

VILLAGE OF SCHAUMBURG, IL

Centex Redevelopment Project Area

Tax Increment Financing District

Eligibility Report and Redevelopment Plan and Project

March 14, 2024

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1. Introduction

The Village of Schaumburg (the “Village”) seeks to establish a Tax Increment Financing (“TIF”) district to serve as an economic development tool and promote the revitalization of land roughly bound by Wise Road on the north, Mitchell Boulevard on the east, the Village boundary on the south, and Rodenburg Road on the west (“Study Area”). The Village engaged SB Friedman Development Advisors, LLC (“SB Friedman”) in May 2023 to conduct a redevelopment project area feasibility study and prepare a redevelopment plan and project.

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

Proposed Redevelopment Project Area

The proposed Centex RPA is located within the Village of Schaumburg in Cook County and DuPage County as shown on **Map 1**. The parcels included in the proposed RPA are roughly bound by Wise Road on the north, Mitchell Boulevard on the east, the Village boundary on the south, and Rodenburg Road on the west, as illustrated in **Map 2**. The proposed RPA consists of 328 tax parcels (318 improved parcels, 4 vacant parcels, and 6 properties in the railroad right-of-way) and 274 buildings, as shown in **Map 3**. It comprises approximately 573 acres of land, of which approximately 552 acres are improved, 17 acres are vacant, and 4 acres are right-of-way. Based upon SB Friedman’s research, the proposed RPA currently consists of industrial and commercial land uses, as shown in **Map 4**.

Determination of Eligibility

This Report concludes that the proposed Centex RPA is eligible for designation as a “conservation area” for improved land and “blighted area” for vacant land, per the Act. Vacant land is any real property without industrial, commercial, or residential buildings, and has not been used for commercial agricultural purposes in the past five years. For the purpose of this analysis, in a previously developed area, parcels that include side yards or parking lots related to an adjacent building are considered improved.

IMPROVED PARCELS: CONSERVATION AREA FINDINGS

For the proposed RPA, SB Friedman’s analysis indicates that 77% of primary structures are aged 35 years or older. This satisfies the requirement that 50% or more of the structures have an age of 35 years or more.

Further, the following four (4) eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration;
2. Inadequate Utilities;
3. Presence of Structures Below Minimum Code; and
4. Lack of Community Planning.

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

Based on the age of primary structures in the proposed RPA and the presence of four (4) eligibility factors, the proposed RPA qualifies under a “conservation area” finding.

VACANT PARCELS: BLIGHTED AREA FINDINGS

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

ONE-FACTOR ELIGIBILITY

The Village engaged Manhard Consulting (“Manhard”) to evaluate chronic flooding within the proposed RPA and/or runoff from the vacant parcels in the proposed RPA contributing to flooding within the watershed. Manhard determined that surface water discharges from each of the four vacant parcels are tributary to downstream areas within the watershed that are subject to flooding. Furthermore, 52% of the vacant land is within the 100-year floodplain. Approximately 85% of the vacant land in the proposed RPA contributes to flooding within the Salt Creek watershed, while 15% of the vacant land contributes to flooding within the DuPage River watershed. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.

SUMMARY OF ELIGIBILITY FINDINGS

SB Friedman has found that the proposed RPA qualifies as a “conservation area,” for improved parcels and “blighted area” for unimproved parcels because 77% of the primary structures within the proposed RPA are at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors for improved parcels were found to be present to a meaningful extent and reasonably distributed within the proposed RPA; and because one (1) of the six (6) one-factor eligibility factors for vacant parcels was found to be present to a meaningful extent within the proposed RPA.

These conditions hinder the potential to redevelop the proposed RPA and capitalize on its unique attributes but for the RPA designation. The proposed RPA will benefit from a strategy that addresses aged buildings, deterioration, inadequate stormwater utilities and runoff challenges, and platting deficiencies to facilitate the overall improvement of its physical condition.

Redevelopment Plan Goal, Objectives, and Strategy

GOAL. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the proposed RPA as a “conservation area” for improved parcels and “blighted area” for unimproved parcels; and to provide the direction and mechanisms necessary to redevelop the proposed RPA as a vibrant industrial and commercial district. Redevelopment of the proposed RPA is intended to revitalize the area, strengthen the economic base, and enhance overall quality of life.

OBJECTIVES. The following seven (7) objectives support the overall goal of revitalization of the proposed RPA:

1. Facilitate the physical improvements and/or rehabilitation of existing structures and facades within the proposed RPA, and encourage the construction of new industrial and commercial development, where appropriate;
2. Foster the replacement, repair, construction and/or improvement of public infrastructure, where needed, to create an environment conducive to private investment;
3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed RPA;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA, create cohesive identity for the proposed RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;
6. Support the goals and objectives of other overlapping plans, including the Village of Schaumburg’s 2018 Comprehensive Plan (the “2018 Comprehensive Plan”), the Irving Park Road/Wise Road Concept Plan (the “Concept Plan”), and subsequent plans; and
7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

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

Financial Plan

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

ESTIMATED REDEVELOPMENT PROJECT COSTS. The estimated eligible redevelopment project costs of this Redevelopment Plan are \$151.8 million. The total of eligible redevelopment project costs provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs.

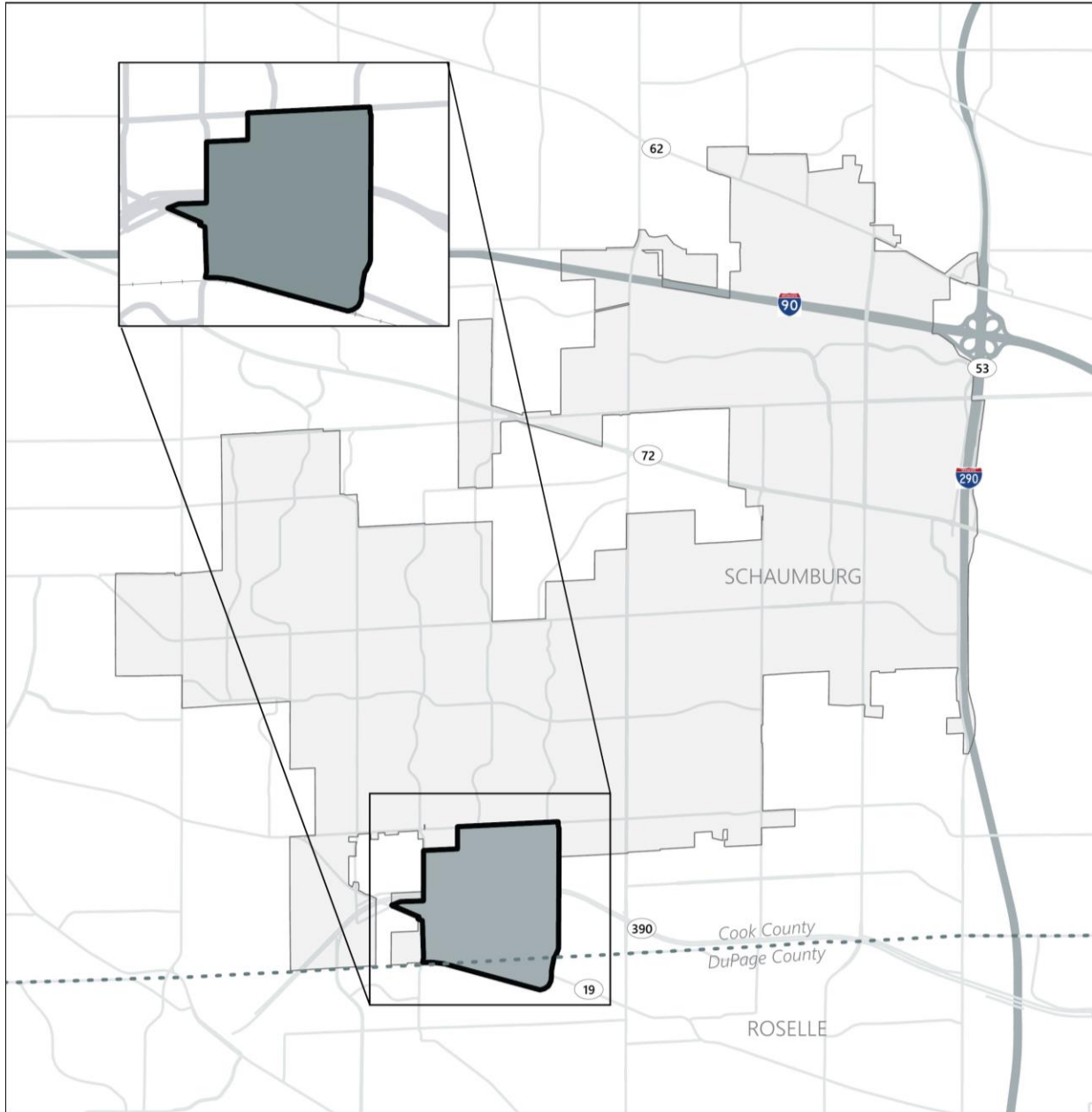
EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA. The 2022 EAV (the most recent year in which assessed values and the equalization factor were available) of all parcels in the proposed RPA is \$194,570,618. By tax year 2047 (collection year 2048, the total taxable EAV for the proposed RPA is anticipated to be approximately \$313 million.

