

**Tax Increment Finance  
City of Carbondale  
Jackson County**

**Illinois-University Corridor  
Redevelopment Project Area #2**



**Eligibility Report  
October 2012**

**RUYLE HULLINGER AND ASSOCIATES**  
423 High Street, Peoria, Illinois 61606  
<http://craighullinger.com/> <http://bethruyle.com/>

**City of Carbondale**  
**Illinois-University Redevelopment Project Area #2**  
**Eligibility Report**

**Table of Contents**

EXECUTIVE SUMMARY.....	2
I. BASIS FOR REDEVELOPMENT PROJECT AREA ELIGIBILITY .....	3
A. Findings as Required by Statute .....	3
B. Eligibility.....	3
C. Conclusions and Findings.....	3
II. THE REDEVELOPMENT PROJECT AREA.....	5
III. ANALYSIS OF CONDITIONS IN THE REDEVELOPMENT PROJECT AREA.....	6
A. Eligibility Survey and Analysis .....	6
B. Presence of Eligibility Factors .....	7
C. Eligibility of Improved Land as Blighted.....	7
D. Eligibility of a Blighted Area for Vacant Land.....	12
E. Eligibility of a Conservation Area for Improved Land .....	15
F. Eligibility of an Industrial Park Conservation Area.....	15
IV. ELIGIBILITY CONCLUSIONS .....	16
TABLES .....	19
Table 1: Parcel Number and Five-Year EAV History .....	19
Table 2: Vacant Parcels.....	28
Table 3: Block Survey Improved Land.....	30
ATTACHMENTS .....	31
Attachment 1: Legal Description .....	31
Attachment 2: Map.....	34
APPENDIX.....	41
Appendix A: Findings .....	41
Appendix B: Definitions .....	42
Appendix C: Eligibility Definitions.....	43

## EXECUTIVE SUMMARY

This City of Carbondale Illinois-University Corridor Redevelopment Project Area #2 Eligibility Report (the “**Eligibility Report**”), dated October 2012, among other things, documents the eligibility and qualifications of the proposed Illinois-University Redevelopment Project Area #2 (the “**Redevelopment Project Area**”) in the City of Carbondale, Illinois (the “**City**”) for designation as a “blighted area” (“**Blighted Area**”) pursuant to the definitions contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the “**Act**”).

As set forth in the **Act**, the term “**Redevelopment Project Area**” means an area designated by a municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as “an industrial park conservation area” (an “**Industrial Park Conservation Area**”) or a blighted area (“**Blighted Area**”) or a conservation area (“**Conservation Area**”), or a combination of both **Blighted Areas and Conservations Areas**. The definitions of each of these terms are in *Appendix B: Definitions*.

**Blighted Area** provisions apply to the **Improved Land** and to the **Vacant Land** in the **Redevelopment Project Area**. This Illinois-University Redevelopment Project Area #2 Eligibility Report documents the relevant statutory requirements and how the **Redevelopment Project Area** meets the eligibility factors.

## I. BASIS FOR REDEVELOPMENT PROJECT AREA ELIGIBILITY

### A. Findings as Required by Statute

The Illinois General Assembly made three key findings in adopting the **Act**. The statutory findings are summarized below:

1. That there exists in many municipalities within the State blighted and conservation areas,
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest,
3. That the use of the tax increment revenues in the **Redevelopment Project Area** is of benefit to taxing districts and that taxing districts would not derive the benefits of an increased assessment base without the benefits of tax increment financing:

Full text of the statutory findings is found in *Appendix A: Findings*.

These findings were made on the basis that the presence of blight, or of conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.

### B. Eligibility

To ensure that the exercise of these powers is proper and in the public interest, the **Act** also specifies certain requirements, which must be met before a municipality can proceed with implementing a redevelopment project. One of these requirements is that the municipality must demonstrate that each prospective **Redevelopment Project Area** qualifies either as a **Blighted Area** or as a **Conservation Area** or a combination of **Blighted and Conservation Area** or an **Industrial Park Conservation Area** within the definitions set forth in the **Act**. The definition of each of these terms is found in *Appendix B: Definitions*.

The factors for each of these requirements are listed in *Appendix C: Eligibility Factors*.

### C. Conclusions and Findings

1. There are three categories under which an area can be determined to meet the eligibility factors. The area must meet the factors under one of these categories if it is determined to be blighted. One set of factors for both the **Blighted Area** and **Conservation Area** designation deals with **Improved Land**. Two sets within the blighted designation deal with **Vacant Land**. The minimum number of factors must be present in one of these categories and the presence of each must be documented;
2. Each factor to be claimed must be distributed throughout the **Redevelopment Project Area** and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the

**Act;**

3. The property must equal or exceed 1½ acres; and
4. The **Redevelopment Project Area** must meet the “but for” requirements in that development and redevelopment would not occur without financial assistance and intervention by the municipality.

### ***Eligibility Findings***

This report concludes that the Illinois-University Redevelopment Project Area #2 is eligible for Tax Increment Finance (“TIF”) designation as a **Blighted Area** for **Improved Land** and a **Blighted Area** for **Vacant Land**. The **Redevelopment Project Area** will not be reviewed for eligibility under the **Conservation Area** or **Industrial Conservation Area** factors. However, it is expected that it would qualify as a **Conservation Area** for **Improved Land** if documentation of age of structure had been undertaken. Because of the number of factors qualifying the **Redevelopment Project Area** as a **Blighted Area**, this documentation was not undertaken.

## II. THE REDEVELOPMENT PROJECT AREA

The **Redevelopment Project Area** includes vacant properties as well as commercial, residential, governmental, railroad and industrial properties. These uses appear to be about equally distributed among all categories. Most of the vacant land is vacant railroad right of way that has been purchased by the **City**. There are also vacant properties adjacent to and interspersed with developed properties throughout the **Redevelopment Project Area**. There are 89 residential units. The **City's** Civic Center and City Hall are also part of the **Redevelopment Project Area**.

The **Redevelopment Project Area** runs mainly along North and South Illinois Avenue, North and South Washington Street, and North and South University Avenue from West to East Willow Street to Southern Illinois University. It is bisected by Main Street.

A generic description of the boundaries of **Redevelopment Project Area** is as follows: The Redevelopment Project Area begins at the northwest corner of Willow St. and N. Illinois Ave. It proceeds east three parcels following their north side to the northeast corner of E. Washington St. It turns south to the north parcel line of parcel 15-21-210-004. It turns east to the northeast corner of parcel 15-21-210-004 then turns south 4 parcels to the north side of E. Jackson St. It turns east to the east side of N. Marion St then turns south to the north side of E. Main St. It then turns west to parcel 15-21-256-014/015 then turns south to the southeast corner of parcel 15-21-256-014/015. It turns west to parcel 15-21-256-003 then follows this parcel line south to W. Elm St. then turns east to S. Washington St. It proceeds south on S. Washington St. past E. Park St. to the southeast corner of parcel 15-28-200-008. It turns west 3 parcels then turns south to the end of parcel 15-28-200-011. It turns west to S. Illinois Ave. then turns north to Mill St. It turns west to S. University Ave. then turns north to W. Walnut St. It turns west 2 parcels, turns north to alley then turns west to southwest corner of parcel 15-21-178-014. It turns north to W. Monroe St. then turns east to the southwest corner of parcel 15-21-176-022 then turns west to the southwest corner of parcels 15-21-176-028/029. It turns north to W. Main St. then turns east to N. University Ave. then turns north to W. Chestnut Ln. following it to W. Chestnut St. It turns east to N. Illinois Ave. then runs N. Illinois north to the beginning. It excludes parcel 15-21-409-005.

The exact boundaries of the **Redevelopment Project Area** are described in the legal description and are shown on the TIF Map that are Attachment One and Two which are made part of this **Eligibility Report** by reference hereto.

Vacant Land ("**Vacant Land**") is defined in the Act. This definition is found in Appendix B: Definitions. The **Vacant Land** is adjacent to both existing structures or is railroad right of way. None of the **Vacant Land** has been used for commercial agriculture during the last five years.

**Vacant Parcels** are listed in the Table 2 and are made part of this report by reference hereto.

The term Improved Land ("**Improved Land**") is defined in the **Act**. The definition is found in Appendix B: Definitions. Improved Land is found throughout the **Redevelopment Project Area**.

