

Southwest Downtown Redevelopment Project Area

Tax Increment Financing Designation Report

January 16, 2026

For:
City of Batavia

By:
Meech Group
Chicago, Illinois

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1. Introduction

Meech Group (the "consultant") was retained by the City of Batavia (the "City") to assess the qualification of several properties in an area near its downtown as a tax-increment financing (TIF) district pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended (the "Act"). This document contains a description of the proposed redevelopment project area (RPA), the consultant's findings regarding its eligibility under the Act, and a redevelopment plan and project for the proposed RPA.

1.1 Statutory background

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

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

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

1.2 Scope of report

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

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

In addition, a legal description of the boundaries of the proposed RPA is included in **Appendix 1** at the end of this report. A list of the 10-digit property index numbers (PINs) that comprise the

proposed RPA, along with their most recent equalized assessed value (EAV), is included in **Appendix 2**.

1.3 Proposed RPA

The proposed RPA generally includes properties bounded by Wilson St. to the north, Union Ave. to the south, S. River St. to the east, and properties on either side of S. Batavia Ave. to the west. As shown in **Table 1a** below, the proposed RPA is comprised of 57 tax parcels covering approximately 39 acres:

Table 1a: Proposed RPA PIN List

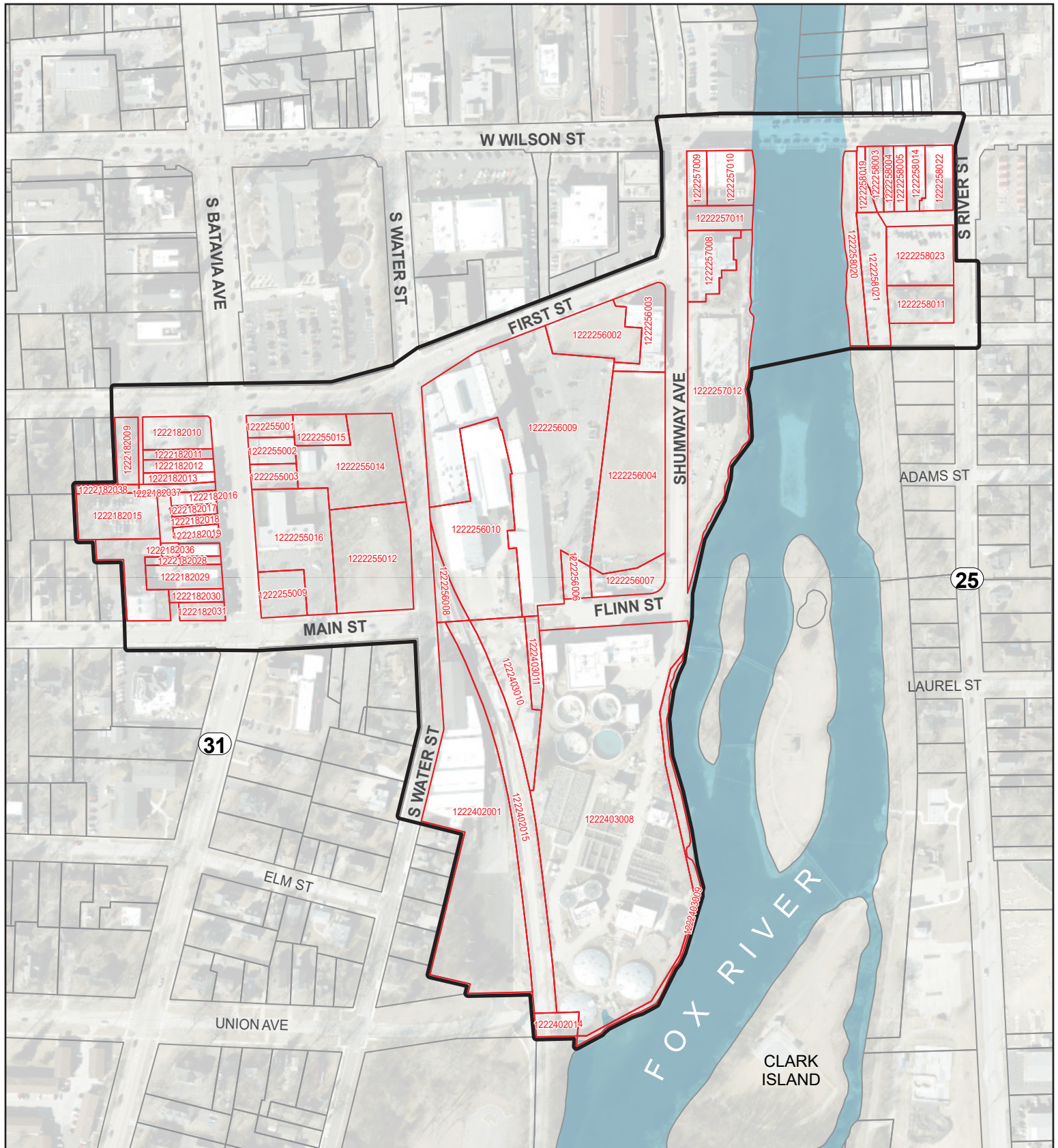
No.	PIN	No.	PIN	No.	PIN
1.	12-22-182-009	20.	12-22-255-001	39.	12-22-257-011
2.	12-22-182-010	21.	12-22-255-002	40.	12-22-257-012
3.	12-22-182-011	22.	12-22-255-003	41.	12-22-258-003
4.	12-22-182-012	23.	12-22-255-009	42.	12-22-258-004
5.	12-22-182-013	24.	12-22-255-012	43.	12-22-258-005
6.	12-22-182-015	25.	12-22-255-014	44.	12-22-258-011
7.	12-22-182-016	26.	12-22-255-015	45.	12-22-258-014
8.	12-22-182-017	27.	12-22-255-016	46.	12-22-258-019
9.	12-22-182-018	28.	12-22-256-002	47.	12-22-258-020
10.	12-22-182-019	29.	12-22-256-003	48.	12-22-258-021
11.	12-22-182-027	30.	12-22-256-004	49.	12-22-258-022
12.	12-22-182-028	31.	12-22-256-006	50.	12-22-258-023
13.	12-22-182-029	32.	12-22-256-007	51.	12-22-402-001
14.	12-22-182-030	33.	12-22-256-008	52.	12-22-402-014
15.	12-22-182-031	34.	12-22-256-009	53.	12-22-402-015
16.	12-22-182-036	35.	12-22-256-010	54.	12-22-403-008
17.	12-22-182-037	36.	12-22-257-008	55.	12-22-403-009
18.	12-22-182-038	37.	12-22-257-009	56.	12-22-403-010
19.	12-22-182-039	38.	12-22-257-010	57.	12-22-403-011

Maps 1a and **1b** on the following pages show the boundaries of the proposed RPA and its location relative to the larger community, respectively.