Required Tests and Findings

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

1. The proposed RPA is approximately 573 acres in size and thus satisfies the requirement that it be at least 1.5 acres;
2. Limited private investment over the last five years does not represent widespread reinvestment in the proposed RPA and has been insufficient to substantially decrease private deterioration. Thus, the proposed RPA overall has not been subject to growth and development through investment by private enterprises;
3. Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. Accordingly, “but for” the designation of a TIF district, these projects would be unlikely to occur on their own;
4. The proposed Centex RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan;
5. The Redevelopment Plan conforms to and proposes land uses that are consistent with the 2018 Comprehensive Plan;
6. The Village certifies that no displacement will occur as a result of activities pursuant to this Redevelopment Plan. Therefore, a Housing Impact Study is not required under the Act; and
7. The Redevelopment Plan is estimated be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.

Map 1: Community Context

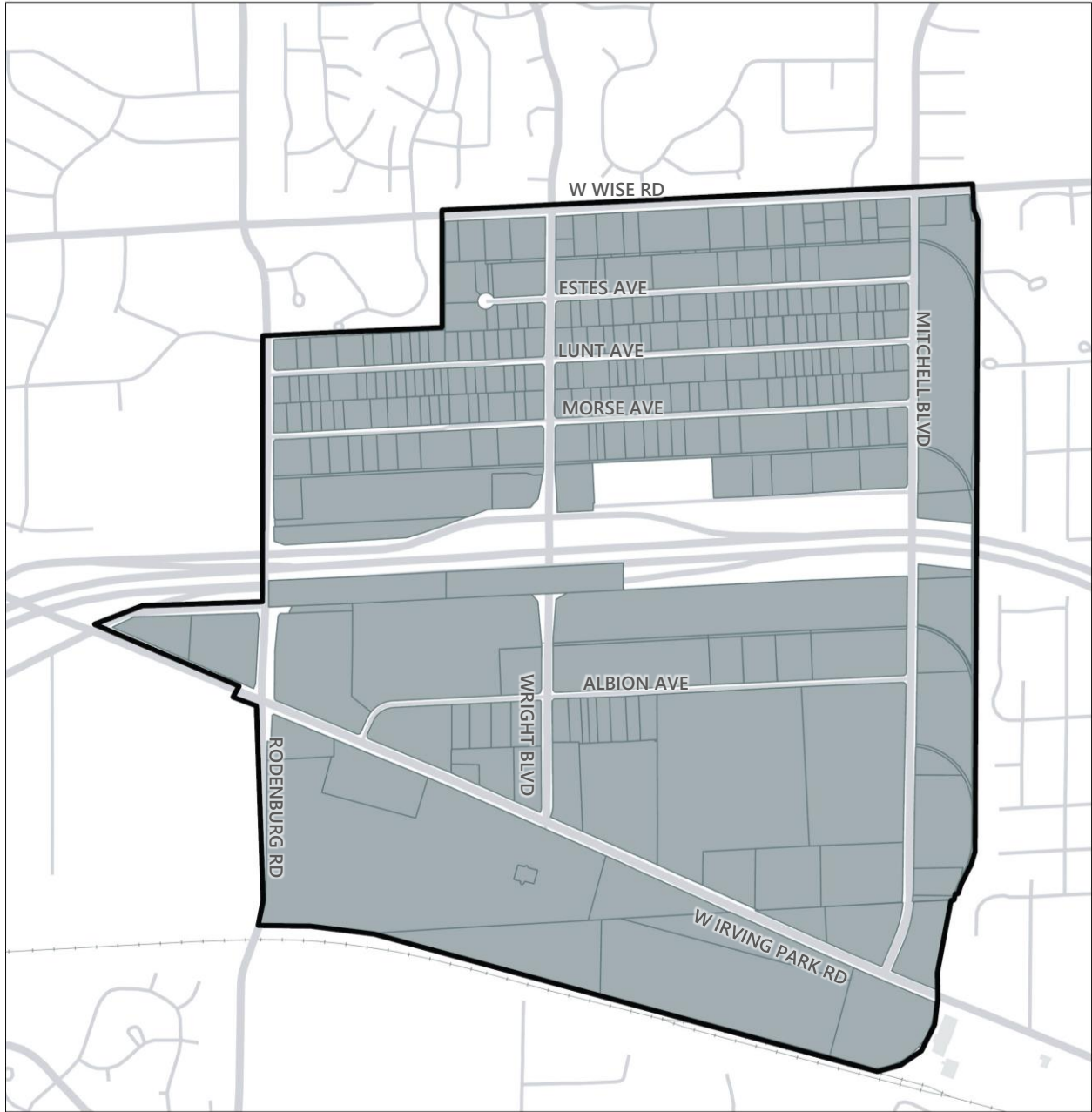


Legend

- Proposed RPA Boundary
- Village of Schaumburg Boundary
- County Line

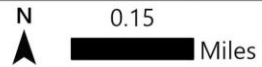
Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Map 2: Proposed RPA Boundary



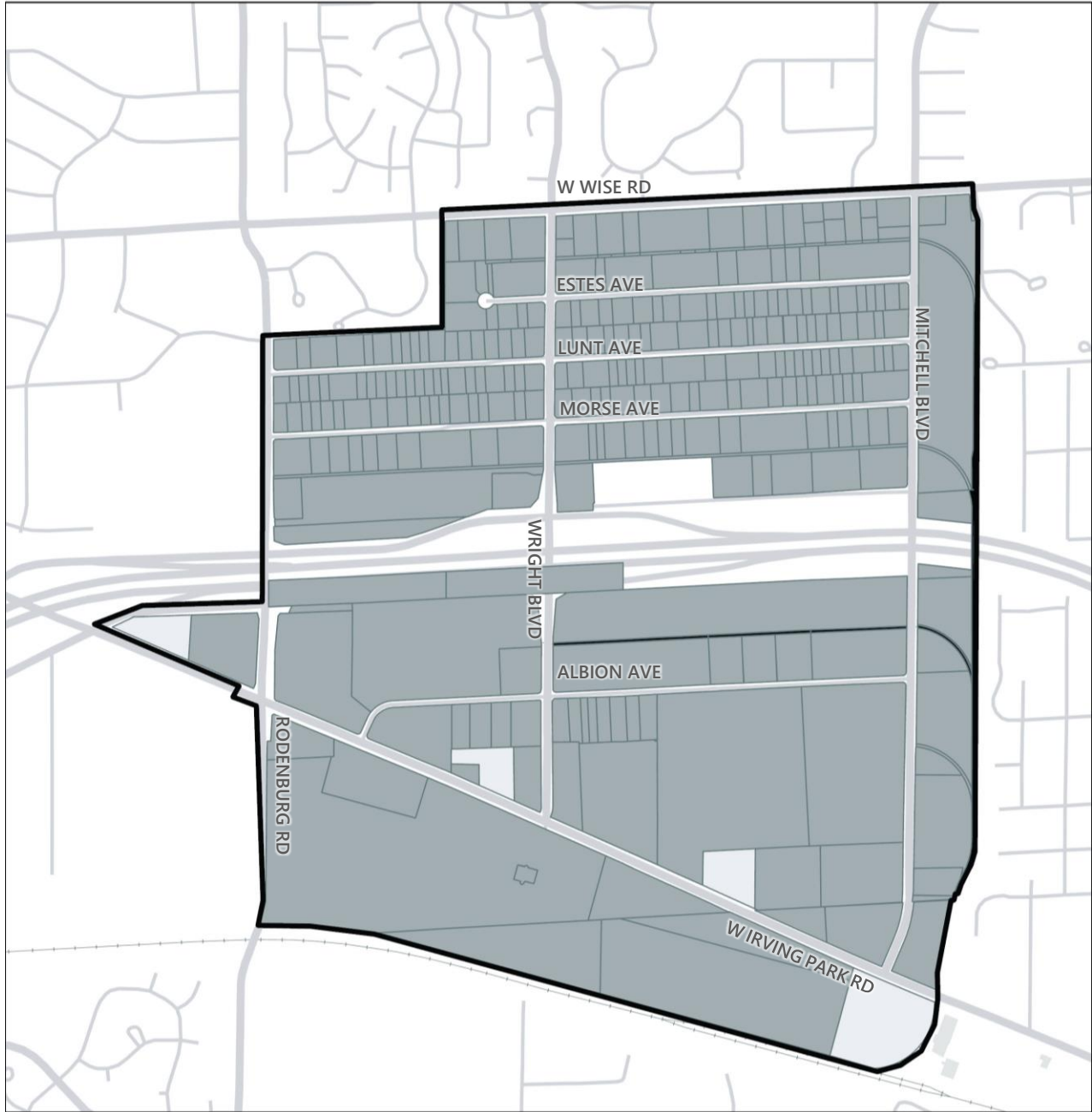
Legend

- Proposed RPA Boundary
- Parcels







Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Map 3: Vacant and Improved Parcels