### III. ANALYSIS OF CONDITIONS IN THE REDEVELOPMENT PROJECT AREA

In determining whether or not the proposed **Redevelopment Project Area** meets the eligibility requirements of the **Act**, at the **City's** direction, Ruyle Hullinger & Associates (the "**Consultant**") conducted research and field surveys.

A survey and analysis of existing conditions within the **Redevelopment Project Area** were completed in October 2012 by the **Consultant** to document the extent to which each blight factor is present within the **Redevelopment Project Area**. In addition to multiple field surveys, Bing Maps and Google Maps were used to view each parcel in both the bird's eye and aerial view of each property. Various research and field surveys were undertaken including:

1. Exterior survey of the condition and use of each building;
2. Field survey and viewing of photos of environmental conditions covering street, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance;
3. Analysis of existing uses and their relationships;
4. Analysis of tax maps to ascertain platting;
5. Analysis of vacant sites;
6. Review of previously prepared plats, plans, and studies;
7. Review of Federal Emergency Management Agency (FEMA) flood maps;
8. Review of Environmental Protection Agency (EPA) and Illinois Environmental Protection Agency (IEPA) compliance lists;
9. Analysis of water, sewer, gas utilities, etc.;
10. Contacts with **City** officials, county officials, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the **Redevelopment Project Area**; and
11. County and Township Tax Records.

#### A. Eligibility Survey and Analysis

##### 1. Building Components Evaluation

During the field survey, each component of a subject building was examined to determine whether it was in sound condition or had minor, major, or critical defects. Building components examined were of two types:

###### a. Primary Structure

These components are the basic structural elements of any building, including foundation walls, load-bearing walls and columns, roof structure, and roof.

###### b. Secondary Structure

These components are generally added to the primary structural components and are necessary parts of the building, including porches and steps, windows and window units, doors and door units, chimneys, gutters and down spouts, parking, and fences.

## 2. Building Categorization

After completing the review of the exterior building condition survey, each individual building was placed in one of three categories based on the combination of defects found in various primary and secondary building components.

### a. Sound Structures

Sound buildings kept in a standard condition, requiring no maintenance at present. These buildings so classified have defects as minor as to not impact the area.

### b. Deteriorated

Buildings where factors were present from a major to extreme extent. Usually these buildings contain defects that are not easily correctable through normal maintenance. These require contracted skills to accomplish the level of improvements as part of maintenance or correction of defects. These buildings are noted as being deteriorated on the survey.

### c. Dilapidated

Buildings appear to be so severely defective as to need demolition. Structural integrity, however, was not documented. While these factors were reviewed, the **Consultant** did not conduct a documented building condition analysis to reveal major structural problems, as these findings were not necessary for the qualification of the **Redevelopment Project Area**.

## B. Presence of Eligibility Factors

Summarized below are the conclusions of the surveys and analyses completed for each eligibility factor based on existing conditions within the **Redevelopment Project Area**. In order to qualify the **Redevelopment Project Area** for Tax Increment Finance (“TIF”), the **Redevelopment Project Area** must meet criteria set forth in the **Act**. The specific criteria as defined by the **Act** precede each finding. The conclusions indicate whether the factor is found to be present within the **Redevelopment Project Area** and the relative extent to which the factor is present.

## C. Eligibility of Improved Land as Blighted

These factors are distributed throughout the **Improved Land**.

Five factors must be met for **Blighted Area** designation for **Improved Land**. Seven are present.

1. **If improved**, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the **Act**, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:
  - (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.

*This factor will not be applied. Buildings were noted that would appear to meet this requirement. However, a structural analysis was not done and this factor will not be used to determine eligibility of the **Redevelopment Project Area**.*

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

*A number of the buildings in the **Redevelopment Project Area** meet these requirements. There are buildings that have become ill suited for their original use. Many of the residential units were homes that were converted to apartments. There were factory buildings that had deteriorated to the point they could no longer be used for their original purposes.*

*Many of the commercial buildings have been retrofitted from their original use. There are Quonset huts on property along North University Avenue.*

*There are a number of buildings that would not meet modern day standards for retail, residential or industrial use.*

*Table 2: Rating Survey, documents blocks with these conditions.*

- (c) **Deterioration.** With respect to building 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.

*There are major defects in the secondary building components including doors, windows, gutters, downspouts and fascia. There were also buildings whose roofs were deteriorated.*

*Parking lot deterioration was observed throughout the improved portion of the **Redevelopment Project Area**. Where paved, drives exhibited surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*

*Many fences were rusted and falling down.*

*Table 2: Rating Survey, documents blocks with these conditions.*

- (d) **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.

*Many structures would not meet current standards of zoning, building, and other accepted government codes such as 2003 ICC Construction Codes applicable to property in the City of Carbondale. Housing and property maintenance codes were*

*not used in determining this factor.*

*Table 2: Rating Survey, documents blocks with these conditions.*

- (e) **Illegal use of individual structures.** 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.

*This factor does not apply.*

- (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.

*There were vacancies in the **Redevelopment Project Area**. There were a number of for sale signs visible on properties. Many stores are visibly empty. For sales signs were noted on commercial property and for rent signs were noted on residential property. However, this was not considered as many of the apartments are housing for Southern Illinois University students and would likely be vacant in the summer at the time of the initial survey. Most were rented in a later review of the area*

*Table 2: Rating Survey, documents blocks with observed vacant structures.*

- (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 refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

*This factor does not apply. However, these conditions were noted in older commercial buildings*

- (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 Redevelopment Project Area.

*Utilities are deteriorated, antiquated, obsolete and in disrepair in the **Redevelopment Project Area**. According to the **City**, in general, most of the storm, water, and sanitary systems in the **Redevelopment Project Area** need updating. Repairs and emergencies are ongoing. Significant rains usually result in overflow problems throughout downtown. These problems are throughout the entire*

**Redevelopment Project Area.** Much of the electrical wiring was antiquated and will need to be updated as part of a redevelopment process.

(i) **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 building, 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.

*There are buildings that are located on parcels of inadequate size and shape in relation to present-day standards of development of health and safety. These building have increased threat of spread of fire due to the close proximity of the buildings, lack off street parking and have inadequate provisions for loading and service. However, these parcels are not distributed throughout the **Redevelopment Project Area**; therefore this factor will not be used.*

*Table 2: Rating Survey, documents blocks these factors.*

(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.

*There are residential uses adjacent to heavy commercial and industrial uses both in and bordering the **Redevelopment Project Area**. No buffering stands between uses. Many of these uses are offensive and unsuitable for the surrounding residential area.*

*The areas containing residential units and bordering residential areas exhibit this factor. There are also uses along the Rail ROW that exhibit this factor.*

*Table 2: Rating Survey, documents blocks with these conditions.*

(k) **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.

Development occurred prior to the adoption of the municipality of a comprehensive plan. There are incompatible land use relationships with residential next to commercial and industrial uses without buffering. There is inadequate street layout with some streets showing as parcels rather than streets. There are parcels of inadequate shape and size to meet contemporary development standards.

Table 2: Rating Survey, documents blocks that evidence these conditions.

- (l) **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.

*There are parcels that have been identified by the Environmental Protection Agency as having a need for cleanup of hazardous waste or hazardous substances. However, these are not distributed throughout the Redevelopment Project Area and will not be used to qualify the Redevelopment Project Area. However, development of these parcels will require that these problems be addressed.*

- (m) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years** prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

*The chart below indicates that the Redevelopment Project Area did meet this factor. EAV decreased three of last five years in the Redevelopment Project Area. Also, the annual rate of increase for the balance of the municipality for which information was available was greater than that of the Redevelopment Project Area all five years.*

	2006	2007	2008	2009	2010	2011	2012
RPA EAV	\$ 8,718,753	\$ 9,084,810	\$ 9,189,810	\$ 9,140,084	\$ 10,010,194	\$ 9,676,787	\$ 9,102,021
%Change		4%	1%	-1%	10%	-3%	-6%
Citywide EAV	\$ 261,607,094	\$ 288,434,283	\$ 310,042,833	\$ 319,297,876	\$ 323,356,989	\$ 318,510,411	
City- Improved	\$ 252,888,341	\$ 279,349,473	\$ 300,853,023	\$ 310,157,792	\$ 313,346,795	\$ 308,833,624	
%Change		10%	8%	3%	1%	-1%	

The review of the Improved Land in the Redevelopment Project Area, according to the thirteen factors applicable to Improved Land, shows that it qualifies as a Blighted Area having met seven of the thirteen

factors, which are present to a meaningful extent. Five are required. The factors are also reasonably present and distributed throughout the Improved Land in the Redevelopment Project Area.