Existing land use

The proposed RPA primarily consists of a mix of commercial, industrial, and public/institutional uses, including the City's wastewater treatment plant at 100 Flinn St. and electrical substation at 364 Shumway Ave. The consultant arrived at this conclusion through fieldwork observations and a review of property information from the City. The overall land-use pattern in the RPA is shown in **Map 1c** on page 5.

The most common zoning designation for properties in the proposed RPA is DMU (Downtown Mixed Use). Several properties in the proposed RPA are designated as PFI (Public Facilities & Institutional). In addition, a small portion of the proposed RPA is designated as LI (Light Industrial).



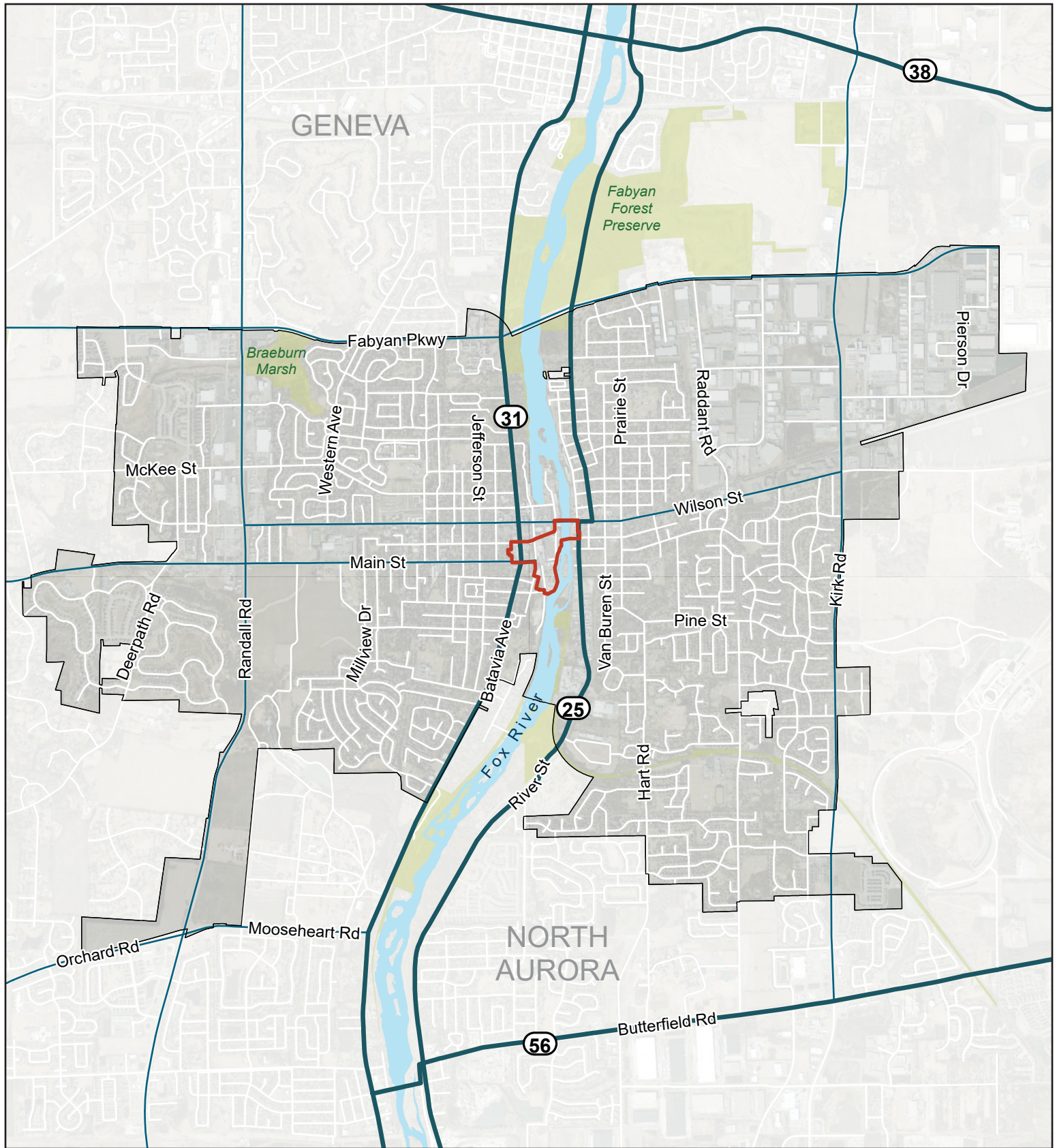
Map 1a: Boundary

 TIF #7 Boundary

 TIF #7 Parcels

0 125 250 500 Feet





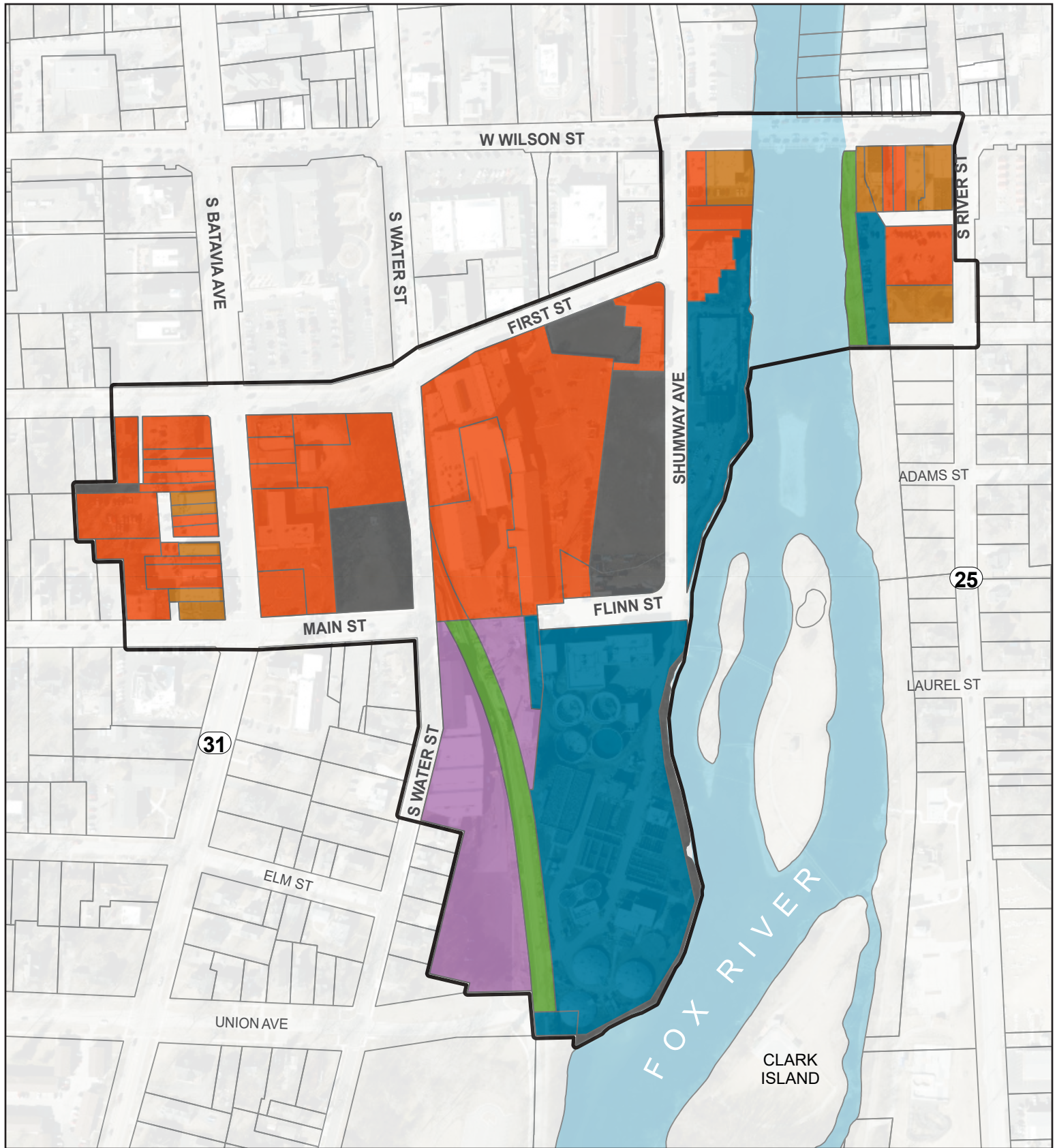
Map 1b: Community

 Proposed TIF #7 Boundary

 City of Batavia

0 0.25 0.5 1 Miles





Map 1c: Existing Land Use

- | | |
|-----------------|----------------------|
| TIF #7 Boundary | Public/Institutional |
| Commercial | Parks and Open Space |
| Mixed-Use | Vacant |
| Industrial | |

0 125 250 500 Feet



2. Eligibility Analysis

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

2.1 Provisions of the Act

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

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

Table 2a below summarizes these two approaches to eligibility:

Table 2a: Eligibility factors for designation		
	Conservation area	Blighted area
Improved land	Age plus 3	At least 5
Vacant land	n/a	1 or 2

The following describes the eligibility factors for improved and vacant land.

2.2 Eligibility factors

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

Improved land

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

A. Dilapidation

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

B. Obsolescence

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

C. Deterioration

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

D. Code violations

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

E. Illegal use

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

F. Excessive vacancies

The presence of buildings that are unoccupied or underutilized 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 RPA, ii) deteriorated, antiquated, obsolete, or in disrepair, or iii) lacking within the RPA.

I. Excessive land coverage

The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the proximity of buildings, lack of adequate or proper access to a

public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

J. Deleterious land use or layout

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

K. Environmental clean-up

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

L. Lack of community planning

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

M. Declining EAV

The total EAV of the RPA has declined for three of the last five calendar years prior to the year in which the RPA is designated, is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers (CPI-U) published by the U.S. Department of Labor or successor agency for three of the last five calendar years prior to the year in which the RPA is designated.

Vacant land (2-factor test)

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

A. Obsolete platting

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