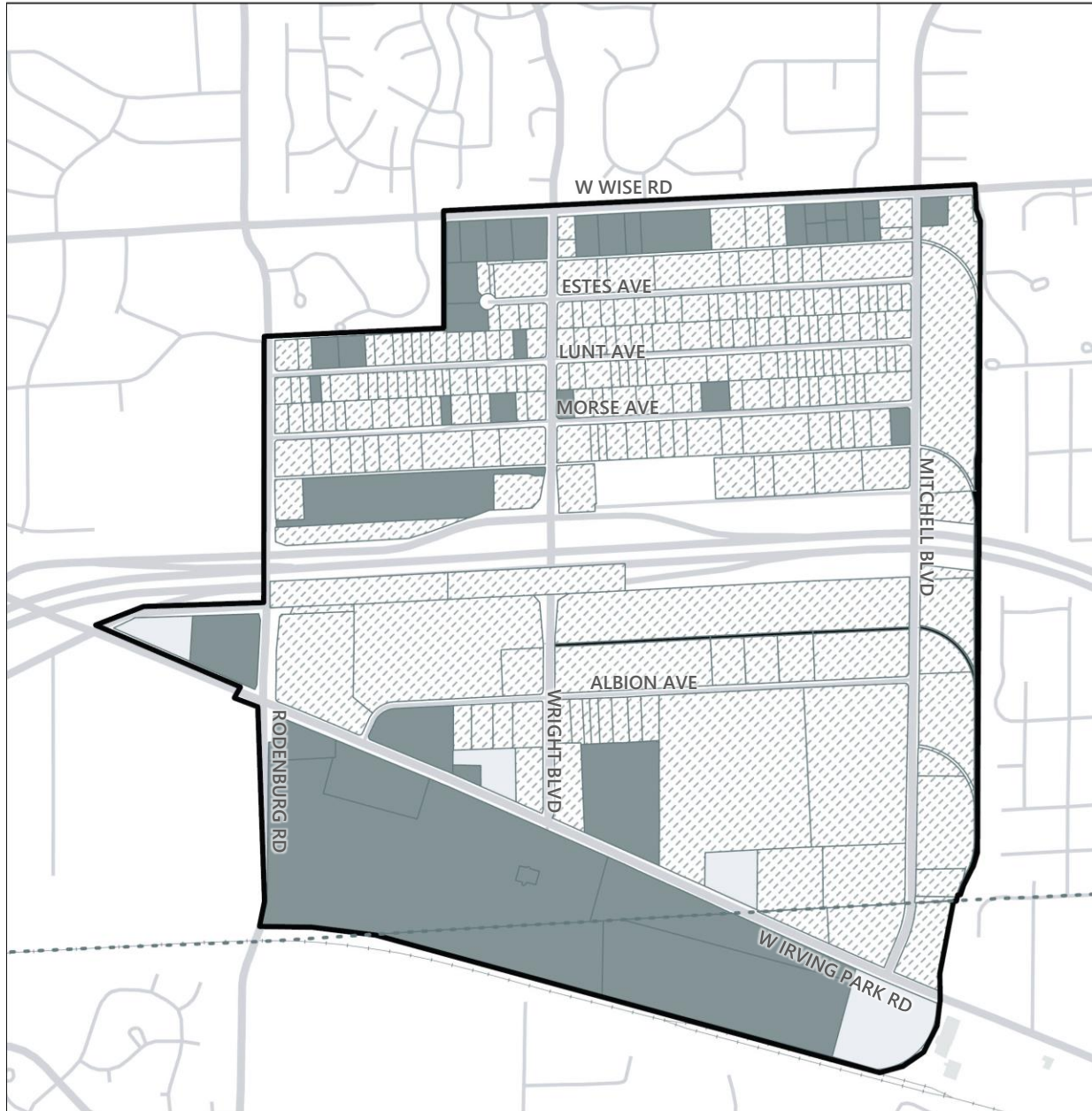
Legend

-  Proposed RPA Boundary
-  Vacant Parcels
-  Improved Parcels
-  Railroad Right-of-Way

N 0.15 Miles

Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Map 4: Existing Land Use



Legend

- Proposed RPA Boundary
- Industrial Land Use
- Commercial Land Use
- Railroad Right-of-Way
- Vacant

N
0.15 Miles

Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Note: Industrial land use includes parcels classified as Industrial by the Cook County Assessor as well as formerly improved parcels now classified as Vacant by the Cook County Assessor. Additionally, airport parcels classified as Exempt by the Cook County Assessor and DuPage County Assessor are classified as commercial land use for the purposes of this mapping analysis.

2. Eligibility Report

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

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of TIF for redevelopment: declaring an area as a “blighted area” and/or a “conservation area.” “Blighted areas” are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals or welfare of the community, and are substantially impairing the growth of the tax base in the area. “Conservation areas” are those improved areas that are deteriorating and declining and may soon become blighted if the deterioration is not abated. A description of the statutory provisions of the Act is provided below.

Factors for Improved Areas

According to the Act, “blighted areas” for improved land must demonstrate at least five (5) of the following eligibility factors, which threaten the health, safety, morals or welfare of the proposed district. “Conservation areas” must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three (3) or more additional eligibility factors that are detrimental to the public safety, health, morals or welfare, and that could result in such an area becoming a “blighted area.” The following are eligibility factors for improved areas:

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

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

Factors for Vacant Land

According to the Act, there are two ways by which vacant land can be designated as “blighted.” One way is to find that at least two (2) of six (6) factors from the “Two-Factor Test” are present to a meaningful extent and reasonably distributed throughout the proposed RPA. The second way is to find at least one (1) of the six (6) factors under the “One-Factor Test” is present to a meaningful extent and reasonably distributed throughout the proposed RPA.

TWO-FACTOR TEST

Under the provisions of the “blighted area” section of the Act, if the land is vacant, an area qualifies as “blighted” if a combination of two (2) or more of the following factors may be identified, which combine to impact the sound growth of the proposed RPA.

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

ONE-FACTOR TEST

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

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

Methodology Overview

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

- Parcel-by-parcel field observations and photography documenting external property conditions;
- Analysis of historical EAV trends for the last six years (five year-to year periods) for which data are available and final (2017-2022) EAVs from the Cook County Assessor, DuPage County Assessor, Bloomingdale Township Assessor, and Schaumburg Township Assessor;
- Review of the Irving Park Road / Wise Road Concept Plan (2015);
- Review of building age data from the Cook County Assessor and Schaumburg Township Assessor;
- Review of historic aerial photographs to assess age of buildings in DuPage County;
- Review of parcel-level GIS shapefile data provided by Cook County and DuPage County;
- Review of municipal codes, county codes and building permit records (2017-2023);
- Review of Costar data for contemporary industrial buildings; and
- Review of the current and prior comprehensive plans provided by the Village (from 1996 and 2018).
- Review of analysis findings from the Village (from 2024) detailing necessary utilities and stormwater infrastructure upgrades

SB Friedman examined all parcels for qualification factors consistent with the requirements of the Act. SB Friedman analyzed the presence or absence of each eligibility factor on a building-by-building, parcel-by-

parcel basis and/or aggregate basis as applicable. The building and parcel information was then plotted on a map of the proposed RPA to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed RPA.

Conservation Area Findings: Improved Parcels

Based upon the conditions found within the proposed RPA at the completion of SB Friedman’s research, it has been determined that the improved land within the proposed RPA meets the eligibility requirements of the Act as a “conservation area”. Of the 274 primary structures in the proposed RPA, 212 of them (77%) are 35 years of age or older, as they were constructed before 1988. **Map 5** shows the location of primary structures that are 35 years or older. SB Friedman’s research indicates that the following four (4) factors are present to a meaningful extent and reasonably distributed throughout the proposed RPA:

1. Deterioration
2. Inadequate Utilities
3. Presence of Structures Below Minimum Code
4. Lack of Community Planning

Each eligibility factor that is present to a meaningful extent and reasonably distributed throughout the proposed RPA is summarized below. **Maps 6A** through **6B** illustrate the distribution of those eligibility factors found to be reasonably distributed on a building-by-building and/or parcel-by-parcel basis within the proposed RPA by highlighting each building or parcel where the respective factors were found to be present to a meaningful degree. Eligibility factors applicable to the entire proposed RPA or all parcels within the proposed RPA (e.g., factors 2 and 4) are not represented by a map due to their uniform presence.

1. DETERIORATION

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

Physical deterioration was observed on 233 of 318 improved parcels (73% of improved parcels). The most common form of deterioration was on surface improvements, including streets, parking lots and driveways. Catalogued surface improvement deterioration included cracks in infrastructure and “alligatoring” of pavement. Other catalogued deterioration included cracked foundations, loading docks, and retaining walls, along with other façade, awning, and siding deterioration. Deterioration of buildings and surface improvements can make it appear as though the proposed RPA lacks investment and can make it more difficult to attract new businesses or consumers. Physical deterioration was also observed within the public right-of-way abutting 144 parcels (45% of improved parcels). Public realm deterioration included cracked roadways, sidewalks, and curbs. Overall, deterioration (private, public, or a combination) was observed on 246 parcels (77% of improved parcels).

This factor was found to be meaningfully present and reasonably distributed throughout the proposed RPA. **Map 6A** shows the location of the parcels with signs of deterioration.

2. INADEQUATE UTILITIES

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

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

Based on the findings of the Irving Park Road / Wise Road Concept Plan, which is inclusive of all parcels in the proposed RPA, the proposed RPA lacks sufficient storm sewers and storm drainage. Drainage ditches run along the rear of most parcels within the core industrial park. These ditches are not properly maintained by private owners, which leads to excessive debris accumulation and impeded drainage flow. The Concept Plan states that "effective and efficient alternatives need to be implemented to remedy drainage problems and maintenance concerns." The Concept Plan identified a managed underground detention and drainage system and/or the use of vacant parcels for detention needs as potential solutions.

These findings are supported by a January 2024 analysis conducted by the Village of Schaumburg Engineering and Public Works Department, which estimates that the proposed RPA requires an additional 100 acre-feet of detention volume. The analysis proposes this additional detention be comprised of 50 acre-feet of surface detention and 50 acre-feet of underground detention. Additionally, the Engineering and Public Works Department analysis determines that over 98% of all asbestos cement water mainlines (233 of 237 ft) and effectively 100% of all cast iron water mainlines (33,932 of 33,981 ft) within the proposed RPA require replacement. Together, these replacements comprise over 55% of total water mainlines within the proposed RPA. The analysis also determines that 10% of all storm mainlines and 59% of all sanitary mainlines within the proposed RPA require replacement.