#### D. Eligibility of a Blighted Area for Vacant Land

There are no structures on the **Vacant Land**. It is both railroad ROW and vacant parcels interspersed throughout the **Redevelopment Project Area**.

“**Blighted Area**,” means any vacant area within the boundaries of a **Redevelopment Project Area** located within the territorial limits of the municipality where:

1. **If vacant**, the sound growth of the **Redevelopment Project Area** is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

- (a) **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, or platting that failed to create right-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other, public right-of-way, or that omitted easements for public utilities.

*Platting of **Vacant Land** has not created right-of-ways for some streets or alleys. Easements have been omitted for public utilities. There are irregular shaped vacant parcels; these are visible on the Map, Attachment 2. Likewise, a review of the map shows Rights-of- Way lacking for a number of parcels as well as street.*

- (b) **Diversity of ownership** of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.

*This factor does not apply.*

- (c) **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 (5) years.

*This factor does not apply.*

- (d) **Deterioration of structures or site improvements** in neighboring areas adjacent to the **Vacant Land**.

*Structures in neighboring areas adjacent to **Vacant Land** were found to have deterioration.*

*Table 2: Rating Survey, documents blocks with deterioration that abut and surround **Vacant Land**.*

- (e) **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.

*This factor does not apply.*

- (f) **The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.**

*The chart below indicates that the Redevelopment Project Area does not meet this factor for any of the three criteria.*

EAV	2006	2007	2008	2009	2010	2011	2012
RPA	\$ 170,138	\$ 176,949	\$ 172,283	\$ 562,329	\$ 304,022	\$ 716,620	\$ 1,110,500
% Change		4%	-3%	226%	-46%	136%	55%
Citywide EAV	\$ 261,607,094	\$ 288,434,283	\$ 310,042,883	\$ 319,297,876	\$ 323,356,989	\$ 318,510,141	.
City Vacant EAV	\$ 261,436,956	\$ 288,257,334	\$ 309,870,600	\$ 318,735,547	\$ 323,052,967	\$ 317,793,521	
% Change		10%	7%	3%	1%	-2%	

In order to qualify as a Blighted Area for Vacant Land, the vacant portion of the Redevelopment Project Area must meet two of the above factors. The vacant portion of Redevelopment Project Area meets two of the above factors of Obsolescent Platting and Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land which are present to a meaningful extent and distributed throughout the redevelopment project area. It, therefore, qualifies as a Blighted Area for Vacant Land under this provision.

2. **If vacant**, the sound growth of the Redevelopment Project Area is impaired by one (1) of the following factors that (i) is present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) is reasonably distributed throughout the vacant part of the Redevelopment Project Area to which it pertains:

- (a) **The area consists of one or more unused quarries, mines, or strip mine ponds.**

*This factor does not apply*

- (b) **The area consists of unused rail yards, rail tracks, or rights-of-way.**

*There are rail tracks and unused railroad rights-of-way. These tracks and railroad rights-of ways split the **Redevelopment Project Area**.*

- (c) **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.

*This factor was not present.*

- (d) **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.

*This factor does not apply. Some dumping of building debris was noted, but this was not throughout the **Redevelopment Project Area**.*

- (e) **Prior to the effective date of the applicable amendatory Act of the 91<sup>st</sup> General Assembly, the area is not less than fifty (50), nor more than one hundred (100) acres, and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within five (5) years prior to the designation of the Redevelopment Project Area), and the area meets at least one of the factors itemized in paragraph (1) above, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to September 1, 1982, and the area has not been developed for that designated purpose.**

*These factors do not apply.*

- (f) **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.

*While in all likelihood many of the vacant parcels met this condition, as it was not documented, this factor does not apply. Many parcels were obtained by the **City** and buildings on them demolished.*

**The Redevelopment Project Area does meet the criterion for designation as a Blighted Area for Vacant Land according to these provisions. In this criterion, one factor is required, one factor is met.**

**For the Vacant Land Designation, there are two sets of factors for designation of Blighted for Vacant Land. One set of criteria is required for designation; two sets are met. Therefore, the Redevelopment Project does meet requirements for designation as a Blighted Area for Vacant Land.**

### **E. Eligibility of a Conservation Area for Improved Land**

**Improved Land** must meet the factors for **Conservation Area**. Three factors plus a requirement that 50% or more of structures must be 35 years of age or older must be met for **Conservation Area** designation to determine that these factors are detrimental to the public safety, health, morals or welfare, and such an area may become a **Blighted Area**. In this case data were not available to document the age of structures on the **Improved Land** within the **Redevelopment Project Area**. Therefore, the **Redevelopment Project Area** will not be qualified based on the Conservation designation. However, visual inspection reveals it would meet eligibility criteria with age data.

### **F. Eligibility of an Industrial Park Conservation Area**

“**Industrial Park Conservation Area**” means an area within the boundaries of a **Redevelopment Project Area** located within the territorial limits of a municipality that is a labor surplus municipality or within 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality; which area is zoned industrial no later than at the time the municipality by ordinance designates the **Redevelopment Project Area**, and which area includes both **Vacant Land** suitable for use as an industrial park and a blighted area or conservation area contiguous to such **Vacant Land**.

The **Redevelopment Project Area** is not being qualified as an **Industrial Park Conservation Area**.

#### **IV. ELIGIBILITY CONCLUSIONS**

This report concludes that the Illinois-University Redevelopment Project Area #2 is eligible for Tax Increment Finance (“TIF”) designation as a **Blighted Area** for **Vacant** and **Improved Land**.

##### **Analysis of Factors for Designation as a “TIF”**

###### **Blighted Area**

The **Redevelopment Project Area** meets the requirements of the **Act** for designation of both **Improved Land** and **Vacant Land** as a **Blighted Area**.

###### **Improved Land**

The **Redevelopment Project Area** meets the requirements of Section 11-74.4-3 (a) (1), (B), (C), (D), (H), (J), (L), and (M) of the **Act** for designation of **Improved Land** as a **Blighted Area**.

For designation as a **Blighted Area** for **Improved Land**, five or more of thirteen factors must be met. The following seven factors are present in the **Improved Land**:

- Obsolescence
- Deterioration
- Below Minimum Code
- Inadequate Utilities
- Deleterious Land Use or Layout
- Community Planning
- EAV Negative Rate of Increase and EAV Increase Less than the Remainder of the **City**

###### **Vacant Land**

The **Redevelopment Project Area** also meets the requirements of the **Act** for designation of **Vacant Land** as a **Blighted Area**. For designation as a **Blighted Area** for **Vacant Land**, there are two sections under which **Vacant Land** can be determined to be blighted. One of the two sections must be met in order for a **Redevelopment Project Area** to qualify as blighted for **Vacant Land**. The meeting of two or more of the factors in one section is required. In the other section, the meeting of one or more of the factors is required. Requirements of two sections are met.

The **Redevelopment Project Area** meets the requirements of Section 11-74.4-3(a) (2) (A) and (D) of the **Act**. In this section of the **Act**, two factors are required for designation of **Vacant Land** as a **Blighted Area**. The following two factors are present in the vacant area:

- Obsolete Platting
- Deterioration of structures or site improvements in neighboring or adjacent areas

The **Redevelopment Project Area** does meet the requirements of Section 11-74.4-3(a) (3) (B) of the **Act**. In this section of the **Act**, one factor is required for designation of **Vacant Land** as a **Blighted Area**. One factor is present in the **Vacant Land**.

- Abandoned Rail Road Right of Way or Tracks

The **Vacant Land** meets the definition of **Vacant Land** under the **Act** in Section 11-74.4-3 (v). The **Vacant Land** has not been “commercially farmed” in the last five years. The land lacks industrial, commercial or residential structures or improvements.

#### **Analysis of Factors Presence and Distribution**

There must be a reasonable presence of and distribution of these factors in the **Redevelopment Project Area**, as stated in the **Act**. The factors presented are reasonably present and distributed in the **Improved Land** and **Vacant Land** in the **Redevelopment Project Area**.

#### **Analysis of Size Requirements**

The **Redevelopment Project Area** includes approximately 134 acres, in excess of the minimum 1½ acres required by the **Act**.

