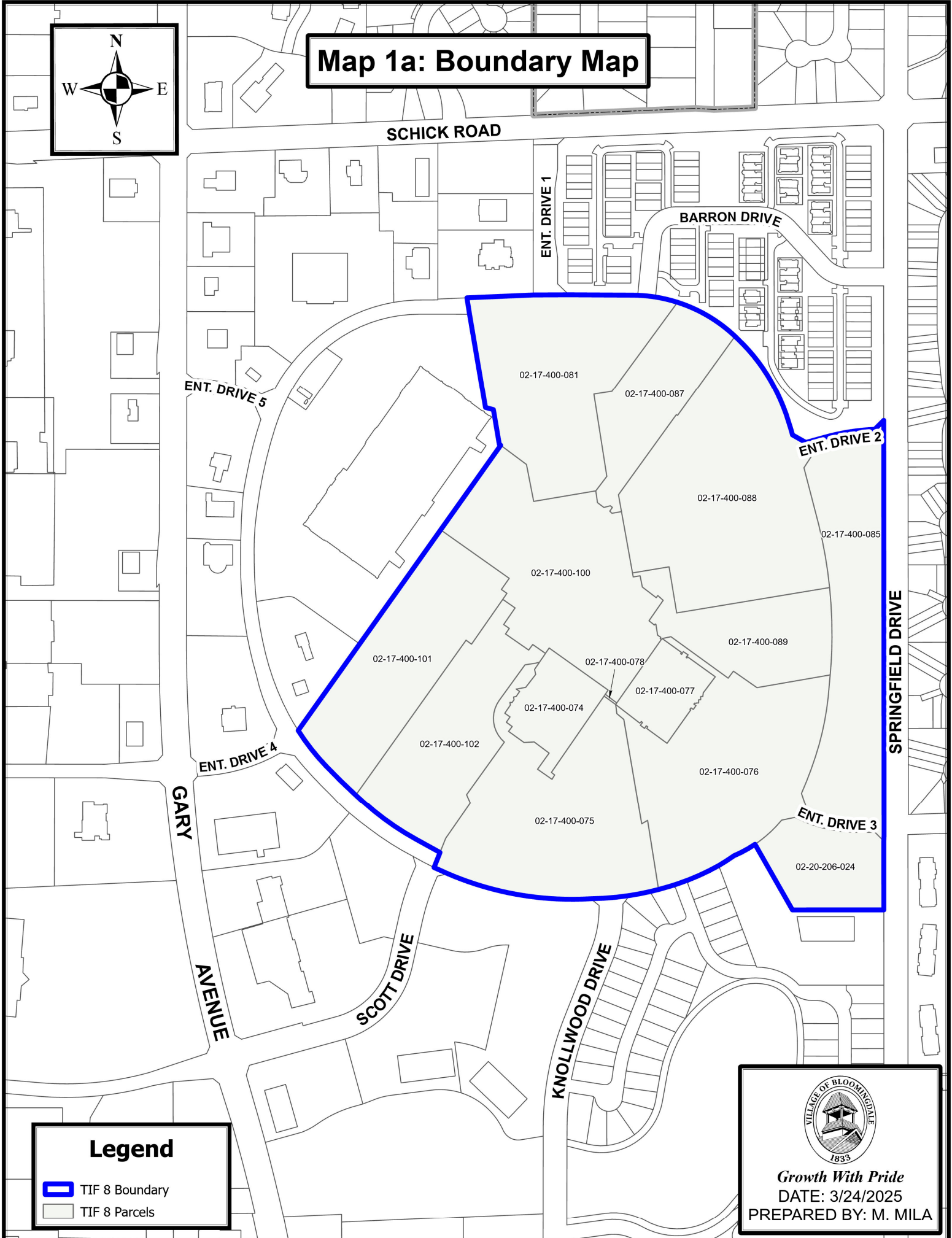
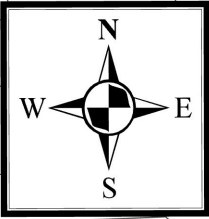
Starting in 2014, major department stores in the mall began to close, including JCPenney, Macy's, Carson Pirie Scott, and Sears. These closures began a steep decline in retail sales at the mall, reflected in the precipitous decline of the property value of the mall—the EAV of the proposed RPA was approximately \$27.9 million in 2013 but fell by over \$23.2 million to approximately \$4.7 million by 2023.

Over the past few years, the Village has spent \$17.205 million to acquire nearly all the parcels that comprise the former mall, save for those owned by Woodman’s Market and Kohl’s. The mall permanently ceased operation on April 21, 2024. Demolition of the mall property began in October 2024 and was completed in April 2025.

Existing land use


The proposed RPA primarily consists of vacant properties situated on the site of the former Stratford Square Mall, as well as a single improved commercial property, including ancillary uses such as its parking lot and circulation roads. The consultant arrived at this conclusion through fieldwork observations and a review of property information from the Village. The overall pattern of land use in the RPA is shown in **Map 1c** on page 6.