B. Diversity of ownership

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

C. Tax delinquencies

Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the property tax code within the last five years.

D. Adjacent deterioration

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

E. Environmental clean-up

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

F. Declining EAV

The total EAV of the RPA has declined for three of the last five calendar years prior to the year in which the RPA is designated, is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the CPI-U published by the U.S. Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

Vacant land (1-factor test)

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

A. Unused quarries or mines

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

B. Unused railroad

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

C. Chronic flooding

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

D. Illegal disposal site

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

E. Town center

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

F. Blighted prior to becoming vacant

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

2.3 Methodology

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

- a. Exterior survey of the condition of the proposed RPA,
- b. Analysis of current parcel configurations, sizes, and layouts,
- c. Site survey of streets, driveways, sidewalks, curbs, gutters, lighting, parking, landscaping, fences and walls, and general property maintenance,
- d. Analysis of real estate property values for all tax parcels in the area for tax years 2019 to 2024 (the most recent period for which finalized values are available), and
- e. Information from City staff as to the conditions, redevelopment efforts, and site conditions in the area.

Field reconnaissance was conducted in person by the consultant in August, September, and October of 2025.

2.4 Eligibility findings for improved parcels

Based on the consultant's field observations, review of property records, and discussions with City staff, improved properties in the proposed RPA exhibit at least four of the 13 eligibility factors, in combination with the age of the buildings, required to qualify as a conservation area. These findings are described in more detail below.

Age of buildings

Based on field analysis and records from the Batavia Township Assessor, 36 of the 39 primary structures (92.3%) in the proposed RPA are more than 35 years old. This exceeds the statutory requirement that at least 50 percent of the buildings in a conservation area be 35 years of age or older.

Factor #1: Deterioration

The consultant observed deterioration in 21 out of the 39 buildings (53.8%) in the proposed RPA. Examples of observed deterioration included crumbling or weathered facades, damaged or missing building components, broken or missing glass, and other signs of general disrepair. The consultant observed deterioration of surface improvements in 31 of the 51 improved parcels (60.8%) in the proposed RPA. The most common form of surface deterioration observed included crocodile cracking of parking surfaces, a common type of distress in asphalt pavement. Other observed surface deterioration included crumbling, potholes, depressions, loose paving materials, and weeds protruding through the pavement.