#### **Analysis of Evidence Lack of Development by Private Enterprise**

The **Vacant Land** has seen minimal development within the last five years with the exception of parking facilities. Much of the vacant land is railroad right of way.

The Equalized Assessed Valuation (“EAV”) of the **Improved Land** decreased three of last five years and its rate of increase was less than the rest of the **City** for all of the five years.

The **City** has pursued developers, but without financial assistance available for developers; it has been unable to attract developers to the **Redevelopment Project Area** due to the problems in the **Redevelopment Project Area**. The obsolete and deteriorated nature of the industrial, commercial, and residential properties have resulted in little development in these areas as compared to other projects in the Enterprise Zone and in **TIF #1** which is approximately one half mile from the **Redevelopment Project Area**.

Some buildings must now be demolished and redeveloped to code standards. Many buildings need to be rehabilitated and redeveloped to meet code standards to the extent possible.

Property throughout the **Redevelopment Project Area** lacks adequate drainage, making development cost prohibitive.

This land has costly development challenges and will not develop or redevelop without assistance as found in this Redevelopment Plan

This compares to the \$ 21,655,000 of development in the **TIF #1** approximately one half mile from the **Redevelopment Project Area** and the Enterprise Zones which have been able to address some of these factors.

#### **Determination that TIF Funds are Financially Necessary for Private Investment**

The **Redevelopment Project Area** as a whole is adversely impacted by the presence of **Blighted Area** factors and these factors are reasonably distributed throughout the **Redevelopment Project Area**. These factors go beyond normal development needs and **TIF** funds will be necessary to finance redevelopment activities.

The **Vacant Land** will need all public improvements in order to develop. **Improved Land** will also need public improvements. Drainage especially needs to be addressed in both the **Improved** and **Vacant Land**.

Some buildings will need to be demolished as they do not meet modern day standards. Code compliance will need to be addressed making the expense of redevelopment well beyond normal.

EPA remediation will need to be addressed on EPA identified properties and there will be extraordinary costs for the parcels requiring remediation in the **Redevelopment Project Area**.

#### **Analysis of Inhabited and Demolition of Residential Units**

The **City** determined that there are 89 inhabited residential units and there will be more than ten inhabited residential units that will be demolished within the **Redevelopment Project Area**. This number of inhabited residential units and demolitions will require special notification of residents and a housing impact study.

**The City, based on the Consultant's analysis of the above factors and recommendation, concludes that the Redevelopment Project Area qualifies as a Blighted Area for Vacant Land and a Blighted Area for Improved Land as defined in State statute and is in need of revitalization and guided growth to ensure that it will contribute to the long-term physical, economic, and social well-being of the City.**

**TABLES**

**Table 1: Parcel Number and Five-Year EAV History**

	2006	2007	2008	2009	2010	2011	2012
<b>PIN #</b>	<b>EAV</b>						
15-16-385-002	6364	6619	6619	6938	7268	7319	7211
15-16-385-003	6364	6619	6619	6938	7268	7319	7211
15-16-385-004	40905	42541	42541	44591	46709	47036	46340
15-16-385-005	629	654	654	686	719	724	713
15-16-386-001	1133	1178	1178	1235	1294	1303	1284
15-16-453-002	5840	6073	6073	14374	6668	6715	10661
15-16-453-007	6296	6548	6548	619	7190	7241	0
15-16-453-008	1633	1698	1698	6365	1865	1878	585201
15-16-453-009	1633	1698	1698	6864	1865	1878	111422
15-16-453-010	1633	1698	1698	1780	1865	1878	35040
15-16-453-011	3089	3213	3213	1780	3528	3553	5256
15-16-453-012	490	510	510	1780	560	564	82334
15-16-453-013	490	510	510	3368	560	564	33689
15-16-453-014	490	510	510	535	560	564	80653
15-16-453-015	8225	8554	8554	535	9392	9458	0
15-16-453-016	49870	51865	51865	535	56946	57345	36658
15-16-453-017	20779	21610	21610	8966	23728	23895	20693
15-16-453-018	8407	8743	8743	54364	9600	9667	0
15-16-453-019	9773	10164	10164	22652	11160	11238	0
15-16-453-020	78914	82071	82071	9165	90113	90744	0
15-16-453-021	6038	6280	6280	10654	6896	6944	0
15-16-453-023	0	0	0	86027	0	0	0
15-16-453-024	1943	2021	2021	6583	2219	2235	0
15-16-453-025	517	538	538	0	591	595	0
15-16-454-010	1363	1418	1418	2118	1557	1568	2057
15-16-454-011	1363	1418	1418	564	1557	1568	13874
15-16-454-012	1363	1418	1418	1486	1557	1568	2057
15-16-454-013	1363	1418	1418	1486	1557	1568	19443
15-16-454-014	1363	1418	1418	1486	1557	1568	0
15-16-454-015	1363	1418	1418	1486	1557	1568	0
15-16-454-016	1363	1418	1418	1486	1557	1568	14778
15-16-454-017	1363	1418	1418	1486	1557	1568	14778

15-16-454-019	0	0	0	1486	0	0	35261
15-16-454-020	0	0	0	1486	0	0	39601
15-16-454-021	0	0	0	0	0	0	53382
15-16-454-023	7223	7512	7512	0	7671	7725	33688
15-16-454-024	5659	5886	5886	0	6462	6507	29718
15-16-454-025	6423	6680	6680	7874	7335	7386	0
15-16-454-026	680	707	707	6169	776	781	108031
15-16-454-027	0	0	0	7002	0	0	0
15-16-459-001	14053	14615	14615	741	16048	16160	18577
15-16-459-003	59742	62132	62132	0	68220	68697	17631
15-16-459-005	3176	3303	3303	15320	3626	3651	45444
15-16-459-006	24894	25890	21690	65127	23815	23981	43895
15-16-459-007	0	0	0	3462	0	0	36380
15-16-459-008	2022	2103	2103	22735	2309	2325	2621
15-16-459-009	199	207	207	0	227	229	4433
15-16-459-010	4538	4720	4720	2204	5183	5219	6513
15-16-460-001	21596	22460	22460	217	24661	24833	4727
15-16-460-002	9844	10238	10238	4948	11241	11320	45315
15-16-460-003	12117	12601	12601	23543	13836	13933	28565
15-16-460-007	22637	23542	23542	10732	25849	26030	0
15-16-460-008	17842	18556	18556	13209	20374	20517	8483
15-16-460-009	178	185	185	24677	203	204	6231
15-16-461-001	66387	69043	69043	19450	75809	76340	3086
15-16-461-002	1363	1418	1418	194	1557	1568	1578
15-16-461-003	1363	1418	1418	72371	0	1568	1578
15-16-461-004	1363	1418	1418	1486	29851	1568	3597
15-16-461-005	12856	13370	14722	1486	62229	16278	0
15-16-461-006	12582	13085	13713	1486	35323	15162	0
15-16-461-007	568	591	591	15432	23275	653	0
15-16-502-019	0	0	0	0	22547	0	23134
15-21-129-001	1815	1888	1888	20108	4361	87058	5599
15-21-129-002	11033	11475	12737	93306	21063	0	12724
15-21-129-003	11499	11959	14130	14264	97738	25248	151540
15-21-129-004	17084	17768	17848	1732	14942	15653	18919
15-21-129-005	0	0	0	15379	1814	27499	29345
15-21-129-011	75709	78737	78737	1744	6178	5889	1
15-21-129-012	0	0	0	1744	27521	76274	14607
15-21-131-001	21957	22835	22835	1732	2073	2088	12644
15-21-131-002	11829	12302	14156	7245	13985	14083	10892