Map 1a: Boundary Map

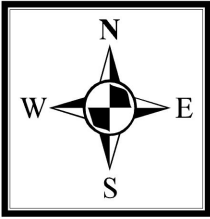


Legend

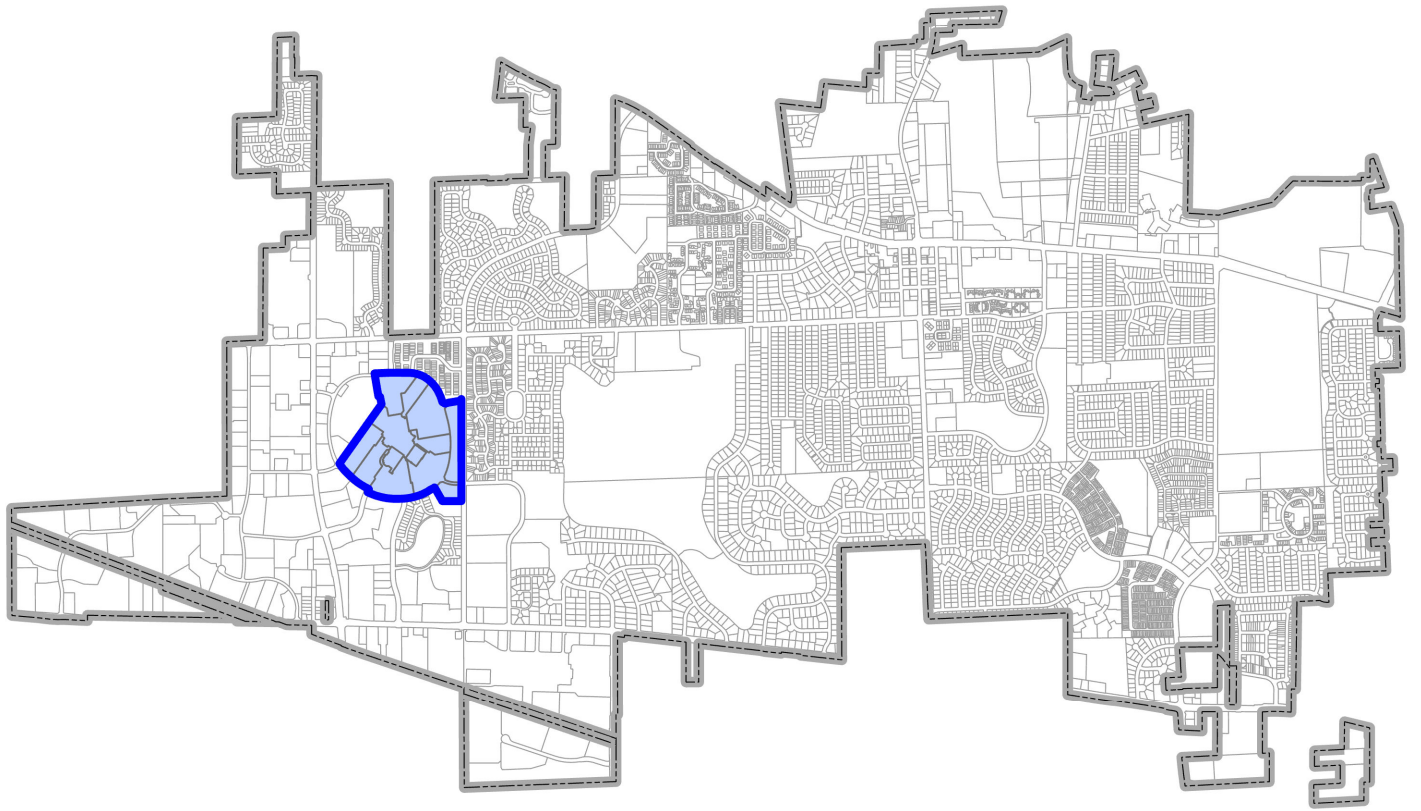
- TIF 8 Boundary
- TIF 8 Parcels



Growth With Pride
DATE: 3/24/2025
PREPARED BY: M. MILA



Map 1b: Context Map

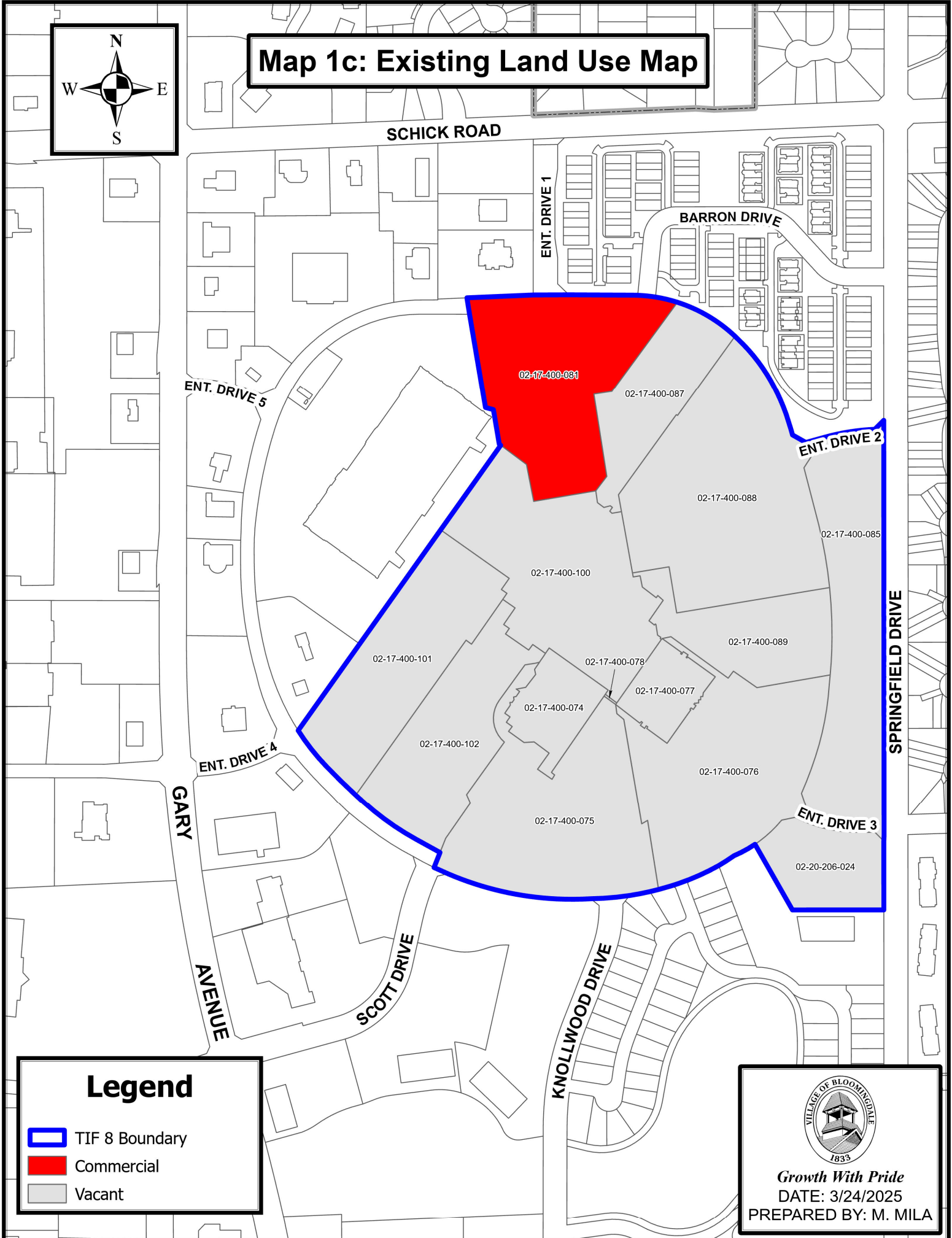
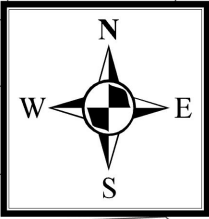


Legend

- Village Boundary
- TIF 8 Boundary
- TIF 8 Parcels
- Village Of Bloomingdale Parcels

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Map 1c: Existing Land Use Map



Legend

- TIF 8 Boundary
- Commercial
- Vacant

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DATE: 3/24/2025
PREPARED BY: M. MILA

2. Eligibility Analysis

In the following section, the findings of the consultant’s eligibility analysis are detailed. The purpose of the eligibility analysis is to identify the presence of blighting factors, as delineated in the Act, that are present to a meaningful extent and reasonably distributed throughout the proposed RPA.

2.1 Provisions of the Act

Under the Act, areas may qualify for TIF designation as either a conservation or blighted area. Conservation areas are defined as those improved areas that are deteriorating and declining and soon may become blighted if the deterioration is not abated. A conservation area finding requires that over half of the buildings in the proposed RPA are 35 years or older and that three or more TIF eligibility factors, as outlined in the following section, are present to a meaningful extent and reasonably distributed throughout the area.

A blighted area is like a conservation area but requires evidence that five or more eligibility factors are present to a meaningful extent and reasonably distributed. A blighted area does not, however, require evidence that over half of the buildings with the area are 35 years or older.

Table 2a below summarizes these two approaches to eligibility:

Table 2a: Eligibility factors for designation

	Conservation area	Blighted area
Improved land	Age plus 3	At least 5
Vacant land	n/a	1 or 2

In the following, the eligibility factors for improved and vacant land are described in detail.

2.2 Eligibility factors

Under the Act, areas proposed for TIF designation must possess certain blighting factors to be found eligible. The Act delineates separate sets of eligibility factors for improved and vacant land, as described further below.

Improved land

Improved land refers to real property that has been developed or built upon. This means that the land has been modified in some way to make it more useful or valuable. The improvements may or may not enhance the value of the land. In the following, the eligibility factors for improved land as defined in the Act are described in detail.

A. Dilapidation

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

B. Obsolescence

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

C. 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.

D. Code violations

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.

E. Illegal use

The use of structures in violation of applicable federal, state, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

F. Excessive vacancies

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

G. Lack of ventilation, light, or sanitary facilities

The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities 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.

H. Inadequate utilities

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

I. Excessive land coverage

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 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.

J. Deleterious land use or layout

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

K. Environmental clean-up

The proposed RPA has incurred Illinois Environmental Protection Agency or U.S. Environmental Protection Agency (EPA) 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 RPA.

L. Lack of community planning

The proposed RPA 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 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.

M. Declining EAV

The total EAV of the RPA has declined for three of the last five calendar years prior to the year in which the RPA is designated, 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 (CPI-U) published by the U.S. Department of Labor or successor agency for three of the last five calendar years prior to the year in which the RPA is designated.

Vacant land (2-factor test)

Vacant land is land that may be improved or developed but is not currently in use or has no structures. If vacant, two or more of the following eligibility factors must be present to a meaningful extent and reasonably distributed throughout the vacant part of the RPA. In the following, the eligibility factors for vacant land as defined in the Act under the two-factor test are described in detail.

A. Obsolete platting

Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, 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.

B. Diversity of ownership

Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

C. Tax 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.

D. Adjacent deterioration

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.

E. Environmental clean-up

The area has incurred Illinois EPA or U.S. EPA 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 RPA.

F. Declining EAV

The total EAV of the RPA has declined for three of the last five calendar years prior to the year in which the RPA is designated, 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 CPI-U published by the U.S. 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.

Vacant land (1-factor test)

If vacant, one or more of the following factors must be present to a meaningful extent and reasonably distributed throughout the vacant part of the RPA. In the following, the eligibility factors for vacant land as defined in the Act under the one-factor test are described.

A. Unused quarries or mines

The area consists of one or more unused quarries, mines, or strip mine ponds.

B. Unused railroad

The area consists of unused rail yards, rail tracks, or railroad rights-of-way.

C. Chronic flooding

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

D. Illegal disposal site

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

E. Town center

The area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

F. Blighted prior to becoming vacant

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

2.3 Methodology

In conducting its eligibility survey, the consultant documented conditions and tabulated them by the factors detailed in the Act. The consultant then analyzed each of these factors to determine the locations and extent to which each is present in the proposed RPA. The types of surveys and analyses conducted by the consultant included:

- a. Exterior survey of the condition of the proposed RPA,
- b. Analysis of current parcel configurations, sizes, and layouts,
- c. Site survey of streets, driveways, sidewalks, curbs, gutters, lighting, parking, landscaping, fences and walls, and general property maintenance,
- d. Analysis of real estate property values for all tax parcels in the area for tax years 2018 to 2023 (the most recent period for which finalized values are available), and
- e. Information from Village staff as to the conditions, redevelopment efforts, and site conditions in the area.

Field reconnaissance was conducted in-person by the consultant in January and April of 2025.

2.4 Eligibility findings for improved parcels

In the section below, the eligibility factors for improved land found by the consultant to be present and reasonably distributed throughout the proposed RPA are described in detail. The Kohl's store located at 6 Stratford Square Mall is the only improved parcel in the proposed RPA. This building that houses Kohl's was constructed in 1984 and meets the requirement for age under the Act.

Factor #1: Obsolescence

Per the Act, obsolescence is defined as the condition or process of falling into disuse where structures have become ill-suited for their original use. Obsolescence can be classified as functional obsolescence or economic obsolescence.

Functional obsolescence

Functional obsolescence occurs when buildings can no longer perform their intended function in an efficient manner. For example, buildings are obsolete when they contain characteristics or deficiencies which limit the use and marketability of such buildings. The Kohls' store is significantly challenged by its configuration as well as the difficulties in accessing it given the decline and closure of the Stratford Square Mall. For example, several of the store's original entrances have been permanently sealed due to the closure of the mall. Shifts in consumer behavior since the original development of the Kohl's store and changing expectations of shoppers add to the obsolescence of the store.