Based on these conditions, the inadequate utilities factor was assessed areawide and found to be present to a meaningful extent and reasonably distributed throughout the entire proposed RPA.

3. PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

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

According to a review of building age data, all (100%) of the structures in the proposed RPA were constructed prior to the adoption of the Village's current Building Code in 2022. Although the development of these properties predates current codes and standards of the Village, the buildings may not be in direct violation of all ordinances, as they may have been "grandfathered in" or received a sufficient level of upgrades and improvements since being constructed.

Information provided by the Village indicates that 108 of the 274 buildings in the proposed RPA (39%) do not meet at least one current code. Together, these buildings comprise 41% of the total building square footage within the proposed RPA. The presence of structures below minimum code standards and the cost to upgrade "grandfathered" structures to meet modern codes may also reduce the overall competitiveness and economic

viability of the area. Based on information provided by the Village, this factor is present to a meaningful extent and is reasonably distributed throughout the proposed RPA.

4. LACK OF COMMUNITY PLANNING

Lack of community planning within the proposed RPA is an area-wide factor not necessarily attributable to any one parcel. The Act provides that “Lack of Community Planning” can be found in areas that have been developed without the benefit of a comprehensive plan, and as a result, have seen negative consequences. Examples of negative consequences include: incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other related conditions.

The Village adopted a General Development Plan in 1961; however, this plan simply identified manufacturing as an appropriate land use for the areas encompassing the proposed RPA. The first comprehensive planning efforts for the area included the 1991 Irving Park Road Concept Plan, which was updated in 2015 as the Irving Park Road / Wise Road Concept Plan, and the 1996 Village Comprehensive Plan. By 1991, 82% (226 of 274) of the buildings in the proposed RPA today had already been constructed. The lack of planning involved in the development of the proposed RPA has resulted in the following adverse outcomes:

- Prevalence of small parcels which do not meet contemporary development standards;
- Limited on-site parking, resulting in employee and visitor parking in the public right-of-way;
- Limited screening of parking, loading and storage areas;
- High frequency of curb cuts, resulting in access management and loading issues;
- Limited buffering between residential and industrial uses, particularly in the northwest portion of the proposed RPA;
- Inconsistent availability of sidewalks, particularly on east-west streets;
- At-grade railway crossings on Irving Park Road and Wright Boulevard that inhibit vehicular traffic; and
- Stormwater management issues, as noted above in ‘Inadequate Utilities’.

This factor is evaluated area-wide and is found to be present to a meaningful extent throughout the proposed RPA.

Blighted Area Findings: Vacant Parcels

Per SB Friedman’s analysis, the vacant portion of the proposed RPA is eligible to be designated as a “blighted area” per the one-factor finding, as detailed below.

ONE-FACTOR BLIGHTED FINDING

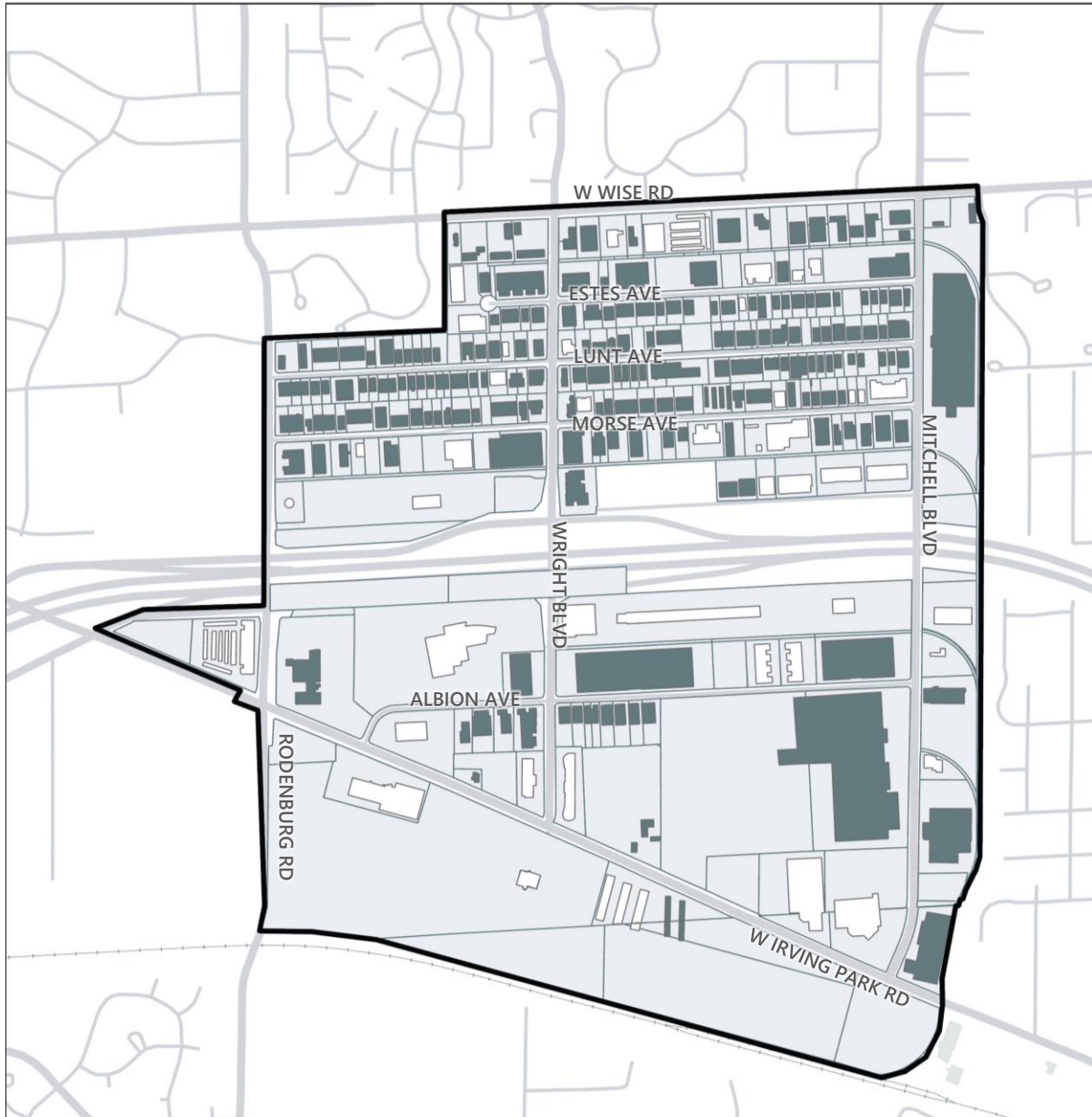
Manhard Consulting (“Manhard”), a third-party engineer engaged by the Village, has indicated in a memorandum dated September 29, 2023 that surface water discharges from each of the four vacant parcels are tributary to downstream areas within the watershed that are subject to flooding, and 52% of the vacant land is within the 100-year floodplain. Approximately 85% of the vacant land in the proposed RPA contributes to flooding within the Salt Creek watershed, while 15% of the vacant land contributes to flooding within the DuPage River watershed. Maps provided by Manhard and included in the **Appendix** to this report show the vacant parcels that contribute to flooding within the watershed. This factor is found to be present to a

meaningful extent and reasonably distributed throughout the proposed RPA. Thus, the vacant land is eligible as a “blighted area” using the one-factor test.





Summary of Findings

SB Friedman has found that the proposed RPA qualifies to be designated as a “conservation area” for improved parcels, with 77% of the structures within the proposed RPA at least 35 years of age or older, and four (4) of the thirteen (13) eligibility factors present to a meaningful extent and reasonably distributed within the proposed RPA. Additionally, SB Friedman has found that the proposed RPA qualifies to be designated as a “blighted area” for vacant land. The proposed RPA is eligible under a one factor test due to storm water runoff challenges. All of these factors are present to a meaningful extent and reasonably distributed within the proposed RPA.