Based on the conditions described above, the deterioration factor was found to be present to a meaningful extent and to be reasonably distributed throughout the improved properties in the proposed RPA.

Factor #2: Inadequate utilities

Based on information from the City's Public Works Department, multiple water, sewer, and electrical deficiencies are present throughout the proposed RPA, indicating that the existing utility systems are inadequate to support reinvestment or future redevelopment. These deficiencies are described further below.

Water and sewer deficiencies

City staff identified several deficiencies in the water and sanitary sewer systems within the proposed RPA, including:

- **Lack of service.** There are no water or sanitary sewer utilities along S. Water St. between Main St. and First St.
- **Aged or deficient mains.** The cast iron pipe (CIP) water main on S. Batavia Ave. between Main St. and First St. is aged and/or deficient, and the CIP water mains along First St. and Shumway Ave. are aged throughout the proposed RPA.
- **Lead service lines.** Lead water service lines remain along the 100 block of S. Batavia Ave. and the 0–99 block of S. River St.
- **Combined sewers.** Combined sewer infrastructure serves the 100 block of S. Batavia Ave.

These deficiencies reflect outdated, deteriorated, or incomplete infrastructure that does not meet modern standards and may impede redevelopment without significant system upgrades.

Electrical system deficiencies

City staff also reported capacity and system-wide limitations affecting electric distribution within the proposed RPA, including:

- **Fully utilized circuits.** The two existing 12kV circuits serving the proposed RPA are operating at or near acceptable utility limits.
- **Fully utilized substation.** The 12kV source substation serving the proposed RPA is also fully utilized.
- **Increased system demands.** Anticipated growth in electric loads, driven by changes in building codes, broader electrification, and increased use of electric vehicles (EVs), will place substantial additional demands on the system.

Staff indicated that a detailed electrical system study would be required to model load shifting to adjacent circuits and evaluate resulting impacts. Depending on the findings, installing a small unit substation in the vicinity may be necessary to reliably serve future redevelopment, including uses such as a parking structure with multiple EV chargers.

Collectively, these conditions demonstrate that inadequate utilities are present on an area-wide basis throughout the improved properties within the proposed RPA. The current water, sewer, and electrical systems lack the capacity, condition, and modern configuration necessary to support anticipated redevelopment.

Factor #3: Lack of community planning

Lack of community planning affects all the improved properties in the proposed RPA, as the area was generally developed before the City's first comprehensive plan was adopted in 1953. Examples of lack of community planning as a blighting factor in the proposed RPA include incompatible land use relationships (e.g., auto-repair shop directly adjacent to residential uses on First St.), inadequate street layout (e.g., missing portion of Flinn St. east of S. Water St.), improper subdivision (e.g., Windmill Business Center block), and parcels of inadequate shape and size to meet contemporary development standards (e.g., most properties along Wilson St.), among other evidence demonstrating an absence of effective community planning.

Lack of community planning is an area-wide factor and is present throughout the improved properties in the proposed RPA.

Factor #4: Declining EAV

Total EAV is a measure of the property value in the proposed RPA. The consultant analyzed the EAV history of the 51 improved tax parcels in the proposed RPA for the five most recent year-over-year periods for which data were available from the Kane County Assessment Office.

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

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

The consultant's analysis found that the improved properties in the proposed RPA met the eligibility criteria because the total EAV growth rate was less than the municipality's balance in three of the last five year-over-year periods. **Table 2b** summarizes these findings below, with qualifying tax years shown in bold and green:

Table 2b: EAV analysis for improved parcels, TY 2019-24

	2019-20	2020-21	2021-22	2022-23	2023-24
RPA	3.77%	-0.79%	7.73%	8.38%	1.88%
Municipality	3.81%	3.36%	6.78%	7.81%	11.28%
CPI-U	1.12%	4.22%	7.55%	3.33%	3.46%

Source: Kane County, U.S. Bureau of Labor Statistics, and Meech Group

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

2.5 Eligibility findings for vacant parcels

Based on the consultant's field observations, property record review, and discussions with City staff, vacant properties in the proposed RPA exhibit at least two of the six eligibility factors required for a finding of blight under the two-factor test described earlier in this section. These findings are described in more detail below.

Factor #1: Adjacent deterioration

The Act defines adjacent deterioration as deterioration of structures or site improvements in neighboring areas adjacent to the vacant land. Based on the consultant's field observations, five of the six vacant properties in the study area (83.3%) are adjacent to areas experiencing deterioration of structures or surface improvements.

Factor #2: Declining EAV

The consultant's analysis found that the vacant properties in the proposed RPA met the eligibility criteria for declining EAV due to: a) a total EAV growth rate less than the balance of the municipality for four of the last five year-over-year-periods, and b) a total EAV growth rate less than CPI-U for three of the last five year-over-year periods. **Table 2c** summarizes these findings below, with qualifying tax years shown in bold and green:

Table 2c: EAV analysis for vacant parcels, TY 2019-24

	2019-20	2020-21	2021-22	2022-23	2023-24
RPA	15.21%	1.96%	5.44%	-19.50%	10.18%
Municipality	3.81%	3.34%	6.78%	7.82%	11.24%
CPI-U	1.12%	4.22%	7.55%	3.33%	3.46%