15-21-131-004	21299	22151	24871	23264	15515	2088	29208
15-21-131-008	5121	5326	5326	1732	19598	19735	67100
15-21-131-009	66330	68983	68983	16845	0	0	19596
15-21-133-004	2835	2948	0	971	86453	0	19596
15-21-133-005	3752	3902	0	2645	0	0	19596
15-21-133-006	3716	3865	0	3830	25073	0	35244
15-21-133-007	11072	11515	11515	4239	15544	12732	22680
15-21-176-011	0	0	0	9218	27308	0	23433
15-21-176-012	0	0	0	1979	5848	0	68538
15-21-176-021	136661	142127	142127	13351	75743	157145	21525
15-21-176-022	0	0	0	14811	0	0	20358
15-21-176-024	41709	43377	63845	18709	0	70592	0
15-21-176-026	0	0	0	0	0	0	0
15-21-177-001	88580	92123	92123	82533	12643	101859	0
15-21-177-002	46742	48612	48612	0	0	53748	0
15-21-177-005	684312	711685	711685	23936	0	786891	49694
15-21-178-014	8630	8975	8975	14839	156053	9924	38631
15-21-178-015	5411	5627	5627	26070	3110	6221	56666
15-21-178-016	24101	25065	25065	5583	1591	27714	34920
15-21-178-030	0	0	0	72308	1591	0	40892
15-21-178-031	43156	44883	44883	0	3626	49626	21107
15-21-179-005	0	0	0	0	0	0	17655
15-21-201-001	1577	1641	1918	0	0	2121	24730
15-21-201-002	1363	1418	1418	12070	0	1568	0
15-21-201-003	4519	4700	4700	0	0	5197	0
15-21-201-008	12976	13495	13468	0	70101	14893	0
15-21-201-009	8794	9146	9146	148977	0	10114	0
15-21-201-010	18064	18787	20629	0	101151	22810	9777
15-21-201-011	0	0	0	66922	53375	0	6129
15-21-202-003	26142	27187	27187	0	781422	30060	27304
15-21-202-009	54496	56676	56676	96564	9855	0	0
15-21-202-011	30933	32170	32170	50955	0	38036	48891
15-21-202-012	20383	21198	21198	745988	49281	13053	0
15-21-202-013	19745	20535	20535	9408	0	17353	96294
15-21-203-004	3819	3972	3972	5898	2106	13059	96294
15-21-203-009	18446	19184	19184	26273	1557	31892	96294
15-21-203-010	85593	89016	89016	0	5161	17468	96294
15-21-203-011	13085	13608	13608	47046	14789	62665	28526
15-21-204-001	1588	1652	1652	0	10043	35570	57267
15-21-204-002	10897	11333	14671	2010	22652	23438	1234

15-21-204-003	1600	1664	1664	1486	0	22705	8985
15-21-204-004	1600	1664	1664	4927	16109	4392	9383
15-21-204-005	1588	1652	1652	14118	1827	21211	471030
15-21-204-006	6655	6922	9897	9587	1827	98422	104199
15-21-204-007	16418	17075	22194	21624	1814	15047	4719
15-21-204-008	1588	1652	1652	0	7589	1827	1428
15-21-204-009	11608	12072	16070	28497	16096	16222	29615
15-21-204-010	2749	2859	926	59407	1814	1840	61738
15-21-204-011	2426	2523	2523	33721	17646	1840	35043
15-21-204-012	3514	3654	3654	22220	1017	1827	23091
15-21-204-013	3889	4044	4044	21525	0	7642	22369
15-21-204-014	8456	8794	8794	4163	0	16209	4327
15-21-207-001	1721	1790	1790	1876	2771	1827	20897
15-21-207-002	13807	14359	12834	13452	4012	17770	96966
15-21-207-008	19581	20364	20364	21345	4440	1024	14824
15-21-207-009	20702	21530	21530	22567	9656	2790	1800
15-21-207-010	0	0	0	0	1965	4040	15982
15-21-207-011	8600	8944	8944	9375	14091	4471	1813
15-21-207-012	9409	9786	9786	10258	22359	9724	1813
15-21-207-013	0	0	0	0	23639	1979	1800
15-21-207-014	0	0	0	0	0	14190	7529
15-21-207-015	95359	99174	99174	91453	9821	22515	15969
15-21-208-004	0	0	0	454153	10745	23804	1800
15-21-208-005	16399	17055	17055	11129	0	0	17507
15-21-208-010	15563	16186	16186	62354	0	9890	1009
15-21-208-012	40113	41718	41718	0	108892	10821	2749
15-21-208-013	64435	67012	67012	1944	0	0	3980
15-21-209-001	32113	33397	33397	19505	18726	0	4405
15-21-209-002	2314	2407	2407	103954	17772	109654	9580
15-21-209-003	3912	4069	4069	0	45805	0	1950
15-21-209-004	5749	5979	5979	17877	44245	18857	13980
15-21-209-005	4173	4339	4339	16966	36669	17896	22182
15-21-209-007	39999	41599	41599	43728	2643	46126	23452
15-21-209-011	25215	26223	26223	42239	4468	44555	0
15-21-209-013	0	0	0	35007	6565	36926	9744
15-21-209-014	7488	7787	7787	2523	4765	2661	6615
15-21-210-004	5500	5720	5720	4266	45675	4499	7134
15-21-210-005	2723	2832	2832	6267	28792	6611	1850
15-21-210-008	1393	1449	1449	4549	0	4798	1850
15-21-210-009	0	0	1449	43604	8550	45995	1850

15-21-210-021	3176	3303	3303	27487	6281	28994	3501
15-21-211-001	0	0	0	0	23318	0	556
15-21-211-002	0	0	0	8162	5643	8610	556
15-21-211-004	0	0	0	5996	12825	6325	556
15-21-211-008	20420	21237	21237	2969	152747	3132	9318
15-21-211-011	4941	5139	5139	1519	19070	1602	56496
15-21-211-015	11231	11680	11680	1519	29579	1602	23541
15-21-211-016	133765	139115	139115	3462	1	3651	9524
15-21-211-017	16700	17368	17368	0	97061	0	11072
15-21-211-018	25904	26940	26940	0	97061	0	89401
15-21-211-019	1	1	1	0	97061	0	6841
15-21-211-020	84999	88399	88399	22260	97061	23481	0
15-21-211-021	84999	88399	88399	5387	28752	5683	2202
15-21-211-022	84999	88399	88399	12243	57724	12915	586
15-21-211-023	84999	88399	88399	145820	1244	153816	1545
15-21-212-001	25179	26186	26186	18205	9057	19203	1545
15-21-212-004	50550	52572	52572	28238	9458	29786	1545
15-21-212-008	1089	1133	1133	1	474782	1	1545
15-21-212-022	7931	8248	8248	92660	105030	97740	1545
15-21-212-025	8283	8614	8614	92660	4757	97740	1545
15-21-212-026	415779	432410	432410	92660	1439	97740	1545
15-21-212-029	91978	95657	95657	92660	14724	97740	1545
15-21-212-031	4165	4332	4332	27448	12745	28954	0
15-21-212-032	1261	1311	1311	55106	10980	58128	0
15-21-251-001	12895	13410	13410	1188	29441	1253	0
15-21-251-002	11161	11608	11608	8646	67635	9120	7611
15-21-251-003	0	0	0	9029	19752	9524	1770
15-21-251-004	25782	26813	26813	453253	19752	478106	7277
15-21-251-005	59230	61599	61599	100268	19752	105765	769
15-21-251-006	17297	17989	17989	4541	35524	4790	0
15-21-251-007	17297	17989	17989	1374	22860	1449	0
15-21-251-008	17297	17989	17989	14056	23620	0	0
15-21-251-009	31108	32353	32353	12167	69084	0	85769
15-21-251-010	20019	20820	20820	10482	21697	28082	0
15-21-251-013	20685	21512	21512	28106	20520	25769	24874
15-21-251-014	60499	62918	62918	64568	0	35790	15422
15-21-251-015	19000	19760	19760	18856	0	40196	27092
15-21-251-016	17969	18688	18688	18856	0	14827	5802
15-21-251-017	0	0	0	18856	0	12834	75146
15-21-252-022	0	0	0	33913	50090	11056	0