Map 5: Age of Structures



Legend

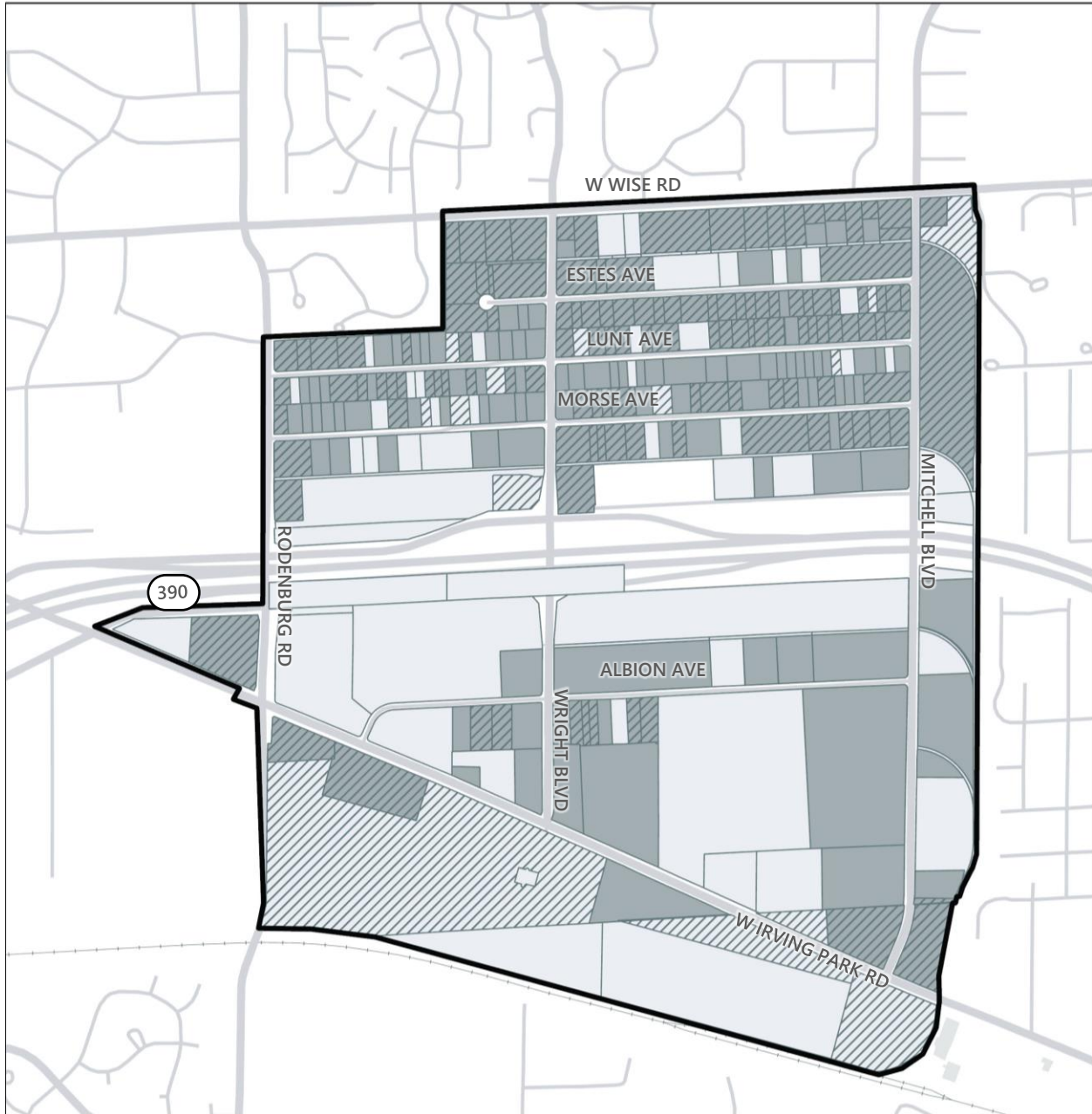
-  Proposed RPA Boundary
-  Primary Age of Structure: <35 years
-  Primary Age of Structure: 35 years+
-  Study Area Parcels

N 0.15 Miles





[1] SB Friedman analyzed building ages for primary structures. Ancillary structures such as storage sheds and garages were excluded from the analysis.

Source: Village of Schaumburg, Cook County, DuPage County, Historic Aerials, Esri, SB Friedman

Map 6A: Deterioration



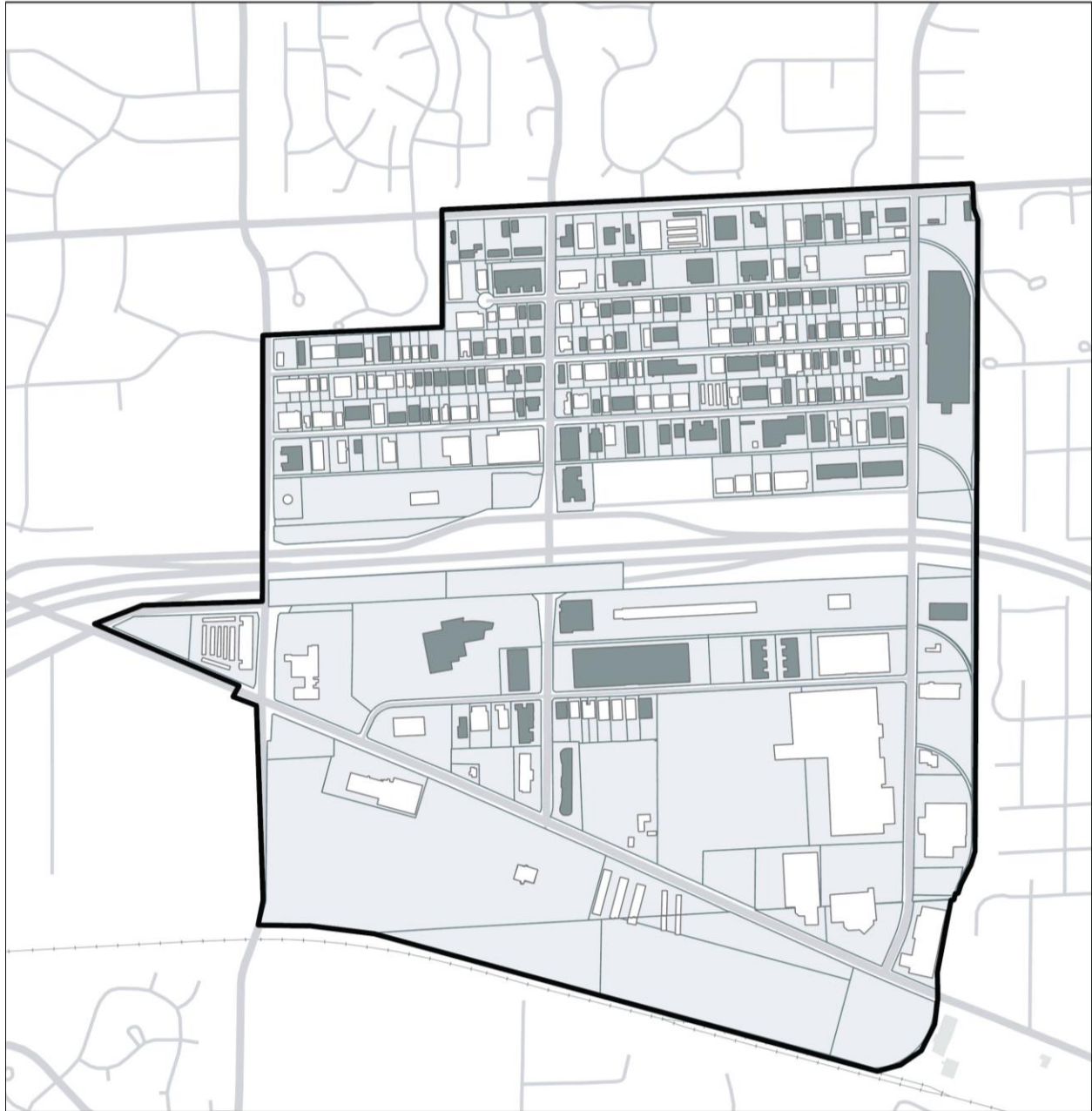
Legend

-  Proposed RPA Boundary
-  Deterioration Observed - Public
-  Deterioration Observed - Private
-  Vacant and/or No Deterioration Observed




N 0.15
Miles

Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Map 6B: Presence of Structures Below Minimum Code



Legend

-  Proposed RPA Boundary
-  Buildings with Failed 2023 Code Inspections
-  Other Buildings

N
0.15
Miles

Source: Village of Schaumburg, Cook County, DuPage County, Costar, Esri, SB Friedman

3. Redevelopment Plan and Project

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

Redevelopment Needs of the Proposed RPA

Currently, the proposed RPA is comprised of aging buildings that are characterized by a failure to meet current code standards, deterioration, inadequate stormwater utilities and runoff challenges, and a lack of community planning; and vacant land that contributes to chronic downstream flooding. These conditions make the proposed RPA less competitive, overall, with property in other communities, thus limiting local area employment and development opportunities, and contributing to a lack of growth and development through private investment in the proposed RPA.

The existing conditions for the proposed RPA suggest six (6) major redevelopment needs:

1. Capital improvements that further the objectives set forth in this Redevelopment Plan;
2. Streetscape and infrastructure improvements, including stormwater utilities;
3. Rehabilitation of existing buildings and site improvements;
4. Site preparation, environmental remediation and stormwater management;
5. Redevelopment of underutilized parcels; and
6. Resources for industrial and commercial development.

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

GOAL, OBJECTIVES AND STRATEGY

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

OBJECTIVES. The following seven (7) objectives support the overall goal of revitalization of the proposed RPA:

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

3. Facilitate the renovation or construction of stormwater management systems and flood control within the proposed RPA;
4. Provide resources for streetscaping, landscaping and signage to improve the image, attractiveness and accessibility of the proposed RPA, create a cohesive identity for the proposed RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities such as parking lots and loading areas;
5. Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act;
6. Support the goals and objectives of other overlapping plans, including the Village's 2018 Comprehensive Plan and subsequent plans; and
7. Coordinate available federal, state and local resources to further the goals of this Redevelopment Plan and Project.