Economic obsolescence

Economic obsolescence occurs when the values of buildings decline due to market conditions, vacancies, neighborhood decline, property location within a community, or other factors which affect the economic value of buildings. A standalone department store, such as the Kohl's store in the proposed RPA, is an outmoded type of development. When originally developed in 1984, the store was one of several anchor stores to the Stratford Square Mall. The Kohl's store, like Stratford Square Mall's other anchor stores, was once a primary driver of foot traffic at the mall property, serving to increase sales among all the mall's anchor store and other retailers in the mall. Without the retail synergies created with the presence of the mall and other anchor stores, the Kohl's store will likely continue its path toward obsolescence.

Factor #2: Inadequate utilities

Inadequate utilities is an area-wide factor and includes underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are: a) of insufficient capacity to serve the uses in the area, b) deteriorated, antiquated, obsolete, or in disrepair, or c) lacking within the area.

According to a water system condition and reliability study completed by a consultant at the behest of the Village in 2022, several areas of the water main system were identified as "moderate" risk due to quantity and severity of break history. These areas included the water main around the Kohl's property (both upper and lower level). Per Village staff, redevelopment of the area will require the complete replacement of the water-distribution system within the Stratford Dr. ring (apart from the Woodman's property which replaced its system during redevelopment in 2019).

In addition, Village staff have identified several issues pertaining to deteriorated storm sewer piping and manholes, mainly along the west side of the mall area, as well as near the upper-level mall entrance between Kohl's and Sears. Further investigation is needed to determine the root cause of the issues, but staff expects repairs and/or improvements to be necessary to resolve the issues.

Finally, the sanitary sewer system serving the mall property utilized plumbing internal to the existing mall structure to collect sewage from all mall and anchor spaces. This system then left the building through only two services. This condition is not suitable for redevelopment and will require significant sanitary sewer collection system improvements to service the proposed RPA.

Factor #3: Declining EAV

Total EAV is a measure of the property value in the proposed RPA. The consultant analyzed the EAV history of the one improved tax parcel included in the proposed RPA for the five most recent year-over-year periods for which EAV data were available.

According to the Act, to qualify for this factor, the total EAV of the improved parcels in the RPA must demonstrate at least one of the following for at least three of the last five year-over-year periods:

1. A decrease in EAV,
2. An increase in EAV at an annual rate that is less than the balance of the municipality, or
3. An increase in EAV at an annual rate that is less than the CPI-U.

The consultant analyzed EAV data for the one improved parcel in the proposed RPA and found that it met eligibility criteria due to: a) a decline in the total EAV for three of the past five year-over-year periods, b) a total EAV growth rate less than the balance of the municipality for four of the last five year-over-year-periods, and c) a total EAV growth rate less than CPI-U for four of the last five year-over-year periods. **Table 2b** summarizes these findings below, with qualifying tax years shown in bold and green:

Table 2b: EAV analysis for improved parcels, TY 2018-23

	2018-19	2019-20	2020-21	2021-22	2022-23
RPA	-30.9%	-8.2%	-34.1%	1.2%	109.3%
Municipality	-0.8%	2.8%	3.6%	6.0%	3.4%
CPI-U	1.5%	1.1%	4.2%	7.6%	3.3%

Source: DuPage County, U.S. Bureau of Labor Statistics, and Murakishi

Lack of growth in EAV is one of the strongest indicators that the area has been falling into a state of decline. The declining EAV factor is an area-wide factor and present throughout the improved property in the proposed RPA.

2.5 Eligibility findings for vacant parcels

In the section below, the eligibility factors for vacant land found by the consultant to be present to a meaningful extent and reasonably distributed throughout the proposed RPA are described in detail.

Factor #1: Obsolete platting

Per the Act, obsolete platting of vacant land 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, 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.

In their current configurations, 12 of the 13 vacant parcels in the proposed RPA exhibit irregular sizes and shapes that will make it difficult to develop the area in a manner that is compatible with contemporary standards and requirements. Real estate development is driven by the highest and best use of a property at the time the property is developed. Over time, changes in technology, design, and economics may alter the highest and best use of a property causing it to become functionally or economically obsolete. Obsolescence has an overall blighting effect on the surrounding area, detracting from its desirability.

Eleven of the 13 vacant parcels in the proposed RPA are inside Stratford Dr., the ring road surrounding the former mall property. These large and irregularly shaped parcels are effectively land locked. Given limited access points to the vacant properties that comprise the former mall property, these parcels would almost certainly require reconfiguration as new uses and redevelopment occurs within the site. This may require a plat of subdivision that accommodates linkages between the various parcels as part of a unified plan for redevelopment, since the property’s current platting is not conducive to modern development standards for any type of development other than regional shopping mall.

In summary, the vacant area’s parcel configurations, layout, and lack of access roads and other basic infrastructure make it obsolete by modern-day standards and create a material and serious impediment to development on the site.

Factor #2: Tax delinquencies

To qualify for this eligibility factor, tax and special assessment delinquencies exist, or the property must have been the subject of tax sales under the property tax code within the last five years. Per the DuPage County Treasurer, and shown in **Table 2c** below, five parcels in the proposed RPA were the subject of tax sales in tax year 2023 (TY23):

Table 2c: TY23 DuPage County tax sales, properties in proposed RPA

No.	PIN	Address	Amount	Cost of sale	Total sale
1.	02-17-400-087	152 Stratford Sq	\$ 24,335.36	\$ 104.00	\$ 24,439.36
2.	02-17-400-089	152 Stratford Sq	25,892.42	104.00	25,996.42
3.	02-17-400-100	152 Stratford Sq	49,210.56	104.00	49,314.56
4.	02-17-400-101	152 Stratford Sq	45,015.68	104.00	45,119.68
5.	02-17-400-102	152 Stratford Sq	37,371.40	104.00	37,475.40
Total			181,825.42	520.00	182,345.42

Source: DuPage County Treasurer

These five properties, in aggregate, represent over 40 percent of the proposed RPA’s total vacant land area.

Factor #3: Declining EAV

Total EAV is a measure of the property value in the proposed RPA. The EAV history of the vacant tax parcels included in the proposed RPA was analyzed for the five most recent year-over-year periods for which EAV data were available.

According to the Act, to qualify for this factor, the total EAV of the vacant parcels in the RPA must demonstrate at least one of the following for at least three of the last five year-over-year periods:

1. A decrease in EAV,
2. An increase in EAV at an annual rate that is less than the balance of the municipality, or
3. An increase in EAV at an annual rate that is less than the CPI-U.

The consultant analyzed EAV data for the 13 vacant parcels in the proposed RPA and found that it met eligibility criteria due to: a) a decline in the total EAV for four of the past five year-over-year periods, b) a total EAV growth rate less than the balance of the municipality for five of the last five year-over-year-periods, and c) a total EAV growth rate less than CPI-U for five of the last five year-over-year periods. **Table 2d** summarizes these findings below, with qualifying tax years shown in bold and green:

Table 2d: EAV analysis for vacant parcels, TY 2018-23

	2018-19	2019-20	2020-21	2021-22	2022-23
RPA	-66.2%	-2.9%	-4.7%	2.8%	-4.8%
Municipality	0.0%	2.8%	3.6%	6.0%	3.4%
CPI-U	1.5%	1.1%	4.2%	7.6%	3.3%