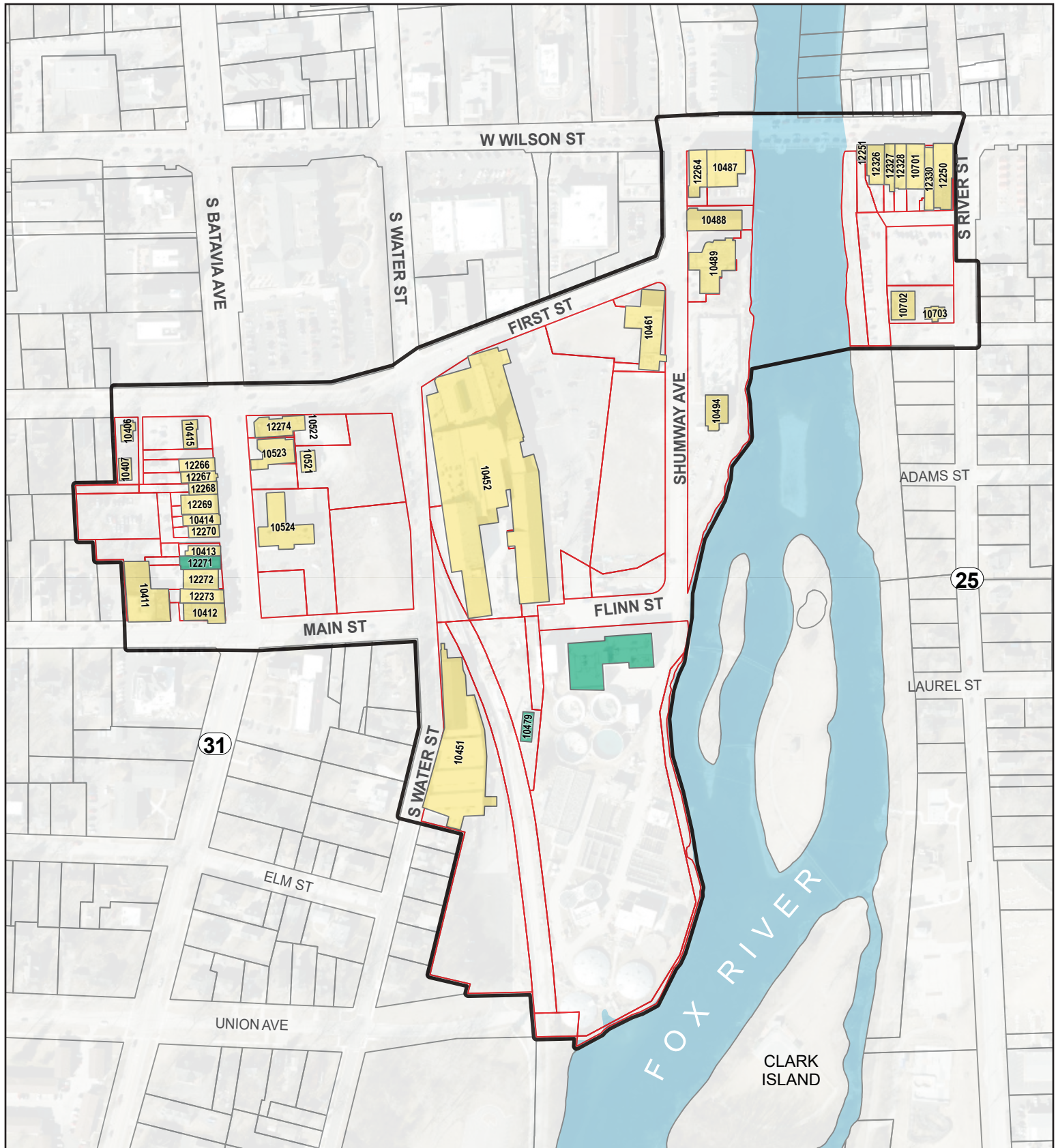
Source: Kane County, U.S. Bureau of Labor Statistics, and Meech Group

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

2.6 Eligibility summary

Upon conclusion of the review and analysis described above, the consultant has determined that the conditions within the proposed RPA satisfy the eligibility requirements of the Act as a "conservation area" for its improved portions and as a "blighted area" for its vacant portions. This analysis, along with the accompanying maps on the following pages, demonstrates the Act's provisions that establish eligibility.

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

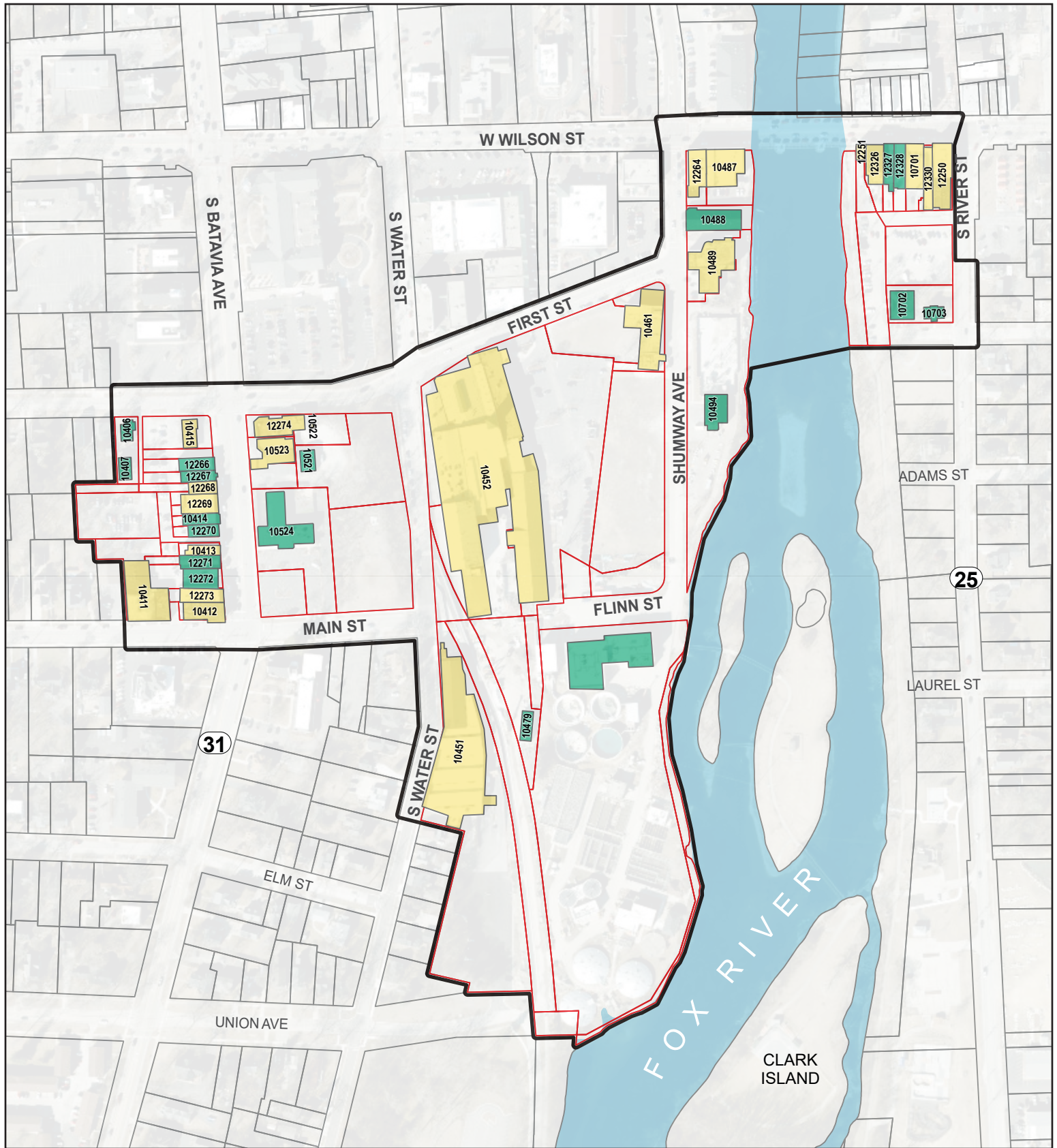


Map 2a: Building Age

- TIF #7 Boundary
- TIF #7 Parcels
- Buildings Over 35 Years Old
- Buildings Not Over 35 Years Old
- HL_Streets