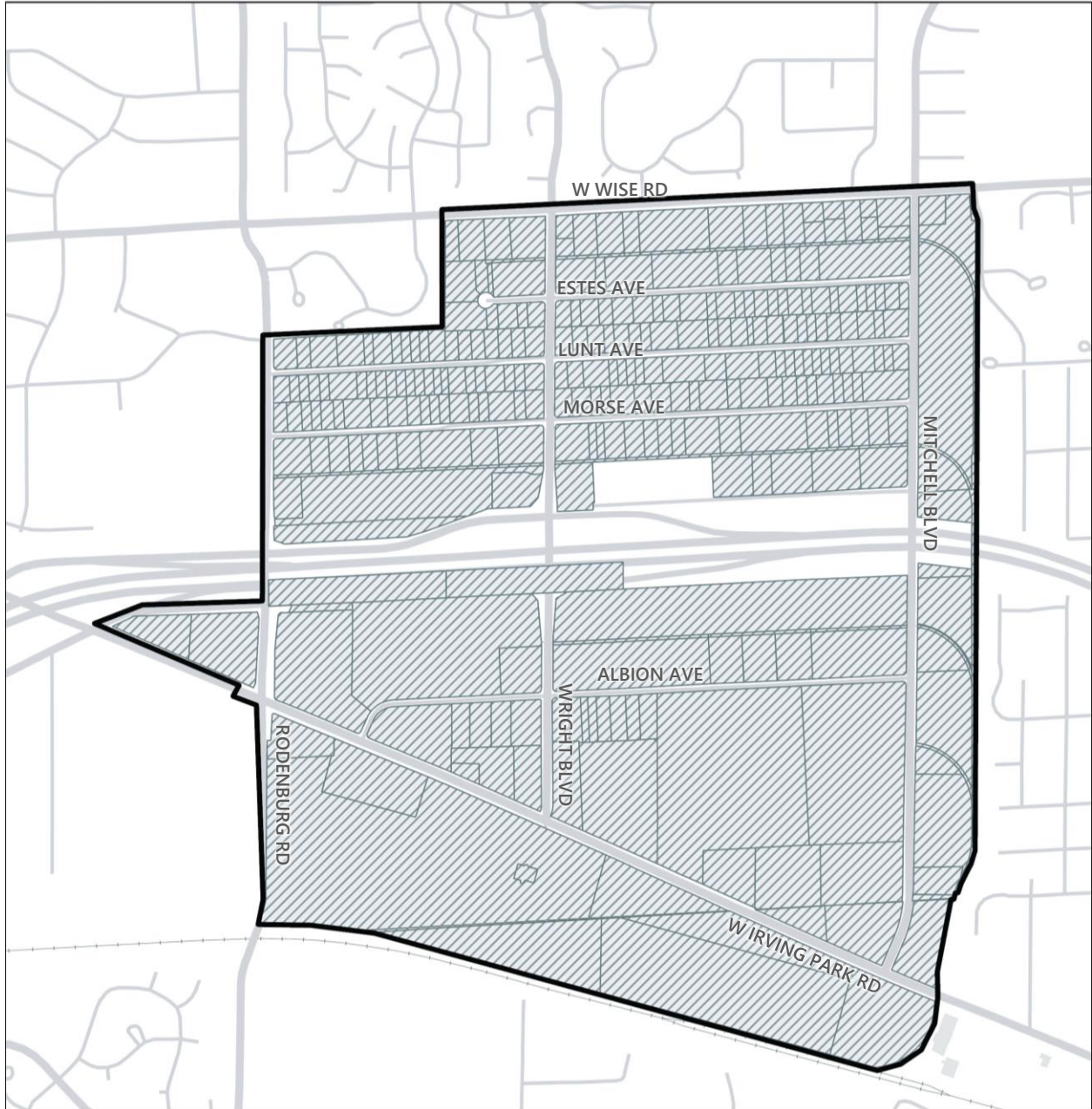
STRATEGY. Redevelopment of the proposed RPA is to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use TIF, as well as other funding sources, to reinforce and encourage further private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

Proposed Future Land Use

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

- Industrial
- Office
- Retail
- Public/Private Institutional
- Parks and Open Space
- Community Facilities
- Utilities
- Right-of-way

Map 7: Proposed Future Land Use



Legend

- Proposed RPA Boundary
- Mixed Use
- TIF Parcel

0.15 Miles

Source: Village of Schaumburg, Cook County, DuPage County, Esri, SB Friedman

Financial Plan

ELIGIBLE COSTS

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

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

9. An elementary, secondary or unit school district's increased per pupil tuition costs attributable to net new pupils added to the district living in assisted housing units will be reimbursed, as further defined in the Act.
10. A library district's increased per patron costs attributable to net new persons eligible to obtain a library card living in assisted housing units, as further defined in the Act.
11. Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
12. Payment in lieu of taxes, as defined in the Act.
13. 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, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(10).
14. Interest costs incurred by a developer, as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11), related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - a. Such costs are to be paid directly from the special tax allocation fund established, pursuant to the Act;
 - b. Such payments in any one year may not exceed thirty percent (30%) of the annual interest costs incurred by the developer with regard to the development project during that year;
 - c. If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - d. The total of such interest payments paid, pursuant to the Act, may not exceed thirty percent (30%) of the total of: (i) cost paid or incurred by the developer for the redevelopment project; and (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality, pursuant to the Act;
 - e. For the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, the percentage of seventy-five percent (75%) shall be substituted for thirty percent (30%) in subparagraphs 14b and 14d above; and
 - f. Instead of the interest costs described above in paragraphs 14b and 14d, a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-

income households, only the low- and very low-income units shall be eligible for this benefit under the Act.

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

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

ESTIMATED REDEVELOPMENT PROJECT COSTS

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

Approximately 62% of total project costs are projected to fund construction of public works or improvements to correct deficient stormwater, sanitary sewer, water main, roadway, and signal infrastructure within the proposed RPA. The Village's Public Works Department has prepared preliminary figures that estimate the cost of redeveloping this infrastructure to be \$91.1 million (in 2024 dollars). These improvements are intended to address conservation and blighted area findings presented in this report, including inadequate utilities and surface area flooding.

Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The estimated eligible costs of this Redevelopment Plan are shown in **Table 3**.

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

Table 3: Estimated TIF-Eligible Redevelopment Project Costs

Eligible Expense [1]	Estimated Project Costs
Administration and Professional Service Costs	\$3,036,000
Site Marketing Costs	\$3,036,000
Property Assembly and Site Preparation Costs	\$18,216,000
Costs of Building Rehabilitation	\$12,837,000
Costs of Construction of Public Works or Improvements	\$94,116,000
Costs of Job Training or Retraining (Businesses)	\$275,000
Financing Costs	\$6,072,000
Taxing District Capital Costs	\$3,036,000
Relocation Costs	\$3,036,000
Payments in Lieu of Taxes	\$275,000
Costs of Job Training	\$275,000
Interest Costs (Developer or Property Owner)	\$7,590,000
TOTAL REDEVELOPMENT PROJECT COSTS [2] [3] [4]	\$151,800,000

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

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

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

[4] All costs are in 2024 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI), published by the U.S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Plan may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

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

Each private project within the proposed RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the Village. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31 of the year in which the payment to the Village is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this proposed RPA is adopted. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.

SOURCES OF FUNDS TO PAY COSTS

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

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

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

The proposed RPA may be or become contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act (65 ILCS 5/11 74.4 4 et. seq.). The Village may utilize net incremental property tax revenues received from the proposed RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the proposed RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the proposed RPA, shall not at any time exceed the Total Redevelopment Project Costs described in **Table 3** of this Redevelopment Plan.

ISSUANCE OF OBLIGATIONS

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment 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.

All obligations issued by the Village pursuant to this Redevelopment Plan and the Act shall be retired within the timeframe described under "Phasing, Scheduling of the Redevelopment, and Estimated Dates of Completion" above. Also, the final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund or optional redemptions.

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

MOST RECENT EQUALIZED ASSESSED VALUE OF PROPERTIES IN THE PROPOSED RPA

The purpose of identifying the most recent EAV of the proposed RPA is to provide an estimate of the initial EAV for the purpose of annually calculating the incremental EAV and incremental property taxes of the proposed RPA. The 2022 EAV (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is \$194,570,618. This total EAV amount by property index number (“PIN”) is summarized in **Appendix 4**. The EAV is subject to verification by the Cook County Assessor and DuPage County Assessor. After verification, the final figure shall be certified by the Cook County Clerk and the DuPage County Clerk and shall become the “Certified Initial EAV” from which all incremental property taxes in the proposed RPA will be calculated by the Counties.

ANTICIPATED EQUALIZED ASSESSED VALUE

By tax year 2047 (collection year 2048), the total taxable EAV for the proposed RPA is anticipated to be approximately \$313 million.

Impact of the Redevelopment Project

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

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

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

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

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

- Bloomingdale Township
- Bloomingdale Township Road
- DuPage Community College District 502
- Cook County
- Cook County Consolidated Elections
- DuPage County
- Forest Preserve District of Cook County
- Forest Preserve District of DuPage County
- Harper Community College District 512
- Keeneyville Elementary School District 20
- Lake Park High School District 108
- Metropolitan Water Reclamation District of Greater Chicago
- Northwest Mosquito Abatement District
- Palatine Township High School District 211
- Roselle Grade School District 12
- Roselle Library District
- Roselle Park District
- Schaumburg Community Consolidated School District 54
- Schaumburg Park District
- Schaumburg Special Service Area 1
- Schaumburg Township
- Schaumburg Township District Public Library
- Schaumburg Township General Assistance
- Schaumburg Township Road & Bridge
- Village of Schaumburg

Required Tests and Findings

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

FINDING 1: LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The Village is required to evaluate whether the proposed RPA has been subject to growth and development through private investment and must substantiate a finding of lack of such investment. Limited private investment has occurred in the proposed Centex RPA during the past five years (2018-2023 Year to Date), as demonstrated by the following:

- **LIMITED CONSTRUCTION-RELATED PERMIT ACTIVITY.** Building permit data provided by the Village indicates that there has been approximately \$11.8 million in building permit activity associated with new construction commercial or commercial additions, which occurred on eight (8) of the 318 improved parcels (2.5% of improved parcels). This investment in new construction commercial or commercial additions represents 4.4% of the estimated assessors fair market value of the proposed RPA. These investments do not represent widespread reinvestment in the proposed RPA and have been insufficient to substantially decrease private deterioration. Thus, the proposed RPA has not been subject to growth and development through investment by private enterprises.