Source: DuPage County, U.S. Bureau of Labor Statistics, and Murakishi

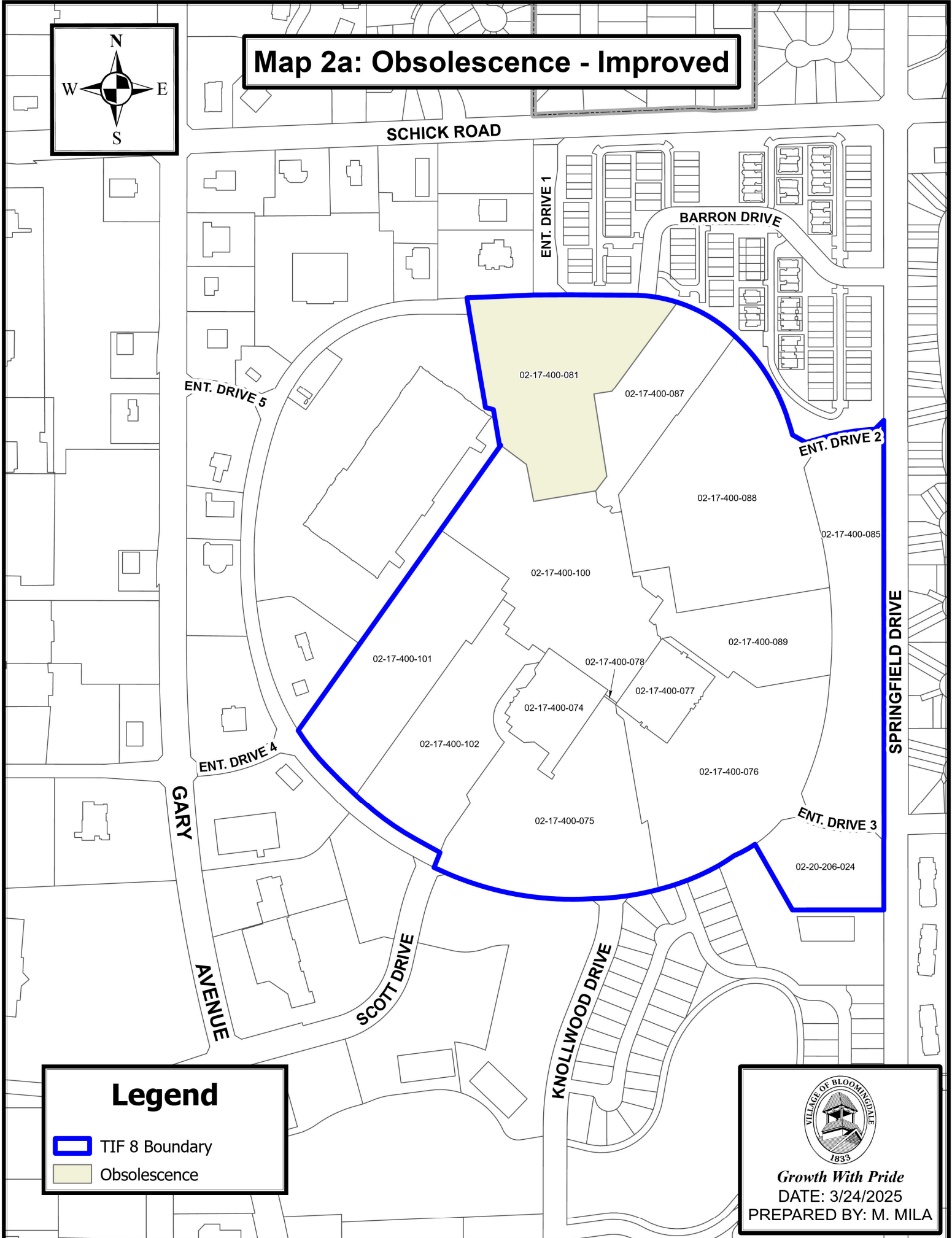
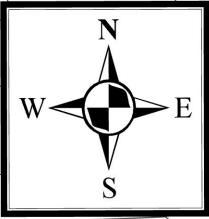
Lack of growth in EAV is one of the strongest indicators that the area has been falling into a state of decline. The declining EAV factor is an area-wide factor and present throughout the vacant properties in the proposed RPA.

2.6 Eligibility summary

Upon conclusion of the review and analysis described above, the consultant has determined that the conditions found within the proposed RPA satisfy the eligibility requirements of the Act as a “conservation area” for the improved portions of the proposed RPA and as a “blighted area” for the vacant portions of the proposed RPA. This analysis and accompanying maps on the following pages demonstrate the provisions of the Act that establish eligibility.

Maps 2a through **2f** on the following pages show the presence and distribution of eligibility factors for the improved and vacant properties in the proposed RPA.

Map 2a: Obsolescence - Improved

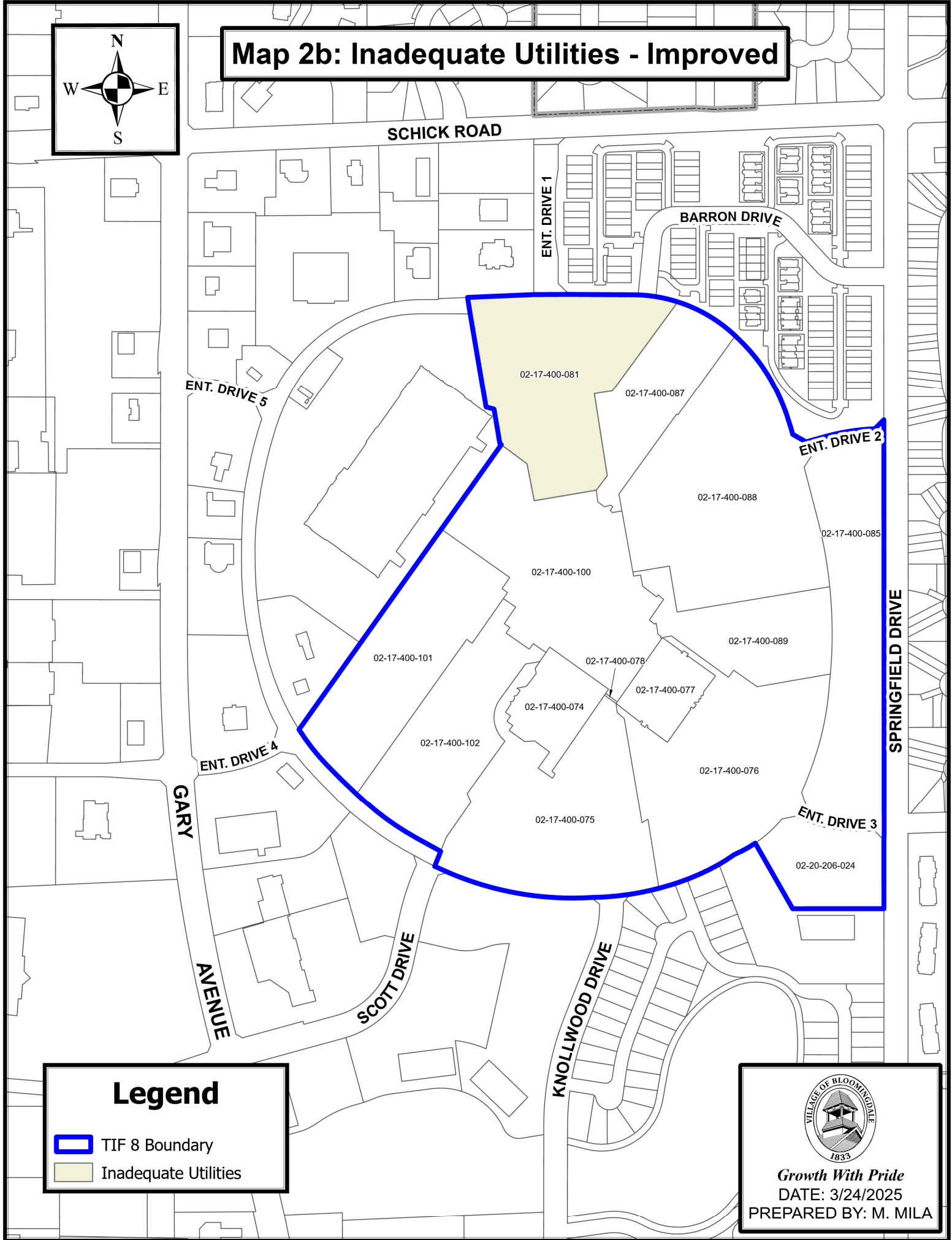
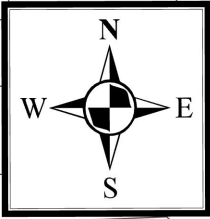


Legend



- TIF 8 Boundary
- Obsolescence


Growth With Pride
DATE: 3/24/2025
PREPARED BY: M. MILA

Map 2b: Inadequate Utilities - Improved



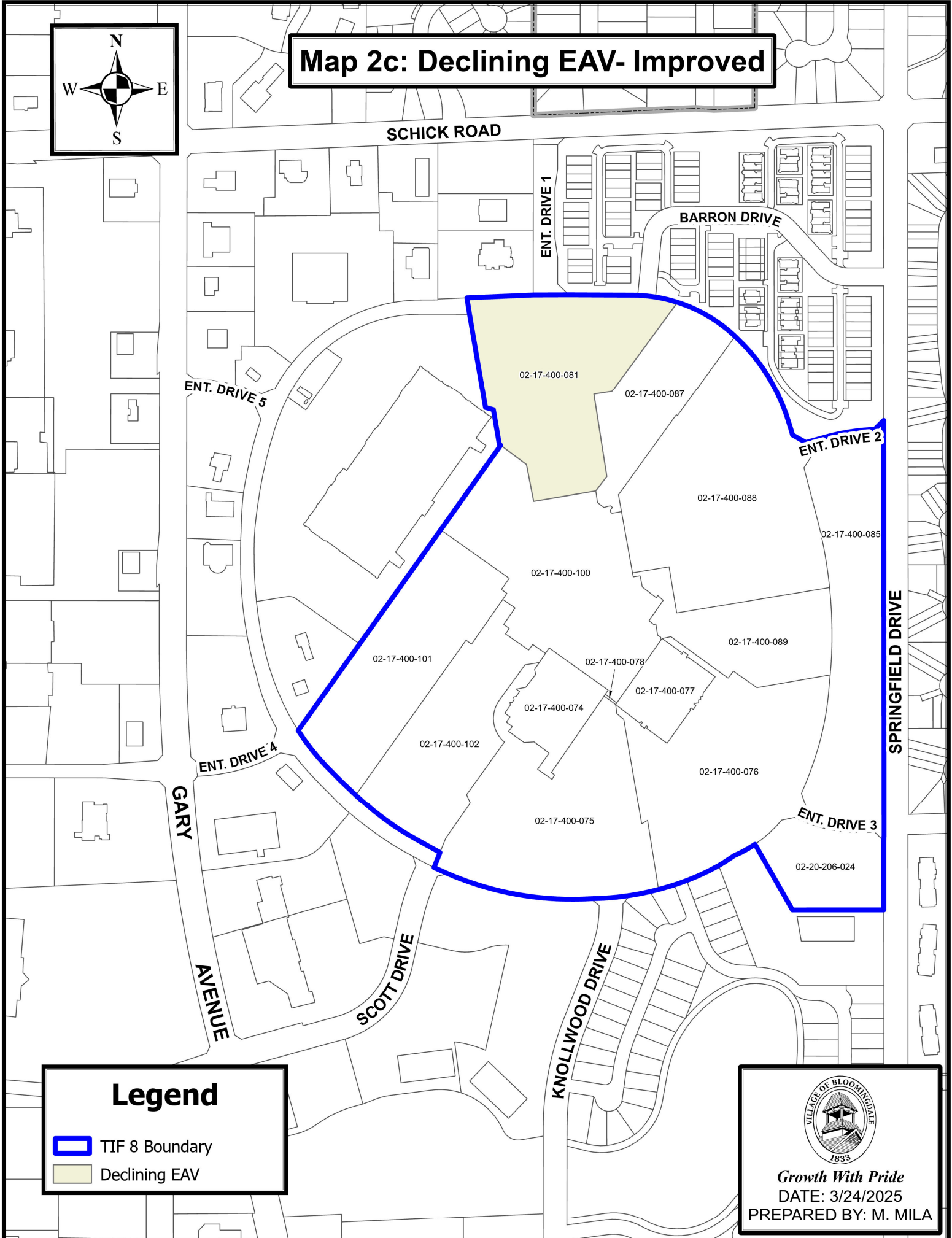
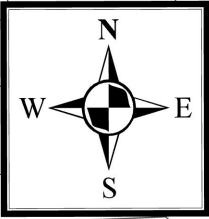
Legend