0 125 250 500 Feet



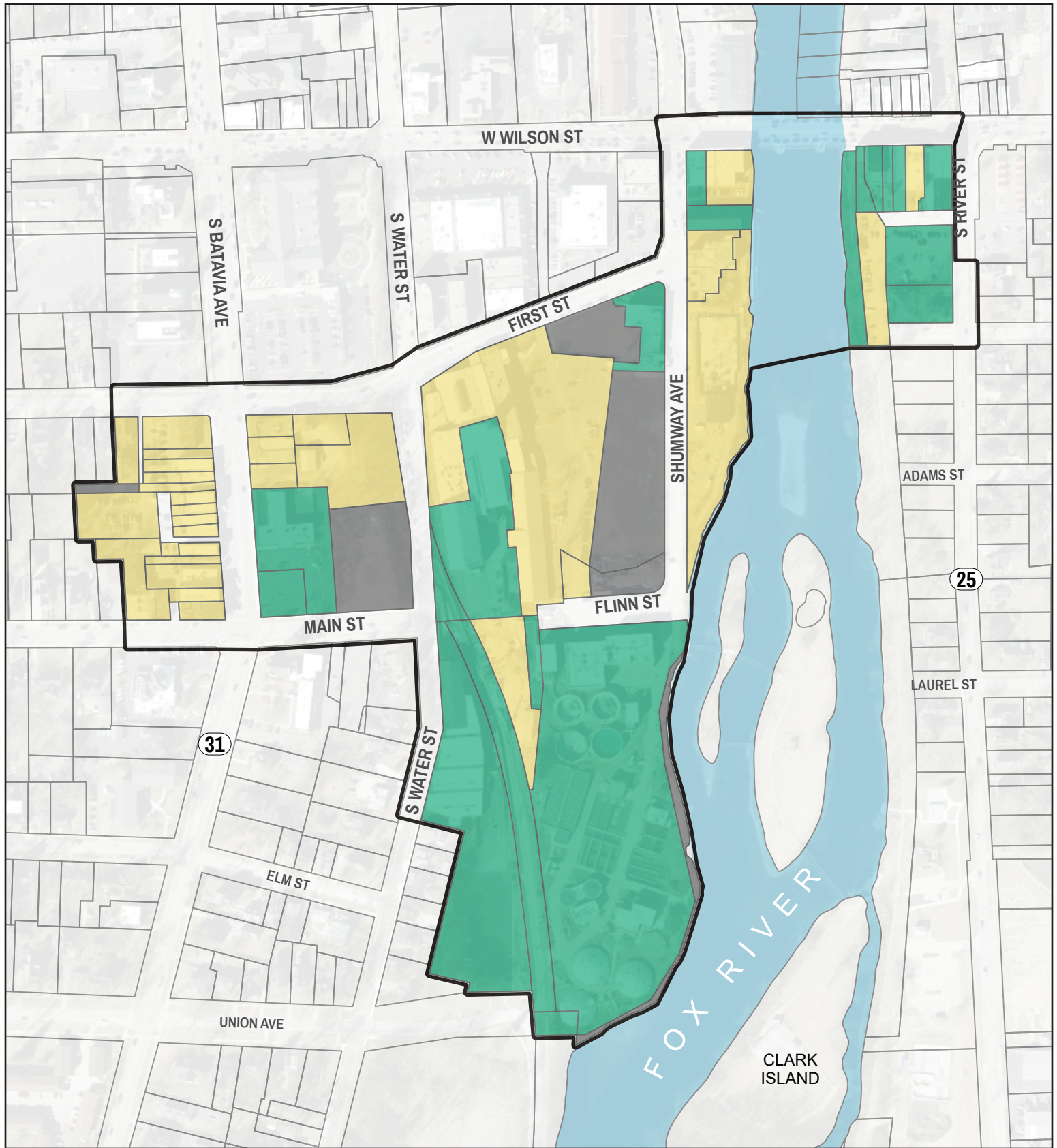


Map 2b: Deterioration of Buildings

-  TIF #7 Boundary
-  TIF #7 Parcels
-  Building Deterioration
-  No Building Deterioration