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

FINDING 2: “BUT FOR...” REQUIREMENT

The Village is required to find that the proposed Centex RPA would not reasonably be anticipated to be developed without the adoption of this Redevelopment Plan.

Without the support of public resources, the redevelopment objectives for the proposed RPA would most likely not be realized. The investments required to update and maintain buildings characterized by a failure to meet current code standards, deterioration, inadequate stormwater utilities and runoff challenges, and a lack of community planning; and vacant land that contributes to chronic downstream flooding are extensive and costly, and the private market, on its own, has shown little ability to absorb all these costs. Public resources to assist with public improvements and project-specific development costs are essential to leverage private investment and facilitate area-wide redevelopment.

Finding: *But for the adoption of this Redevelopment Plan, critical resources will be lacking to support the redevelopment of the proposed RPA, and the proposed RPA would not reasonably be anticipated to be developed.*

FINDING 3: CONTIGUITY

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

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

FINDING 4: CONFORMANCE TO THE PLANS OF THE VILLAGE

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

The Village’s 2018 Comprehensive Plan identifies the proposed RPA as an industrial and community commercial district. The Study Area is identified as a key focus area for investment and redevelopment as it is a significant employment center. Potential solutions include road medians, streetscaping enhancements, façade and landscaping improvements, and promotion of new development on vacant lots. All aspects of this Redevelopment Plan are in agreement with, but subservient to, plans made in the Village’s 2018 Comprehensive Plan.

Finding: *The Centex Redevelopment Plan conforms to and proposes land uses that are consistent with the Comprehensive Plan.*

FINDING 5: HOUSING IMPACT AND RELATED MATTERS

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study.

Finding: *SB Friedman found no housing units within the proposed RPA. Therefore, a Housing Impact Study is not required under the Act.*

FINDING 6: ESTIMATED DATES OF COMPLETION

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

Finding: *The estimated dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" above. This Redevelopment Plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired no later than December 31, 2048, if the ordinances establishing the proposed RPA are adopted during 2024.*

Provisions for Amending Action Plan

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

Commitment to Fair Employment Practices and an Affirmative Action Plan

The Village of Schaumburg is an equal opportunity employer. As part of this Redevelopment Project and Plan, the Village will assure equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and Project. However, the Village may implement programs aimed at assisting small businesses and developers that may not be subject to these requirements.

The assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan and Project, including, but not limited to, hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, terminations, etc. without regard to race, color, religion, sex, age, disability, national origin, sexual orientation, ancestry, marital status, parental status, military discharge status, source of income or housing status.

Appendix 1: Limitations of the Eligibility Report and Consultant Responsibilities

The Eligibility Report covers events and conditions that were determined to support the designation of the proposed Redevelopment Project Area (“RPA” or “TIF District”) as an improved “conservation area” and a vacant “blighted area” under the Act at the completion of our field research in September 2023 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.

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

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

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

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

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

Appendix 2: Glossary

Factors for Improved Land

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

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

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

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

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

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

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

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

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation

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

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

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

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

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

Factors for Vacant Land – One Factor Test

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

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

Factors for Vacant Land – Two Factor Test

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

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

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

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

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

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

Appendix 3: Proposed Centex RPA Boundary Legal Description

THAT PART OF SECTIONS 32 AND 33, TOWNSHIP 41 NORTH AND SECTION 4, TOWNSHIP 40 NORTH, ALL IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK AND DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WISE ROAD AND THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2 OF BLOCK 5 IN CENTEX – SCHAUMBURG INDUSTRIAL PARK UNIT 6 PER DOCUMENT NO. 21423488; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION TO THE INTERSECTION OF THE WEST LINE OF LEONARD DRIVE AND THE SOUTH LINE OF WISE ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF LEONARD DRIVE TO THE WEST LINE OF THE EAST 28 FEET OF SECTION 33 OF AND PAREALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF DOCUMENT NO. 90412225, SAID POINT BEING ON THE EAST LINE OF THE WEST 20 FEET OF SAID DOCUMENT NO. 90412225; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST 20 FEET TO THE NORTH LINE OF EAST DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 147 PER DOCUMENT NO. 24900550; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 12 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 146 PER DOCUMENT NO. 25230254 & R1979-101517; THENCE SOUTHERLY ALONG THE EAST LINES OF SAID LOT 12 TO THE NORTHEAST CORNER OF LOT 14 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 148 PER DOCUMENT NO. R1980-029801; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID UNIT 148 TO THE NORTH LINE OF IRVING PARK ROAD; THENCE SOUTH TO THE NORTHEAST CORNER OF SCHAUMBURG AIRPORT SUBDIVISION PER DOCUMENT NO. R1999-190729; THENCE ALONG THE EAST LINE OF SCHAUMBURG AIRPORT SUBDIVISION TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTH LINE OF AFORESAID SECTION 33; THENCE EAST ALONG SAID SOUTH LINE TO A POINT OF CUSP ALONG THE SOUTH LINE OF SCHAUMBURG AIRPORT SUBDIVISION; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID SCHAUMBURG AIRPORT SUBDIVISION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32 TO THE EAST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF IRVING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE SOUTHERLY LINE OF ELGIN-OHARE EXPRESSWAY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF WELLINGTON COURT PER DOCUMENT NO. 88598270; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF SAID WELLINGTON COURT; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF WISE ROAD; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CENTEX TIF AREA WITHIN COOK COUNTY

THAT PART OF SECTIONS 32 AND 33, TOWNSHIP 41 NORTH AND SECTION 7, TOWNSHIP 40 NORTH, ALL IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WISE ROAD AND THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 2 OF BLOCK 5 IN CENTEX – SCHAUMBURG INDUSTRIAL PARK UNIT 6 PER DOCUMENT NO. 21423488; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION TO THE INTERSECTION OF THE WEST LINE OF LEONARD DRIVE AND THE SOUTH LINE OF WISE ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF LEONARD DRIVE TO THE WEST LINE OF THE EAST 28 FEET OF SECTION 33 OF AND PAREALLEL WITH THE EAST LINE OF SAID SECTION 33; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF DOCUMENT NO. 90412225, SAID POINT BEING ON THE EAST LINE OF THE WEST 20 FEET OF SAID DOCUMENT NO. 90412225; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST 20 FEET TO THE NORTH LINE OF EAST DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 147 PER DOCUMENT NO. 24900550; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF LOT 12 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 146 PER DOCUMENT NO. 25230254 & R1979-101517; THENCE SOUTHERLY ALONG THE EAST LINES OF SAID LOT 12 TO THE SOUTH LINE OF SAID SECTION 33; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTH LINE OF LOT 6 IN SCHAUMBURG AIRPORT SUBDIVISION PER DOCUMENT NO. R1999-190729; THENCE CONTINUING NORTHWESTERLY ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF LOT 6 OF SAID SCHAUMBURG AIRPORT SUBDIVISION; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 32 TO THE EAST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF IRVING PARK ROAD; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE SOUTHERLY LINE OF ELGIN-OHARE EXPRESSWAY; THENCE EASTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF RODENBURG ROAD; THENCE NORTHERLY ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF WELLINGTON COURT PER DOCUMENT NO. 88598270; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE TO THE EAST LINE OF SAID WELLINGTON COURT; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF WISE ROAD; THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

CENTEX TIF AREA WITHIN DUPAGE COUNTY

THAT PART OF SECTION 4, TOWNSHIP 40 NORTH, ALL IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 4 AND THE EAST LINE OF LOT 12 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 146 PER DOCUMENT NO. R1979-101517; THENCE SOUTHERLY ALONG THE EAST LINES OF SAID LOT 12 TO THE NORTHEAST CORNER OF LOT 14 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 148 PER DOCUMENT NO. R1980-029801; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID UNIT 148 TO THE NORTH LINE OF IRVING PARK ROAD; THENCE SOUTH TO THE NORTHEAST CORNER OF SCHAUMBURG AIRPORT SUBDIVISION PER DOCUMENT NO. R1999-190729; THENCE ALONG THE EAST LINE OF SCHAUMBURG AIRPORT SUBDIVISION TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE NORTHWESTERLY ALONG SAID SOUTH LINE TO THE NORTH LINE OF AFORESAID SECTION 4; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

Appendix 4: List of PINs in Proposed Centex RPA

Record #	PIN	2022 EAV
1	732401005	\$3,777,757
2	733100012	\$237,556
3	733100017	\$554,816
4	733100019	\$380,677
5	733100020	\$284,116
6	733100021	\$267,855
7	733100022	\$284,116
8	733100025	\$310,646
9	733100027	\$313,178
10	733100029	\$274,103
11	733100030	\$572,800
12	733100031	\$712,067
13	733101005	\$1,199,767
14	733101006	\$428,299
15	733101007	\$615,737
16	733101008	\$1,054,886
17	733101012	\$2,286,474
18	733101014	\$285,546
19	733101018	\$435,304
20	733101019	\$529,125
21	733101020	\$391,940
22	733101021	\$427,667
23	733101022	\$350,850
24	733101023	\$364,006
25	733101025	\$493,854
26	733101026	\$35,204
27	733101027	\$35,076
28	733101030	\$370,947
29	733101031	\$212,702
30	733101032	\$628,157
31	733101033	\$835,655
32	733101034	\$862,918
33	733102007	\$97,339
34	733102008	\$97,339