-  TIF 8 Boundary
-  Inadequate Utilities






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DATE: 3/24/2025
PREPARED BY: M. MILA

Map 2c: Declining EAV- Improved



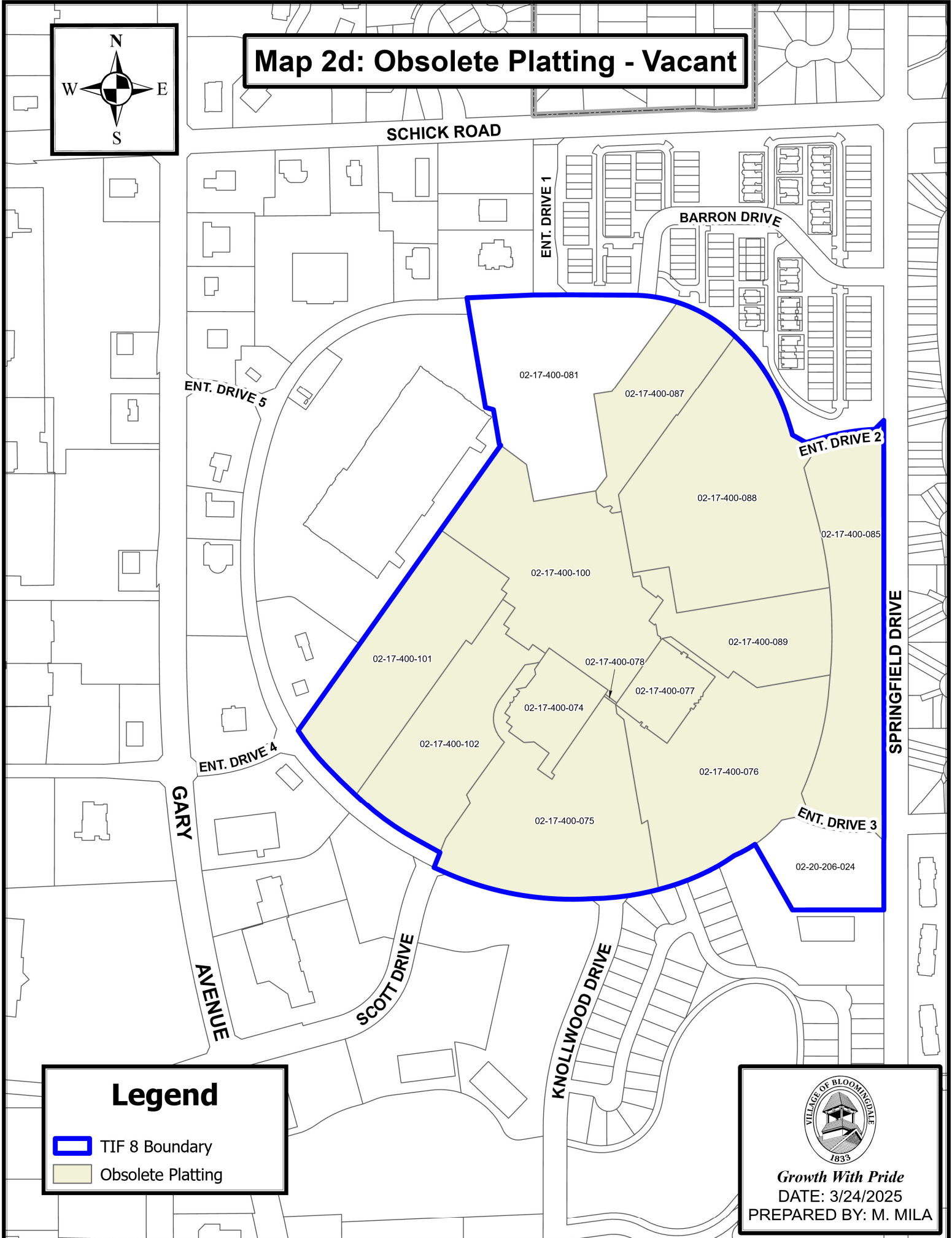
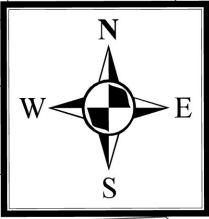
Legend

-  TIF 8 Boundary
-  Declining EAV



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DATE: 3/24/2025
PREPARED BY: M. MILA

Map 2d: Obsolete Platting - Vacant

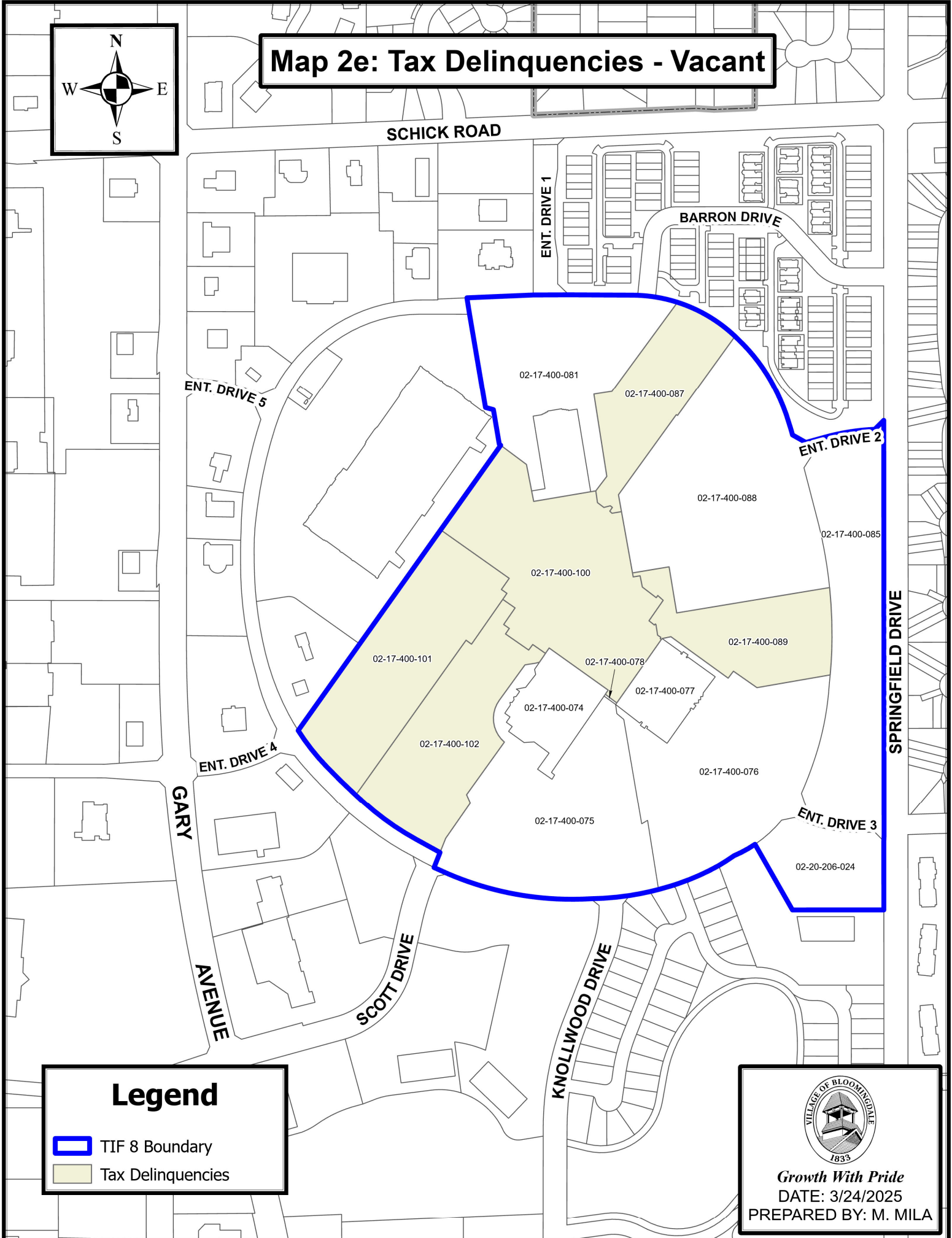
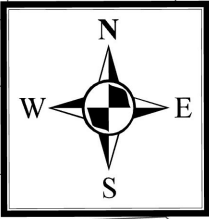