15-21-253-001	43864	45619	45619	21823	38938	29647	0
15-21-253-002	34098	35462	35462	22549	74613	68108	0
15-21-253-003	65753	68383	67955	65951	35199	19890	12544
15-21-253-004	31227	32476	32058	20713	41217	19890	0
15-21-253-005	36276	37727	37538	19589	21275	19890	0
15-21-253-006	18630	19376	19376	0	17796	35773	154819
15-21-253-007	15585	16208	16208	0	24928	23020	0
15-21-253-008	21829	22702	22702	0	0	23785	69547
15-21-253-009	0	0	0	0	0	69567	0
15-21-253-010	0	0	0	47818	0	21849	100351
15-21-253-011	0	0	0	37172	0	20664	52952
15-21-253-012	0	0	0	71230	0	0	775245
15-21-253-013	0	0	0	33603	48601	0	2090
15-21-253-014	42561	44264	44264	39348	17850	0	1545
15-21-253-015	15632	16258	16258	20310	0	0	5120
15-21-253-017	0	0	0	16989	0	50441	14673
15-21-253-018	0	0	0	23797	0	39211	9965
15-21-253-019	0	0	0	0	21184	75135	22472
15-21-253-020	18552	19294	19294	0	20909	35445	0
15-21-253-021	18310	19043	19043	0	3623	41506	0
15-21-254-010	3173	3300	3300	0	20933	21424	48217
15-21-254-015	18332	19065	19065	0	9177	17920	17709
15-21-254-016	8036	8358	8358	46397	27137	25102	0
15-21-254-017	23764	24715	24715	17041	4232	0	0
15-21-254-018	3706	3854	3854	0	184809	0	0
15-21-254-022	161842	168316	168316	0	0	0	21016
15-21-254-023	0	0	0	0	36162	0	20744
15-21-255-001	31949	33227	32935	20223	17202	0	3594
15-21-255-002	15492	16112	15667	19961	22022	48941	20768
15-21-255-003	19387	20162	20057	3459	20944	17975	9104
15-21-255-004	18587	19330	19075	19984	32174	0	26923
15-21-255-005	28176	29303	29303	8761	19807	0	4199
15-21-255-006	19457	20236	20106	25906	32296	0	183348
15-21-255-007	28475	29614	29414	4040	22366	21332	0
15-21-255-008	21720	22589	22167	176429	10065	21055	35876
15-21-255-009	8814	9167	9167	0	12569	3648	17066
15-21-255-010	11007	11447	11447	34522	7747	21080	21847
15-21-255-011	6785	7056	7056	16422	31584	9241	20779
15-21-256-001	27660	28766	28766	21024	1941	27327	31920
15-21-256-002	1700	1768	1768	19994	54907	4262	19651

15-21-256-003	48084	50007	50007	30715	16683	186103	32041
15-21-256-007	14609	15194	15194	21075	34133	0	22189
15-21-256-012	29891	31087	31087	30832	52580	36415	9985
15-21-256-013	46046	47888	47888	23236	0	17322	12470
15-21-256-014	0	0	0	9609	0	22176	7686
15-21-256-015	0	0	0	11999	157586	21091	31334
15-21-257-015	138002	143522	143522	7396	53967	32399	1926
15-21-257-017	47259	49150	49150	30152	77172	19946	54473
15-21-257-018	67581	70284	70284	1853	0	32522	16552
15-21-257-019	0	0	0	52417	0	22522	33863
15-21-257-020	0	0	0	15927	0	10135	52165
15-21-258-008	0	0	0	32585	37772	12657	0
15-21-259-001	16445	34401	34401	50196	12963	7801	0
15-21-259-003	9384	9759	11807	0	17233	31805	122359
15-21-259-004	12422	12919	15694	0	12968	1955	53541
15-21-259-009	9203	9571	11811	150440	31670	55291	76562
15-21-259-010	21515	22376	28844	51519	17346	16800	0
15-21-259-011	11885	12361	15798	73672	1833	34372	0
15-21-259-012	1606	1670	1670	0	22374	52948	0
15-21-259-013	17452	18150	20378	0	0	0	37473
15-21-401-001	516558	537221	0	0	0	0	12860
15-21-401-002	98353	102287	0	36059	589863	124197	17097
15-21-401-003	30930	32167	537221	12376	112310	54345	12865
15-21-401-007	4639	4825	102287	16451	35319	77712	31420
15-21-401-008	72677	75584	32167	12380	5298	0	17209
15-21-401-009	29736	30926	4825	30234	82990	0	1819
15-21-401-010	71193	74041	75584	16559	33957	1846	22198
15-21-401-011	0	0	30926	1750	81296	22531	0
15-21-401-012	32358	33652	74041	21360	0	0	0
15-21-401-013	18265	18996	0	0	36950	0	117518
15-21-402-001	67886	70601	33652	0	20858	593992	11832
15-21-402-002	10444	10862	18996	65171	16159	113096	67728
15-21-402-003	59782	62174	70601	42542	11927	35566	44211
15-21-402-004	39025	40586	10862	79462	68267	5335	82578
15-21-402-005	72893	75808	62174	39947	44563	83571	41514
15-21-402-006	36645	38111	40586	39969	83236	34195	41536
15-21-402-007	36665	38132	75808	0	41844	81865	0
15-21-402-008	0	0	38111	0	41867	0	0
15-21-403-001	0	0	38132	0	0	37209	0
15-21-403-002	0	0	0	150528	0	21004	156433

15-21-405-001	138082	143606	0	4883	0	16272	5075
15-21-405-002	4479	4658	0	8903	157679	12010	9252
15-21-405-003	8167	8494	143606	52675	5115	68745	54740
15-21-405-004	48320	50253	4658	15498	9326	44875	16105
15-21-405-010	14217	14786	8494	122536	55177	83819	127343
15-21-405-011	112405	116901	50253	125069	16234	42137	109044
15-21-405-012	114728	119318	14786	0	128357	42160	220474
15-21-405-013	194612	202397	116901	11344	109913	0	11789
15-21-405-014	10406	10822	119318	30565	222230	0	25881
15-21-405-015	28038	29160	202397	0	11883	0	76190
15-21-407-001	67253	69943	10822	0	32017	158783	70652
15-21-407-002	62366	64860	29160	563115	76797	5151	3886
15-21-408-002	3430	3567	69943	107217	71215	9391	16401
15-21-408-005	14477	15056	64860	33717	3917	55563	95040
15-21-408-010	83892	87248	3567	5058	16532	16347	471965
15-21-408-012	416606	433270	15056	79227	95797	129256	11566
15-21-408-013	10209	10617	87248	32417	475725	110682	64800
15-21-408-014	57198	59486	433270	77610	11658	223786	0
15-21-408-015	0	0	10617	0	65316	11966	2020
15-21-408-016	1784	1855	59486	35274	0	32242	20271
15-21-409-001	17893	18608	0	19912	2036	77334	42324
15-21-409-002	76880	79955	1855	74004	20432	71714	76886
15-21-409-007	32470	33769	46223	73314	77498	16647	12596
15-21-409-009	11118	11563	70582	67986	37078	96468	0
15-21-409-011	0	0	33769	3739	12696	479055	0
15-21-409-012	0	0	11563	15782	0	11740	0
15-21-409-013	0	0	0	48451	0	65774	20544
15-21-409-014	18135	18860	0	73984	0	0	52150
15-21-409-016	46032	47873	0	35396	20708	2050	43332
15-21-409-017	38249	39779	18860	12120	52565	20575	61496
15-21-409-018	54283	56455	47873	0	43677	51108	16965
15-21-409-019	19134	19899	39779	0	61987	78041	21676
15-21-409-020	19134	19899	56455	0	17100	37338	0
15-21-410-001	15273	15884	19899	19769	21849	12785	90345
15-21-410-002	1559	1621	19899	50181	0	0	1765
15-21-410-003	12385	12880	0	41696	91065	0	1765
15-21-410-004	8912	9268	29783	59176	1780	0	1760
15-21-410-005	1559	1621	1621	20858	17805	20853	164067
15-21-410-006	13310	13842	16216	20858	12934	52933	18648
15-21-410-007	5155	5362	11780	0	165374	43983	6518

15-21-410-008	0	0	1621	86936	18798	62420	0
15-21-410-009	0	0	17120	1699	6570	17220	0
15-21-410-010	0	0	5984	16997	0	22002	0
15-21-453-001	0	0	0	12348	0	0	63058
15-21-453-002	0	0	0	59736	0	91703	0
15-21-453-003	21491	22350	0	17945	0	1792	64857
15-21-453-004	19657	20443	0	6272	0	1792	13243
15-21-453-005	26232	27282	0	0	27887	1786	14337
15-21-453-006	34957	36355	25398	0	25590	166532	5513
15-21-453-007	47120	49005	23307	0	35541	18929	0
15-21-453-008	29737	30926	32370	0	39917	6616	0
15-21-453-009	26230	27280	36355	0	53807	0	15921
15-21-453-010	55662	57888	49005	26622	33956	0	67680
15-21-453-013	0	0	30926	24430	29954	0	3597
15-21-453-015	57248	59538	27280	33930	63561	54184	23626
15-21-453-016	11689	12156	57888	38107	0	34194	0
15-21-453-019	12656	13162	0	51367	65373	30164	2291
15-21-453-020	4866	5061	59538	32416	13348	64006	226
15-21-454-023	0	0	12156	28595	14451	0	5142
15-21-455-002	0	0	13162	60678	5557	65831	24465
15-21-502-003	0	0	5061	0	0	13442	11153
15-21-502-013	0	0	0	62408	0	14552	13726
15-28-200-008	0	0	0	12742	0	5596	25645
15-28-200-010	0	0	0	13796	0	0	20213
15-28-200-011	0	0	0	5305	0	0	201
15-28-502-003	0	0	0	0	0	0	75210