0 125 250 500 Feet



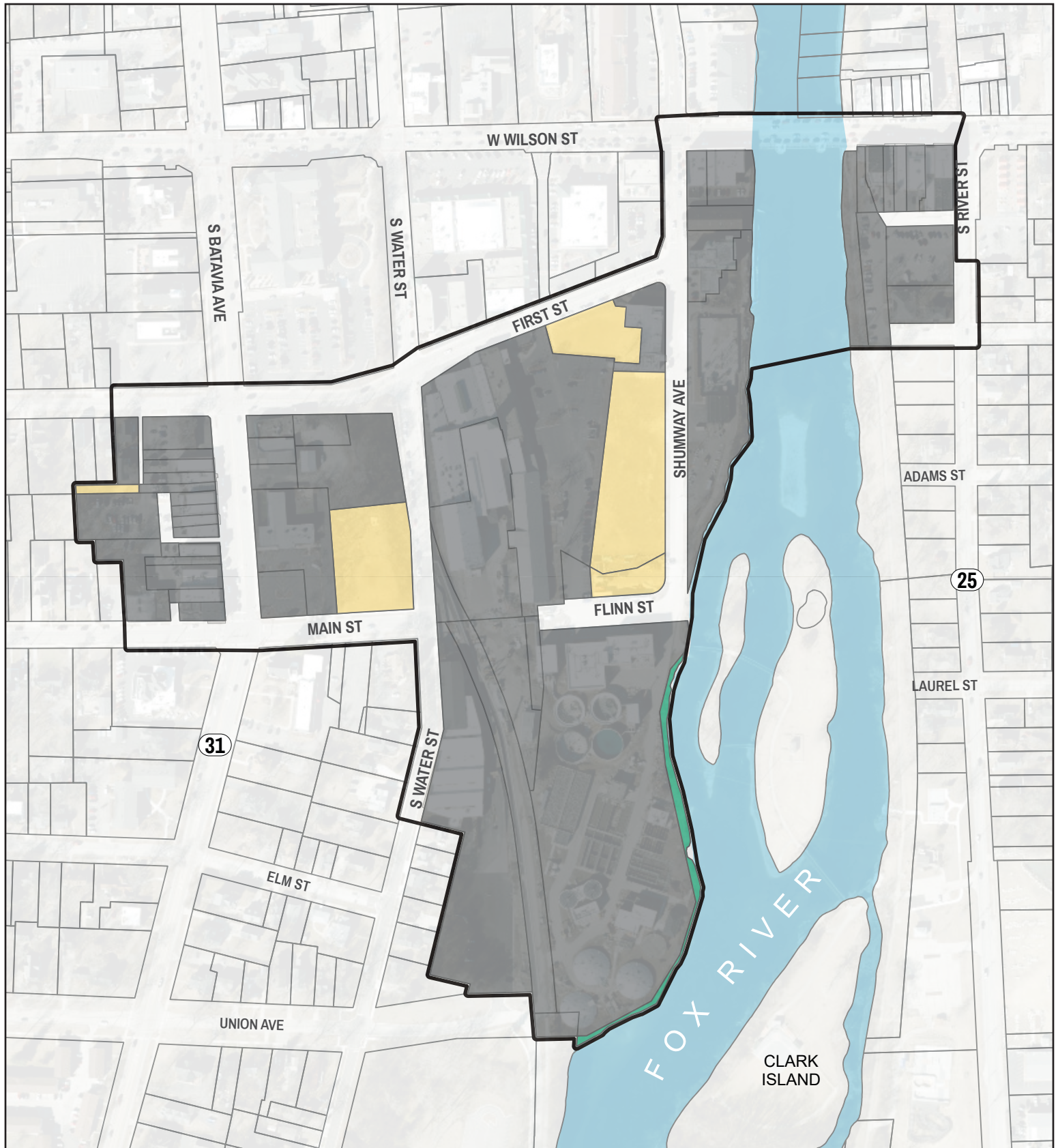



Map 2c: Deterioration of Surface Improvements

-  TIF #7 Boundary
-  Site Deterioration
-  No Site Deterioration
-  Vacant

0 125 250 500 Feet





Map 2d: Adjacent Deterioration

-  TIF #7 Boundary
-  Vacant - Adjacent Deterioration
-  Vacant - No Adjacent Deterioration
-  Improved

0 125 250 500 Feet



3. Redevelopment Plan

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

3.1 City goals and objectives

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

City goals

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

City objectives

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

- Reduce or eliminate those conditions that qualify the proposed RPA as eligible for TIF,
- Preserve and strengthen the property tax base for the City and overlapping taxing jurisdictions,
- Preserve and strengthen the local sales tax base for the City,
- Create new jobs and retain existing jobs for the City and area residents,
- Provide for necessary infrastructure and utility improvements in the proposed RPA,
- Facilitate right-of-way and private roadway improvements, public transportation, parking, streetscape, and access-related enhancements in the proposed RPA,
- Facilitate the assembly and preparation, including demolition and environmental clean-up, where necessary, and marketing of available sites in the proposed RPA for redevelopment and new development by providing resources as allowed by the Act,
- Facilitate the physical improvement and rehabilitation of existing structures within the proposed RPA and encourage the construction of new development, where appropriate,

- Encourage and assist private development in the proposed RPA through the provision of financial assistance for new development as permitted by the Act, and
- Support the goals and objectives of other overlapping plans, including the City of Batavia Comprehensive Plan (2014), City of Batavia Downtown Plan (2024), City of Batavia Bike and Pedestrian Plan (2023), Batavia Park District Comprehensive Master Plan (2020), and subsequent plans.

3.2 Project description

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

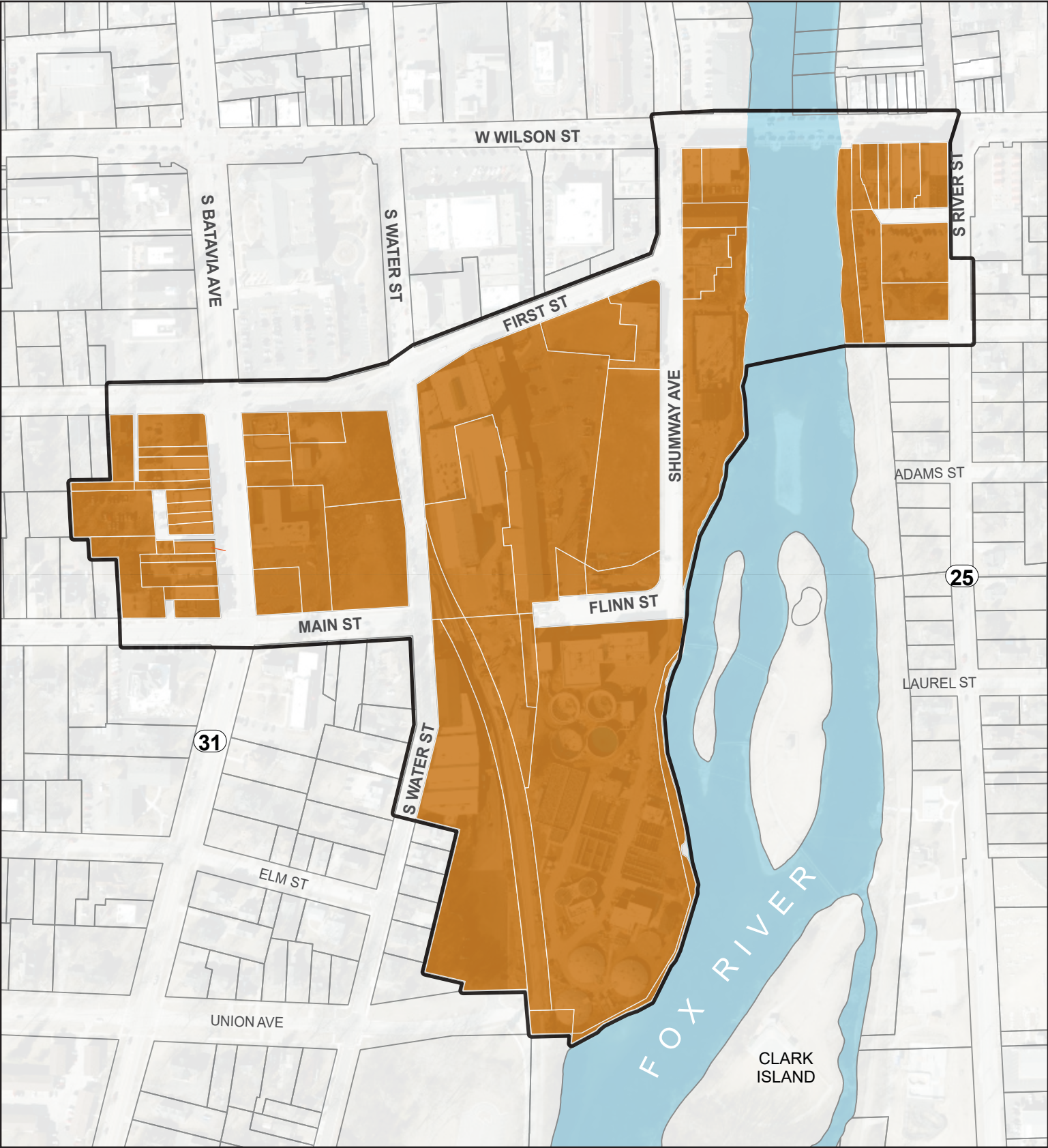
- Redesign of sites to accommodate proposed future uses, which may require the demolition and replacement of buildings,
- Facilitation of site preparation, including the subdivision or consolidation of property to support coordinated redevelopment within the proposed RPA,
- Installation, repair, and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