Legend



- TIF 8 Boundary
- Obsolete Platting

Growth With Pride
DATE: 3/24/2025
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Map 2e: Tax Delinquencies - Vacant



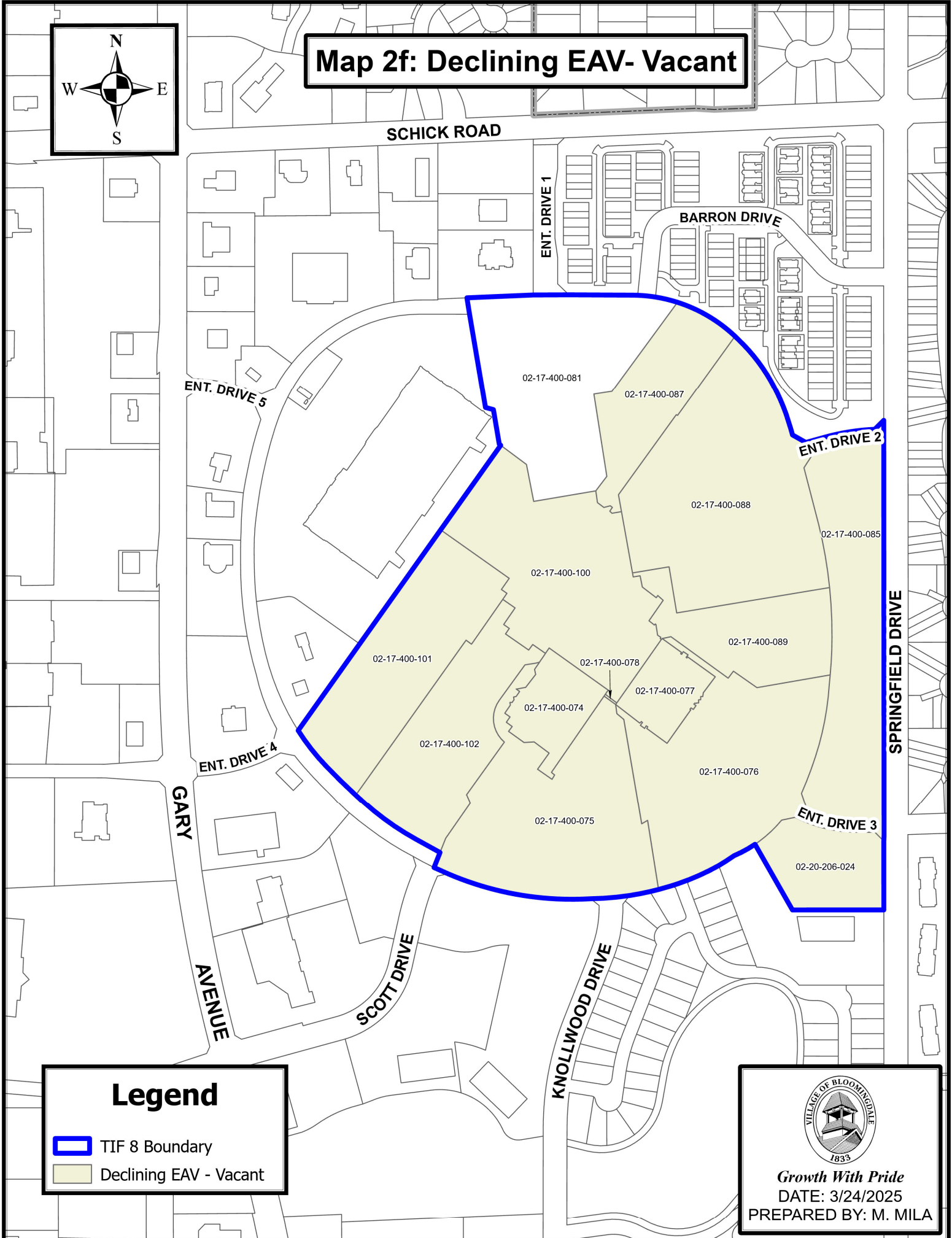
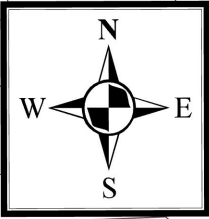
Legend

-  TIF 8 Boundary
-  Tax Delinquencies





Growth With Pride
DATE: 3/24/2025
PREPARED BY: M. MILA

Map 2f: Declining EAV- Vacant



Legend

-  TIF 8 Boundary
-  Declining EAV - Vacant



Growth With Pride
DATE: 3/24/2025
PREPARED BY: M. MILA

3. Redevelopment Plan

Per the Act, a TIF redevelopment plan is the municipality's comprehensive program for redevelopment through the payment of redevelopment project costs to reduce or eliminate the blighting conditions that qualified the RPA as a conservation area, blighted area, or combination thereof. This redevelopment plan and project includes the Village's goals and objectives for the proposed RPA, a general description of the project and proposed future land uses, a financial plan, a summary of additional required findings and tests, and other plan elements required by the Act.

3.1 Village goals and objectives

A goal is an achievable outcome that is generally broad and longer-term, while an objective is shorter-term and defines measurable actions to achieve an overall goal. While different, the two terms are often used in unison when preparing a plan, because both are essential to planning and executing a plan and project.

Village goals

The overall goal of the redevelopment plan is to reduce or eliminate conditions that qualify the proposed RPA as both a conservation and blighted area and to provide the direction and mechanisms necessary to establish the proposed RPA as a vibrant mixed-use district. Redevelopment of the proposed RPA is intended to revitalize a long blighted area, strengthen the Village's economic base, and enhance the Village's overall quality of life for residents and visitors.

Village objectives

The Village has identified the following objectives to achieve the goals for the redevelopment of the proposed RPA:

- Reduce or eliminate those conditions that qualify the proposed RPA as eligible for TIF,
- Prevent the recurrence of those qualifying conditions which exist in the proposed RPA,
- Preserve and strengthen the property tax base for the Village and overlapping taxing jurisdictions,
- Preserve and strengthen the local sales tax base for the Village,
- Provide for necessary infrastructure and utility improvements in the proposed RPA,
- Facilitate right-of-way and private roadway improvements, public transportation, parking, and access-related agreements and enhancements in the proposed RPA.
- Create new jobs and retain existing jobs for the Village and area residents, and
- Encourage and assist private development in the proposed RPA through the provision of financial assistance for new development as permitted by the Act.

3.2 Project description

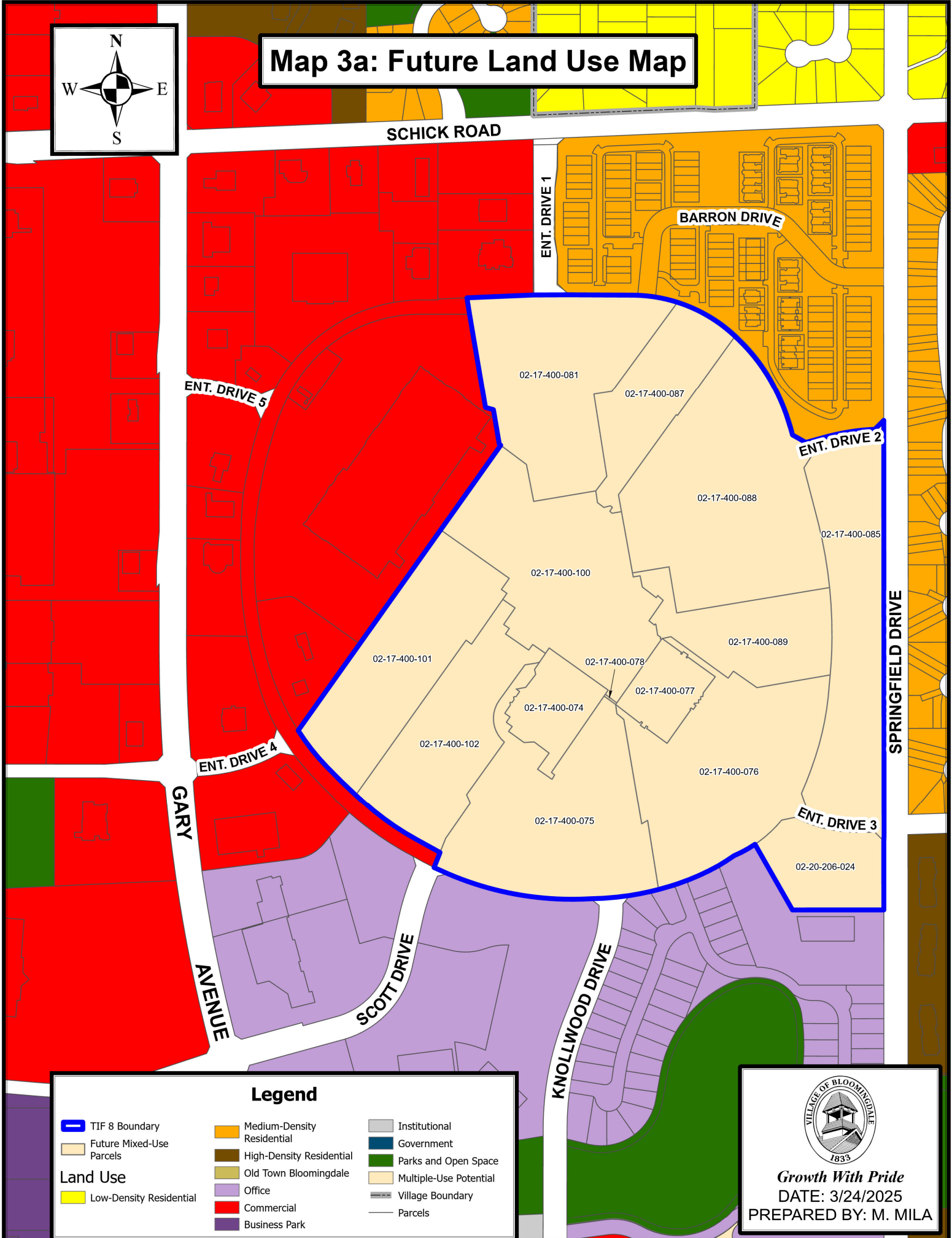
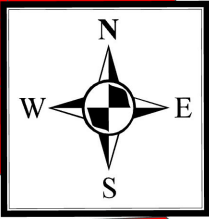
The Village intends to provide or enter into agreements with developers or other private-sector interests to provide certain public and private improvements in the proposed RPA to enhance the immediate area and to serve the needs of development. Village projects may include:

- Redesign of site to accommodate proposed future uses, which may require the demolition and replacement of buildings,
- Facilitation of site preparation, including the subdivision or consolidation of property to support coordinated redevelopment within the proposed RPA,
- Installation, repair, and relocation of public and private utilities, including construction or replacement of the public utility mains, service lines, and related system improvements,
- Installation, repair, and relocation of certain street improvements, including construction or replacement of roadways, traffic signalization, and other surface improvements,
- Improvement of streetscape design, pedestrian access, distinctive lighting, signage and landscaping, and other appropriate site amenities,
- Acquisition and marketing of properties for new development or redevelopment, and
- Construction of other public and private site improvements.

3.3 Proposed future land use

The proposed future land use of the RPA, shown in **Map 3a** on the following page, reflects the goals objectives of this redevelopment plan and project. For the purposes of this redevelopment plan, a 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 Village’s comprehensive plan. A future land use plan establishes long-term vision for development in the Village.

Map 3a: Future Land Use Map



SCHICK ROAD

ENT. DRIVE 1

BARRON DRIVE

ENT. DRIVE 5

02-17-400-081

02-17-400-087

02-17-400-088

02-17-400-085

02-17-400-100

02-17-400-089

02-17-400-101

02-17-400-078

02-17-400-077

02-17-400-074

02-17-400-102

02-17-400-076

02-17-400-075

ENT. DRIVE 3

02-20-206-024

GARY AVENUE

ENT. DRIVE 4

SCOTT DRIVE

KNOLLWOOD DRIVE

SPRINGFIELD DRIVE

Legend

- TIF 8 Boundary
- Future Mixed-Use Parcels
- Land Use**
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Old Town Bloomingdale
- Office
- Commercial
- Business Park
- Institutional
- Government
- Parks and Open Space
- Multiple-Use Potential
- Village Boundary
- Parcels



Growth With Pride
 DATE: 3/24/2025
 PREPARED BY: M. MILA

3.4 Financial plan

The Act describes a redevelopment plan and project as a comprehensive program for redevelopment through the payment of redevelopment project costs to reduce or eliminate blighting conditions. Among other items, a redevelopment plan must contain:

- a. An itemized list of estimated redevelopment project costs,
- b. An assessment of any financial impact of the proposed RPA on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand,
- c. The sources of funds to pay costs,
- d. The nature and term of the obligations to be issued,
- e. The most recent EAV of the proposed RPA, and
- f. An estimate as to the EAV after redevelopment and the general land uses to apply in the proposed RPA.

In the following, the elements listed above are delineated for the Grove RPA, beginning with a description of eligible costs under the Act.

Eligible costs

Per the Act, redevelopment project costs include the total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and project. In the following, we describe eligible costs in detail.

Professional services

Costs of studies, surveys, development of plans, and specifications, 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, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected. Professional services can also include a municipality's costs associated with administering the TIF district and the marketing of sites in the RPA. See 65 ILCS 5/11-74.4-3(q)(1) and (1.6).

Property assembly

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. See 65 ILCS 5/11-74.4-3(q)(2).

Rehabilitation costs

Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements, and the cost of replacing an existing public building 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, including any direct or indirect costs relating to Green Globes or LEED-certified construction elements or construction elements with an equivalent certification. See 65 ILCS 5/11-74.4-3(q)(3).

Public improvements

Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED-certified construction elements or construction elements with an equivalent certification. See 65 ILCS 5/11-74.4-3(q)(4).

Job training

Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the RPA. See 65 ILCS 5/11-74.4-3(q)(5).

Financing costs

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. See 65 ILCS 5/11-74.4-3(q)(6).

Taxing district capital costs

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 the redevelopment plan and project. See 65 ILCS 5/11-74.4-3(q)(7).

School district payments

For RPAs designated (or amended to add or increase the number of TIF-assisted housing units), an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the RPA for which the developer receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act. See 65 ILCS 5/11-74.4-3(q)(7.5).

Library district payments

A public library district's increased costs attributable to assisted housing units located within the RPA for which the developer receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing. See 65 ILCS 5/11-74.4-3(q)(7.7).

Relocation costs

Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law or to satisfy other requirements in the Act. See 65 ILCS 5/11-74.4-3(q)(8).

Payment in lieu of taxes

Payment in lieu of taxes means those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according

to the redevelopment project or plan is to be used for a private use which taxing districts would have received had a municipality not acquired the real property and adopted tax increment allocation financing and which would result from levies made after the time of the adoption of tax increment allocation financing to the time the current equalized value of real property in the redevelopment project area exceeds the total initial equalized value of real property in said area. See 65 ILCS 5/11-74.4-3(q)(9).

Job re-/training

Costs of job training, retraining, advanced vocational education, or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts. See 65 ILCS 5/11-74.4-3(q)(10).

Interest costs

Interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project provided that such costs are to be paid directly from the special tax allocation fund established pursuant to the Act and may not exceed 30 percent of the annual interest costs incurred by the developer with regard to the redevelopment project during that year. See 65 ILCS 5/11-74.4-3(q)(11).

Ineligible costs

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

Estimated redevelopment project costs

The estimated eligible costs of the redevelopment plan are presented in **Table 3a** on the following page. The total eligible redevelopment costs provide an upper limit on expenditures that are to be funded using TIF revenue, exclusive of capitalized interest, issuance costs, interest, and other financing costs. These line-item amounts should not be construed as a commitment by the Village to use TIF revenue to reimburse a developer for eligible expenditures. Within this limit, adjustments may be made between line items and other categories of redevelopment project costs, including those categories not listed below, without amendment to the plan.

Table 3a: Estimated TIF-eligible costs

Professional services. Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan, including administrative and marketing costs.	\$ 650,000
Property assembly. Costs related to property acquisition, demolition of buildings, site preparation, site improvements, and the clearing and grading of land.	15,000,000
Rehabilitation costs. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements.	500,000
Public improvements. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED-certified construction elements. ¹	70,000,000
Job training. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the RPA.	250,000
Financing costs. All necessary and incidental expenses related to the issuance of obligations.	2,000,000
Taxing district capital costs. All or a portion of a taxing district's capital costs resulting from the redevelopment project.	-
School district payments. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the RPA for which the developer receives financial assistance.	15,000,000
Library district payments. A public library district's increased costs attributable to assisted housing units located within the RPA for which the developer receives financial assistance.	750,000
Relocation costs. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.	150,000
Payment in lieu of taxes. Estimated tax revenues from real property in an RPA derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use.	-
Interest costs. Interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project.	500,000
Total ^{2 3}	104,800,000

Adjustments to the estimated line-item costs above are expected. All costs are in 2025 dollars and total estimated redevelopment project cost may be increased by up to five percent (5%)—after adjusting for annual inflation—without amendment to this plan. The individual costs will be reevaluated considering the status of the private development and resulting tax revenues. In addition to the above stated costs, each issue of obligations to finance the project may include an

¹ This category may also include paying for capital costs of taxing districts affected by the redevelopment of the project area. As permitted by the Act, to the extent the Village by written agreement accepts and approves to the same, the Village may pay or reimburse all or a portion of a taxing districts capital costs resulting from a redevelopment project necessarily incurred or to be incurred with a taxing district in furtherance of the objectives of the redevelopment plan.

² Total redevelopment costs exclude any additional financing costs, including any interest expense, capitalized interest, and costs associated with optional redemptions. These costs are subject to prevailing market conditions and are payable in addition to total project costs.

³ The amount of the total redevelopment costs that can be incurred in the proposed RPA will be reduced by the amount of redevelopment project costs incurred in a contiguous redevelopment area (if one should exist) or those separated from the project area 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 will not be reduced by the amount of redevelopment project costs incurred in the proposed RPA that are apaid form incremental property taxes generated in contiguous RPAs or those separated from the project area only by a public right-of-way.

amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Financial impact

As described previously, without the adoption of this redevelopment plan, the proposed Grove RPA is not expected to be redeveloped by private enterprise. This report has established the presence of blighting factors delineated in the Act that reduce the attractiveness of the proposed RPA as a place to maintain and improve existing properties. In addition, lagging property values in the proposed RPA may lead to a decline of property values in surrounding areas and could lead to a reduction of real-estate tax revenue to all taxing districts.