**Table 2: Vacant Parcels**

15-16-386-001
15-21-129-001
15-21-129-004
15-21-129-005
15-21-129-012
15-21-257-018
15-21-401-011
15-21-409-021
15-21-453-002
15-21-453-003
15-21-453-004
15-28-200-010
15-21-502-077
15-21-410-010
15-21-410-008
15-21-259-016
15-21-210-008
15-21-210-009
15-21-210-021
15-21-210-005
15-21-209-002
15-21-204-010
15-21-204-003
15-21-204-004
15-21-204-005
15-16-461-007
15-16-461-024
15-16-454-010
15-16-454-011
15-16-454-012
15-16-454-013
15-16-454-014
15-16-454-015
15-16-454-016
15-16-454-017
15-16-454-019
15-16-454-020
15-16-454-021
15-16-454-026

15-16-454-027
15-16-502-019
15-16-454-025
15-16-454-024

**Table 3: Block Survey Improved Land**

BLOCKS	Obsolescence	Deterioration	Below Code	Excessive Vacancy	Lack of Ventilation	Land Coverage	Inadequate Utilities	Deleterious Land Use	Community Planning
15-28							x		
502	x	x					x		
200							x		
15-21							x		
502							x		
464							x		
455							x		
454							x		
453	x	x	x				x		x
410	x	x	x				x		x
409	x	x	x				x		x
408	x	x	x				x	x	x
407							x		x
405	x	x	x	x			x	x	x
403							x		
402	x	x	x				x	x	x
401	x	x	x	x			x		x
259	x	x	x	x			x	x	x
258	x	x	x				x	x	x
257	x	x	x	x			x		x
256	v	x	x	x			x		x
255	x	x	x				x		x
254	x	x	x				x		x
253	x			x			x		x
252							x		x
251	x	x	x				x		x
212	x	x	x				x		x
211			x				x	x	x
210	x	x	x				x	x	x
209	x	x	x				x	x	x
208	x	x	x				x	x	x
207	x	x	x				x		x
204	x	x	x				x	x	x
203	x	x	x				x		x
202	x	x	x				x		x
201	x	x	x				x	x	x
179	x	x	x				x		x
178	x	x	x				x	x	x
177	x	x	x				x		x
176	x	x	x				x	x	x
133	x	x	x				x		x
131	x	x	x				x	x	x
129	x	x	x				x	x	x
15-16-							x		
502							x		
561	x	x	x				x	x	x
460	x	x	x				x	x	x
459	x	x	x	x			x	x	x
454	x	x	x				x	x	x
453	x	x	x	x			x	x	x
386							x		
385	x	x	x				x	x	x

## **ATTACHMENTS**

### **Attachment 1: Legal Description**

#### **Legal Description for City of Carbondale Illinois-University Redevelopment Project Area #2**

Beginning at the Northwest corner of Outlot 36 in the City of Carbondale, Jackson County, Illinois;  
thence northerly along the northerly prolongation of the West line of said Outlot 36 to the North right of way line of Main Street;  
thence Easterly along said North right of way line of Main Street to its intersection with the West right of way line of University Avenue;  
thence northerly along said West right of way line of University Avenue and its northerly prolongations to the South right of way line of Sycamore Street;  
thence northerly to the Southeast corner of Lot 2 in Patschay Subdivision and the West right of way line of University Avenue;  
thence northerly along said West right of way line of University Avenue to the easternmost corner of Lot 1 and the southwesterly right of way line of relocated Chestnut Street as shown on the recorded Plat of Patschay Subdivision in Plat Cabinet 1 in Slot 38A in the Recorder's office of Jackson County, Illinois;  
thence northwesterly along said southwesterly right of way line of relocated Chestnut Street to the northernmost corner of said Lot 1;  
thence northerly along the northerly prolongation of the West line of said Lot 1 to the North right of line of Chestnut Street;  
thence easterly along said North right of way of Chestnut to its intersection with the West right of way line of University Avenue;  
thence northerly along said West right of way line of University Avenue to its intersection with the South right of way line of Willow Street;  
thence northerly to the Southeast corner of Tax Parcel Number 15-16-332-032;  
thence easterly to the Northwest corner of Tax Parcel Number 15-16-453-002;  
thence easterly along the North line of Tax Parcel Number 15-16-453-002 and its easterly prolongation to the East right of way line of the Canadian National Railroad;  
thence southerly along said East right of way line to the Northwest corner of Tax Parcel Number 15-16-454-024;  
thence easterly along the North line of said Tax Parcel Number 15-16-454-024 and its easterly prolongation to its intersection with the northerly prolongation of the East right of way line of Washington Street;  
thence southerly along said East right of way line and its prolongations to the Northwest corner of Tax Parcel Number 15-21-210-004;  
thence easterly along the North line of said Tax Parcel Number 15-21-210-004 to the Northeast corner thereof, said corner being in the West right of way line of a public alley;  
thence southerly along said West right of way line of a public alley to the North right of way line of Jackson Street;  
thence easterly along said North right of way line of Jackson Street and its easterly prolongation to its intersection with the East right of way line of Marion Street;  
thence southerly along the East right of way line of Marion Street and its prolongations to its intersection with the North right of way line of Main Street;  
thence westerly along the North right of way line of Main Street and its prolongations to the intersection with the West right of way line of the Canadian National Railroad;  
thence southerly along the West right of way line of the Canadian National Railroad to the intersection

with the easterly prolongation of the North line of Lot 39 in the Original Town of Carbondale as shown by the recorded plat thereof in Book G of Deeds on Page 278 in the Recorder's Office of Jackson County, Illinois;

thence westerly along the easterly prolongation of the North line of said Lot 39 to the northeast corner thereof;

thence Southerly along the East lines of Lots 39 through 33 of said Original Town of Carbondale to the Southeast corner of said Lot 33, said corner also being in the North right of way line of Walnut Street;

thence Southerly along a line to the Northeast corner of Lot 401 Herral'd's Addition as shown by the Recorded Plat thereof in Book K of Deeds, on Page 39 in the Recorder's Office of Jackson County, Illinois, said corner also being in the South right of way line of Walnut Street;

thence Southerly along the East lines of Lots 401 through 407 of said Herral'd's Addition to the Southeast corner of said Lot 407;

thence easterly along the easterly extension of the South line of said Lot 407 to the East right of way line of the Canadian National Railroad;

thence northerly along the said right of way line of the Canadian National Railroad to the Southeast corner of Outlot 53 in the Plat of Addition to the Town of Carbondale as shown by the recorded plat thereof in Book G of Deeds on Page 373 in the Recorder's Office of Jackson County, Illinois;

thence easterly along the south line of said Outlot 53 to the southeast corner thereof;

thence easterly to the intersection of the East right of way line of Washington Street with the North right of way line of Elm Street;

thence southerly, westerly and then southerly along the East right of way line of Washington Street and its prolongations thereof to its intersection with the easterly prolongation of the South line of Tax Parcel Number 15-28-200-008;

thence westerly along the South line of said Tax Parcel Number 15-28-200-008 and its westerly prolongation to the East line of Tax Parcel Number 15-28-200-011;

thence southerly along the East line of said Tax Parcel Number 15-28-200-011 to the Southeast corner thereof;

thence westerly along the South line of said Tax Parcel Number 15-28-200-011 and its westerly prolongation to the West right of way line of Illinois Avenue;

thence northerly along said West right of way line of Illinois Avenue and its prolongations to its intersection with the South right of way line of Mill Street, said intersection point also being located 49.16 feet right of University Avenue relocated centerline station 10+52.20 as called for in a deed recorded in Book 954 on Page 672 in the Recorder's office of Jackson County, Illinois;

thence westerly along the South right of way line of Mill Street and its prolongations to the West right of way line of Normal Avenue;