Record #	PIN	2022 EAV
35	733102009	\$455,001
36	733102012	\$274,100
37	733102014	\$183,763
38	733102015	\$650,550
39	733102016	\$285,543
40	733102017	\$285,543
41	733102018	\$173,574
42	733102019	\$173,574
43	733102020	\$285,543
44	733102021	\$124,126
45	733102022	\$219,280
46	733102023	\$263,133
47	733102024	\$226,593
48	733102026	\$173,741
49	733102030	\$233,677
50	733102031	\$86,746
51	733102032	\$488,191
52	733102034	\$492,649
53	733102036	\$561,970
54	733102037	\$233,899
55	733102038	\$224,368
56	733102039	\$490,161
57	733102040	\$328,922
58	733102042	\$342,365
59	733102043	\$447,303
60	733102044	\$206,653
61	733102045	\$117,670
62	733102046	\$490,606
63	733102049	\$322,317
64	733102050	\$474,815
65	733102051	\$137,864
66	733102053	\$221,883
67	733102054	\$259,481
68	733102055	\$764,404
69	733102056	\$402,012
70	733102059	\$442,669
71	733102060	\$585,366
72	733102061	\$102,815
73	733102062	\$254,321
74	733103017	\$774,134

Record #	PIN	2022 EAV
75	733103022	\$193,970
76	733103025	\$264,411
77	733103026	\$608,866
78	733103029	\$336,231
79	733103030	\$264,598
80	733103031	\$0
81	733103034	\$1,498,697
82	733103037	\$1,468,586
83	733200004	\$1,661,726
84	733200019	\$535,622
85	733200020	\$285,543
86	733200034	\$590,628
87	733200039	\$1,382,293
88	733200046	\$859,916
89	733200047	\$398,451
90	733200048	\$371,117
91	733200051	\$556,178
92	733200058	\$602,417
93	733200063	\$225,102
94	733200065	\$294,803
95	733200066	\$357,925
96	733200067	\$1,164,948
97	733200069	\$603,364
98	733200070	\$203,159
99	733200071	\$285,119
100	733200072	\$735,243
101	733200073	\$852,235
102	733200074	\$295,270
103	733200075	\$428,497
104	733200076	\$1,196,878
105	733200077	\$329,975
106	733200094	\$3,610,296
107	733200095	\$502,549
108	733200097	\$1,031,280
109	733200098	\$1,107,860
110	733201004	\$414,744
111	733201007	\$368,389
112	733201015	\$141,194
113	733201041	\$428,316
114	733201043	\$263,139

Record #	PIN	2022 EAV
115	733201045	\$255,824
116	733201050	\$137,803
117	733201055	\$247,278
118	733201063	\$181,378
119	733201064	\$0
120	733201065	\$222,511
121	733201066	\$146,992
122	733201067	\$464,634
123	733201069	\$519,118
124	733201070	\$207,647
125	733201071	\$279,921
126	733201072	\$248,517
127	733201073	\$278,716
128	733201074	\$285,543
129	733201075	\$365,471
130	733201076	\$232,256
131	733201078	\$157,690
132	733201079	\$228,402
133	733201080	\$486,138
134	733201082	\$400,623
135	733201083	\$586,225
136	733201084	\$312,105
137	733201086	\$512,118
138	733201087	\$235,182
139	733201088	\$284,888
140	733201089	\$114,217
141	733201095	\$608,258
142	733201096	\$236,019
143	733201097	\$285,543
144	733201098	\$75,674
145	733201099	\$454,586
146	733201100	\$416,835
147	733201102	\$31,313
148	733201103	\$974,724
149	733201104	\$438,558
150	733201105	\$157,207
151	733201106	\$173,963
152	733201109	\$113,989
153	733201110	\$469,169
154	733201111	\$4,912

Record #	PIN	2022 EAV
155	733201112	\$407,070
156	733201114	\$648,675
157	733201115	\$651,435
158	733202003	\$245,977
159	733202012	\$280,766
160	733202016	\$263,136
161	733202017	\$259,481
162	733202018	\$285,429
163	733202019	\$199,326
164	733202020	\$201,007
165	733202021	\$124,333
166	733202022	\$372,988
167	733202035	\$843,952
168	733202036	\$255,824
169	733202040	\$332,828
170	733202041	\$566,347
171	733202043	\$287,827
172	733202044	\$266,788
173	733202045	\$227,455
174	733202047	\$314,649
175	733202048	\$0
176	733202049	\$656,701
177	733202050	\$285,543
178	733202051	\$306,991
179	733202052	\$694,060
180	733202056	\$564,347
181	733202059	\$255,830
182	733202062	\$346,517
183	733202063	\$382,800
184	733202064	\$537,429
185	733202065	\$287,370
186	733202066	\$153,275
187	733202067	\$277,754
188	733202068	\$911,118
189	733202069	\$225,102
190	733202070	\$228,435
191	733202071	\$288,715
192	733202075	\$378,616
193	733202076	\$285,543
194	733202077	\$285,543

Record #	PIN	2022 EAV
195	733202078	\$422,624
196	733202079	\$255,824
197	733202080	\$263,136
198	733202081	\$102,332
199	733202082	\$1,071,907
200	733202083	\$577,320
201	733202084	\$537,195
202	733203024	\$619,026
203	733203027	\$333,290
204	733203030	\$485,340
205	733203032	\$1,049,281
206	733203036	\$848,841
207	733203038	\$733,682
208	733203039	\$1,006,022
209	733203040	\$363,948
210	733203042	\$598,318
211	733203044	\$541,045
212	733203045	\$471,031
213	733203049	\$1,199,685
214	733203055	\$890,351
215	733203058	\$579,469
216	733203063	\$1,083,836
217	733203064	\$1,526,154
218	733203065	\$1,218,607
219	733203066	\$0
220	733203067	\$1,307,742
221	733203069	\$611,790
222	733203070	\$120,763
223	733203071	\$302,275
224	733204012	\$590,672
225	733204016	\$4,624,048
226	733204017	\$1,457,593
227	733204019	\$35,508
228	733204020	\$0
229	733300005	\$0
230	733300006	\$3,396,617
231	733300011	\$2,560,112
232	733301006	\$0
233	733301014	\$587,006
234	733301015	\$175,244

Record #	PIN	2022 EAV
235	733301018	\$588,655
236	733301019	\$674,039
237	733301020	\$1,261,913
238	733301021	\$426,349
239	733301022	\$490,176
240	733301023	\$477,297
241	733301025	\$955,986
242	733301027	\$1,947,550
243	733301028	\$5,602,549
244	733301029	\$239,384
245	733301030	\$241,214
246	733303010	\$1,035,838
247	733303011	\$1,944,661
248	733303013	\$2,373,109
249	733303014	\$298,349
250	733400024	\$517,507
251	733400025	\$0
252	733400028	\$1,564,241
253	733400029	\$48,817
254	733400033	\$0
255	733400035	\$6,463,687
256	733400036	\$9,567,878
257	733400042	\$50,419
258	733400043	\$559,158
259	733400045	\$267,849
260	733400046	\$606,177
261	733400048	\$1,772,663
262	733400050	\$1,168,647
263	733400053	\$3,946,434
264	733400054	\$3,545,665
265	733402003	\$0
266	733402004	\$2,868,515
267	733402005	\$0
268	733402007	\$0
269	733402008	\$3,486,512
270	733402009	\$666,498
271	733402010	\$1,341,940
272	733402011	\$1,546,620
273	733402012	\$5,275,381
274	733101009	\$9,122

Record #	PIN	2022 EAV
275	733101024	\$36,836
276	733102063	\$152,056
277	733103001	\$70,870
278	733103020	\$25,015
279	733103038	\$168,113
280	733103035	\$312,856
281	733103036	\$83,355
282	733200021	\$11,227
283	733200050	\$70,011
284	733200078	\$292
285	733200079	\$292
286	733200080	\$322
287	733200081	\$877
288	733200082	\$322
289	733200083	\$322
290	733200084	\$760
291	733200085	\$515
292	733200086	\$380
293	733200087	\$439
294	733200088	\$4,386
295	733200089	\$4,386
296	733200090	\$365
297	733200091	\$365
298	733200092	\$8,116
299	733200096	\$64,956
300	733201049	\$36,839
301	733201108	\$84,360
302	733201113	\$3,307
303	733201116	\$48,516
304	733202054	\$28,945
305	733203017	\$92,272
306	733203021	\$12,294
307	733203068	\$50,717
308	733204001	\$18,753
309	733204018	\$164,517
310	733300010	\$3,693
311	733303012	\$351
312	733400017	\$4,959
313	733400049	\$5,280
314	733302009	\$0

Record #	PIN	2022 EAV
315	733302014	\$966,239
316	733302015	\$0
317	733302016	\$0
318	733401004	\$5,248,650
319	732401006	\$197,145
320	733303015	\$204,372
321	733400052	\$210,138
322	204203008	\$2,026,350
323	204201007	\$383,650
324	204201005	\$1,175,140
325	204100005	\$0
326	204200007	\$0
327	204200008	\$0
328	204200009	\$0
TOTAL		\$194,570,618

Source: Cook County Assessor, DuPage County Assessor, Bloomingdale Township Assessor, SB Friedman