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. If the redevelopment project is successful, it may stimulate various new projects that will assist in creating new jobs and promoting rehabilitation and development in the proposed Grove RPA.

Demand on taxing district services

The Act requires that the redevelopment plan include an assessment of any financial impact of the proposed RPA on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand.

The Village plans to monitor development in the area and, with the cooperation of the affected taxing districts, work to address any increased needs in connection with any development. Given the preliminary nature of this redevelopment plan, however, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed at this time.

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

- Bloomingdale Fire Protection District No. 1
- Bloomingdale Park District
- Bloomingdale Township
- Community College District 502
- Community Consolidated School District 93
- DuPage Airport Authority
- DuPage County
- Forest Preserve District of DuPage County
- Glenbard Township High School District 87
- Village of Bloomingdale

Replacement of under-utilized or vacant properties with active and more intensive uses may result in additional demands on services and facilities provided by these districts. Currently, the Village has proposed no special programs for these taxing districts. Should demand increase, however, the Village will work with the affected taxing districts to determine what, if any, program is necessary to address financial impacts or increased demand.

Sources of funds

Funds necessary to pay for redevelopment project costs or municipal obligations, which may be issued or incurred to pay for such costs, are to be derived principally from TIF revenues or proceeds from municipal obligations which have TIF revenue as a repayment source. 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 other forms of security made available by private 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.

TIF revenue, which will be used to fund tax-increment obligations and eligible redevelopment project costs, shall be incremental property tax revenues. Incremental property-tax revenue is property-tax revenue attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of property in the proposed RPA over and above the certified initial EAV of each such lot, block, tract, or parcel of 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. The Village may utilize net incremental property tax revenues received from the proposed Grove RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous RPAs, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the proposed Grove RPA made available to support such contiguous RPAs, 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 Grove RPA, shall not at any time exceed the total redevelopment project costs described in the redevelopment plan.

Issuance of obligations

To finance project costs, the Village may issue bonds or obligations secured by the anticipated TIF revenue generated within the proposed RPA, or such other bonds or 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.

Most recent EAV of properties in RPA

The purpose of identifying the most recent EAV is to provide an estimate of the initial EAV for the purpose of calculating the annual incremental EAV and incremental property taxes for the proposed RPA. The EAV for tax year 2023 (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is \$6,541,129. This total EAV amount by PIN is summarized in **Appendix 2**. The EAV is subject to verification by DuPage County. After verification, the final figure shall be certified by the DuPage County Clerk’s office and shall become the “certified initial EAV” from which all incremental property taxes in the proposed RPA will be calculated by the county.

Anticipated EAV

By tax year 2048 (collection year 2049), the total taxable EAV for the proposed RPA is anticipated to be approximately \$106.3 million.

Phasing and scheduling of the redevelopment

Each private project within the proposed RPA receiving TIF benefits will be governed by the terms of a written redevelopment agreement entered by a designated developer and the Village. 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 31st 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 23rd calendar year following the year in which the ordinance approving the proposed RPA is adopted. 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 calendar year 2025.

3.5 Other required findings and tests

Per the Act, no redevelopment plan shall be adopted unless a municipality complies with all the following requirements as described below.

Lack of growth and private investment

Prior to establishing a TIF district, a municipality must find that, overall, the proposed RPA has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan.

The consultant's analysis of EAV trends for all properties in the proposed RPA indicates that there was a decline in the total EAV in at least three of the past five most recent year-over-year periods, a total EAV growth rate less than the balance of the municipality in at least four of the last five most recent year-over-year periods, and a total EAV growth rate less than CPI-U in at least four of the last five most recent year-over-year periods. Lack of growth in EAV is one of the strongest indicators that an area has been falling into a state of decline and is indicative of a lack of growth and private investment in the area.

In addition, the consultant reviewed building permits issued by the Village over the past five years for properties in the proposed RPA. The type and value of improvements can serve as an indicator of investment in an area. Permit data for properties in the proposed RPA, however, indicate little investment in the area. Since 2019, only one building permit has been issued for properties in the proposed RPA. This single permit, for a new fire pump with an estimated construction value of \$125,000, was issued for the Kohl's property in August 2024. The need for this permit arose due to the demolition of the former Stratford Square Mall; otherwise, no permits would have been issued within the proposed RPA. All other permits issued for properties in the proposed RPA were related to temporary land use, occupancy, maintenance, or demolition.

Comprehensive plan conformance

Per the Act, a municipality must find that the redevelopment plan and project conform to the comprehensive plan for development in the community. An amendment to the Village's 2010 comprehensive plan anticipates that the properties that comprise the proposed RPA will be

redeveloped as a mixed-use area. The redevelopment plan conforms to this vision, and these uses are consistent with this redevelopment plan and project.

Dates of completion

Per 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. Each private project within the proposed RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered by a designated developer and the Village of Bloomingdale.

The redevelopment plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31st 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 23rd calendar year following the year in which the ordinance approving the proposed RPA is adopted. 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 RPA are adopted during calendar year 2025.

But for...

If any incremental revenues are being utilized under the Act, the municipality must find that: a) the RPA would not reasonably be developed without the use of such incremental revenues, and b) such incremental revenues will be exclusively utilized for the development of the proposed RPA. Without the use of public resources, the redevelopment of the proposed RPA would most likely not occur. Redeveloping the area into a vibrant mixed-use community is a complex and costly undertaking and would only be possible with public assistance funded with incremental revenues.

Contiguity

According to the Act, an RPA must include only those contiguous parcels of real property that are expected to benefit substantially from the redevelopment plan and project. The proposed RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed redevelopment plan and project improvements, thus the proposed RPA meets this requirement.

3.6 Fair employment practices and affirmative action

The Village of Bloomingdale is an equal opportunity employer. As part of this redevelopment plan, the Village will work with any developers who assist in the redevelopment of the RPA to implement an effective affirmative action program that conforms to Village policies and practices. This program will ensure equal opportunity for all personnel regardless of race, color, religion, sex, age, marital status, handicapped status, nation of origin, sexual preference, creed, or ancestry. All entities involved are responsible for conformance to the policy that is enacted.

3.7 Provisions for amending plan

The redevelopment plan and project document may be amended pursuant to the provisions of the Act.

Appendix 1

Boundary Legal Description

LEGAL DESCRIPTION OF TIF #8

BEGINNING AT THE NORTHEAST CORNER OF LOT 3 (RING ROAD) IN STRATFORD SQUARE MALL FIRST SUBDIVISION RECORDED AS DOCUMENT R2019-063660 (HEREINAFTER REFERRED TO AS "SUBDIVISION A"); THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 3 AND THE EASTERLY AND SOUTHEASTERLY LINE OF LOT 4 IN SAID "SUBDIVISION A" TO THE SOUTHEAST CORNER OF SAID LOT 4 AND A POINT ON THE EASTERLY SIDE OF SAID LOT 3 AND THE WESTERLY CORNER OF LOT 5 IN SAID "SUBDIVISION A"; THENCE SOUTHEASTERLY ALONG THE EASTERLY SIDE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF LOT 2 IN SAID "SUBDIVISION A"; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY EXTENSION OF SAID LOT 2 ALSO BEING THE SOUTHEASTERLY LINE OF SAID LOT 3 ALSO BEING THE SOUTHWESTERLY MOST LINE OF PARCEL 6 OF STRATFORD ASSESSMENT PLAT NUMBER 9 RECORDED AS DOCUMENT R84-95983 TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 6; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF PARCELS 6 AND 8 OF SAID ASSESSMENT PLAT #9 TO THE NORTHWEST CORNER OF LOT 1 IN SUMMIT RESUBDIVISION RECORDED AS PER DOCUMENT R94-010990; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE SOUTHWESTERLY AND SOUTHERLY LINE OF SAID LOT 1 TO THE WEST LINE OF SPRINGFIELD DRIVE; THENCE NORTH ALONG THE WEST LINE OF SPRINGFIELD DRIVE TO THE SOUTHEAST MOST CORNER OF LOT 29 OF BLOOMINGDALE WALK TOWNHOME COLLECTION RECORDED AS DOCUMENT R2006-150513; THENCE

WESTERLY AND NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOTS 29 AND 30
IN SAID BLOOMINGDALE WALK TOWNHOME COLLECTION AND THE WESTERLY
EXTENSION OF SAID SOUTHERLY LINE TO THE POINT OF BEGINNING, IN DUPAGE
COUNTY, ILLINOIS.

Appendix 2

Summary of EAV by PIN

Table A-2: 2023 EAV by PIN

No.	PIN	EAV
1.	02-17-400-074	\$ 135,157
2.	02-17-400-075	617,992
3.	02-17-400-076	670,220
4.	02-17-400-077	123,030
5.	02-17-400-078	390
6.	02-17-400-081	918,340
7.	02-17-400-085	862,550
8.	02-17-400-087	272,250
9.	02-17-400-088	846,860
10.	02-17-400-089	289,670
11.	02-17-400-100	550,540
12.	02-17-400-101	503,610
13.	02-17-400-102	418,090
14.	02-20-206-024	332,430
Total		6,541,129

Source: DuPage County