thence northerly along the West right of way line of Normal Avenue and its northerly to its intersection with the West right of way line of University Avenue;

thence northerly along the West right of way line of University Avenue and its prolongations to a northwesterly deflection in said right of way line;

thence northwesterly along said deflection in right of way line to its intersection with the South right of way line of Walnut Street;

thence westerly along the South right of way line of Walnut Street to its intersection with the southerly prolongation of the West line of Tax Parcel Number 15-21-178-030;

thence northerly along said southerly prolongation of the West line of Tax Parcel Number 15-21-178-030 and the West line thereof to the North line of the East-West public alley in J. M. Bridges Subdivision lying between Monroe Street and Walnut Street;

thence westerly along the North line of said alley to the Southwest corner of Tax Parcel Number 15-21-178-014;

thence northerly along the West line of Tax Parcel Number 15-21-178-014 and its northerly prolongation thereof to the North right of way line of Monroe Street;  
thence easterly along the North right of way line of Monroe Street to the Southwest corner of Tax Parcel Number 15-21-176-022;  
thence northerly along the West line of Tax Parcel Number 15-21-176-022 to the South right of way line of the East-West public alley in J. M. Bridges Subdivision lying between Main Street and Monroe Street;  
thence westerly along said South right of way line of a public alley and its westerly prolongation to the West line of Outlot 36;  
thence northerly along the West line of Outlot 36 to the point of beginning of this description;

EXCEPT Tax Parcel Number 15-21-409-005.

## Attachment 2: Map



**Attachment 3: Photos**



Southern Illinois University



Deleterious Land Use, Community Planning



Empty Lot With Nearby Deterioration



Empty Right of Way



Industry with Deterioration, Deleterious Land Use, Community Planning



Deterioration, Obsolescence



Deterioration, Obsolescence



Deterioration, Obsolescence



Deteriorated Housing



Above and Below Pictures: Code, Deteriorated Housing, Deleterious Land Use, and Community Planning





Deteriorated Commercial



Deteriorated Commercial



Deteriorated Commercial



Community Planning, Code, Deterioration



Aerial Map of Redevelopment Project Area

Community Planning

## **APPENDIX**

### **Appendix A: Findings**

(65 ILCS 5/11-74.4-2) (from Ch. 24, par. 11-74.4-2)

Sec. 11-74.4-2. (a) It is hereby found and declared that there exist in many municipalities within this State blighted conservation and industrial park conservation areas, as defined herein; that the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked; that the stable economic and physical development of the blighted areas, conservation areas and industrial park conservation areas is endangered by the presence of blighting factors as manifested by progressive and advanced deterioration of structures, by the reuse of housing and other facilities, by a lack of physical maintenance of existing structures, by obsolete and inadequate community facilities and a lack of sound community planning, by obsolete platting, diversity of ownership, excessive tax and special assessment delinquencies, by the growth of a large surplus of workers who lack the skills to meet existing or potential employment opportunities or by a combination of these factors; that as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and housing and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public and that the industrial park conservation areas include under-utilized areas which, if developed as industrial parks, will promote industrial and transportation activities, thereby reducing the evils attendant upon involuntary unemployment and enhancing the public health and welfare of this State.

(b) It is hereby found and declared that in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.

(c) It is found and declared that the use of incremental tax revenues derived from the tax rates of various taxing districts in redevelopment project areas for the payment of redevelopment project costs is of benefit to said taxing districts for the reasons that taxing districts located in redevelopment project areas would not derive the benefits of an increased assessment base without the benefits of tax increment financing, all surplus tax revenues are turned over to the taxing districts in redevelopment project areas and all said districts benefit from the removal of blighted conditions, the eradication of conditions requiring conservation measures, and the development of industrial parks.

(Source: P.A. 84-1090.)

## **Appendix B: Definitions**

As defined in the Act, blighted area means any improved or vacant area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where, if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documented presence of five of thirteen specific factors that are reasonably distributed throughout the improved part of the Redevelopment Project Area and where if vacant, the sound growth of the redevelopment project area is impaired by a combination of two(2) or more of six specific factors in one criterion or one (1) or more of six specific factors in a second criterion with documented presence and that the factors are reasonably distributed throughout the Redevelopment Project Area.

As defined in the Act, conservation area means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of the documented presence of three (3) or more of the specific factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.

As defined in the Act, industrial park conservation area means an area within the boundaries of a Redevelopment Project Area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 ½ miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the Redevelopment Project Area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

As defined in the Act, vacant land means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings which has not been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area, unless the parcel is included in an industrial park conservation area or the parcel has been subdivided; provided that if the parcel was part of a larger tract that has been divided into 3 or more smaller tracts that were accepted for recording during the period from 1950 to 1990, then the parcel shall be deemed to have been subdivided, and all proceedings and actions of the municipality taken in that connection with respect to any previously approved or designated redevelopment project area or amended redevelopment project area are hereby validated and hereby declared to be legally sufficient for all purposes of this Act. For purposes of this Section and only for land subject to the subdivision requirements of the Plat Act, land is subdivided when the original plat of the proposed Redevelopment Project Area or relevant portion thereof has been properly certified, acknowledged, approved, and recorded or filed in accordance with the Plat Act and a preliminary plat, if any, for any subsequent phases of the proposed Redevelopment Project Area or relevant portion thereof has been properly approved and filed in accordance with the applicable ordinance of the municipality.

## Appendix C: Eligibility Definitions

(65 ILCS 5/11-74.4-3) (from Ch. 24, par. 11-74.4-3)

Sec. 11-74.4-3. Definitions. The following terms, wherever used or referred to in this Division 74.4 shall have the following respective meanings, unless in any case a different meaning clearly appears from the context.

(a) For any redevelopment project area that has been designated pursuant to this Section by an ordinance adopted prior to November 1, 1999 (the effective date of Public Act 91-478), "blighted area" shall have the meaning set forth in this Section prior to that date.

On and after November 1, 1999, "blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(1) If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

(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) 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.

(E) Illegal use of individual structures. 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 redevelopment project area.

(I) 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.

(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 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.

(L) 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.

(M) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 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 3 of the last 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 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

(2) If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

(A) 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, 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.

(B) 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 and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.

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

(E) 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.

(F) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 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 3 of the last 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 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated.

(3) If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

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

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

(C) 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) 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) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or City center by ordinance or comprehensive plan adopted prior to September 1, 1982, and the area has not been developed for that designated purpose.

(F) 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.

(b) For any redevelopment project area that has been designated pursuant to this Section by an ordinance adopted prior to November 1, 1999 (the effective date of Public Act 91-478), "conservation area" shall have the meaning set forth in this Section prior to that date.

On and after November 1, 1999, "conservation area" means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area:

(1) 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.

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

(3) 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.

(4) 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.

(5) Illegal use of individual structures. 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.

(6) 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.

(7) 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 or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence of 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.

(8) 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.

(9) 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: 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 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.

(10) 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.

(11) 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.

(12) 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.

(13) The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 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 3 of the last 5 calendar years for which information is available.

(c) "Industrial park" means an area in a blighted or conservation area suitable for use by any manufacturing, industrial, research or transportation enterprise, of facilities to include but not be limited to factories, mills, processing plants, assembly plants, packing plants, fabricating plants, industrial distribution centers, warehouses, repair overhaul or service facilities, freight terminals, research facilities, test facilities or railroad facilities.

(d) "Industrial park conservation area" means an area within the boundaries of a redevelopment project area located within the territorial limits of a municipality that is a labor surplus municipality or within 1 1/2 miles of the territorial limits of a municipality that is a labor surplus municipality if the area is annexed to the municipality; which area is zoned as industrial no later than at the time the municipality by ordinance designates the redevelopment project area, and which area includes both vacant land suitable for use as an industrial park and a blighted area or conservation area contiguous to such vacant land.

(e) "Labor surplus municipality" means a municipality in which, at any time during the 6 months before the municipality by ordinance designates an industrial park conservation area, the unemployment rate was over 6% and was also 100% or

more of the national average unemployment rate for that same time as published in the United States Department of Labor Bureau of Labor Statistics publication entitled "The Employment Situation" or its successor publication. For the purpose of this subsection, if unemployment rate statistics for the municipality are not available, the unemployment rate in the municipality shall be deemed to be the same as the unemployment rate in the principal county in which the municipality is located.