3.3 Proposed future land use

Future land use is detailed on **Map 3** on the following page, which shows a mixed-use designation throughout the proposed RPA and reflects the goals and objectives of this redevelopment plan and project. For the purposes of this redevelopment plan, a mixed-use designation is intended to allow a variety of uses throughout the proposed RPA, in conformance with the City's comprehensive plan. The mixed-use designation allows for the following land uses:

- Commercial,
- Industrial,
- Residential,
- Public/institutional, and
- Parks and open space.

The future land use designation does not supersede the area's underlying zoning.



Map 3: Future Land Use

-  TIF #7 Boundary
-  Mixed Use



3.4 Financial plan

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

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

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

Eligible costs

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

Professional services

Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan, including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning, or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected. Professional services can also include a municipality's costs for administering the TIF district and marketing sites in the RPA. See 65 ILCS 5/11-74.4-3(q)(1) and (1.6).

Property assembly

Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land. See 65 ILCS 5/11-74.4-3(q)(2).

Rehabilitation costs

Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements, and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment, including any direct or indirect costs relating to Green Globes or LEED-certified

construction elements or construction elements with an equivalent certification. See 65 ILCS 5/11-74.4-3(q)(3).

Public improvements

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

Job training

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

Financing costs

Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto. See 65 ILCS 5/11-74.4-3(q)(6).

Taxing district capital costs

To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project. See 65 ILCS 5/11-74.4-3(q)(7).

School district payments

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

Library district payments

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

Relocation costs

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

Payment in lieu of taxes

Payment in lieu of taxes means those estimated tax revenues from real property in a redevelopment project area derived from real property that has been acquired by a municipality which according to the redevelopment project or plan is to be used for a private use which taxing districts would

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

Job re-/training

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

Interest costs

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

Ineligible costs

Unless explicitly stated in the Act, the cost of constructing new privately owned buildings is not an eligible redevelopment project cost.

Estimated redevelopment project costs

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

Table 3: Estimated TIF-eligible costs

Professional services. Costs of studies, surveys, development of plans and specifications, implementation and administration of the redevelopment plan, including administrative and marketing costs.	\$ 300,000
Property assembly. Costs related to property acquisition, demolition of buildings, site preparation, site improvements, and the clearing and grading of land.	6,500,000
Rehabilitation costs. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements.	2,500,000
Public improvements. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED-certified construction elements. ¹	25,000,000
Job training. Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the RPA.	200,000
Financing costs. All necessary and incidental expenses related to the issuance of obligations.	650,000
Taxing district capital costs. All or a portion of a taxing district's capital costs resulting from the redevelopment project.	–
School district payments. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the RPA for which the developer receives financial assistance.	6,500,000
Library district payments. A public library district's increased costs attributable to assisted housing units located within the RPA for which the developer receives financial assistance.	300,000
Relocation costs. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.	650,000
Payment in lieu of taxes. Estimated tax revenues from real property in an RPA derived from real property that has been acquired by a municipality, which, according to the redevelopment project or plan, is to be used for private use.	–
Interest costs. Interest cost incurred by a redeveloper related to the construction, renovation, or rehabilitation of a redevelopment project.	300,000
Total ^{2 3}	42,900,000

Adjustments to the estimated line-item costs above are expected. All costs are in 2026 dollars, and the total estimated redevelopment project cost may be increased by up to five percent (5%), after

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

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

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

adjusting for annual inflation, without amendment to this redevelopment plan. The individual costs will be reevaluated based on the status of the private development and the resulting tax revenues. In addition to the above-stated costs, each issue of obligations to finance the project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Financial impact

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

This document describes the comprehensive redevelopment program proposed by the City to create an environment in which private investment can reasonably occur. If the redevelopment project is successful, it may stimulate new projects that will help create jobs and promote rehabilitation and development in the proposed RPA.

Demand on taxing district services

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

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

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

- Batavia Park District
- Batavia Public Library
- Batavia Public School District 101
- Batavia SSA 62
- Batavia Township
- Batavia Township Road District
- City of Batavia
- Community College District 516
- Forest Preserve District of Kane County
- Kane County

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

Sources of funds

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

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

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

The proposed RPA may be or become contiguous to or be separated only by a public right-of-way from other redevelopment areas created under the Act. The City may utilize net incremental property tax revenues received from the proposed RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous RPAs, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the proposed RPA made available to support such contiguous RPAs, or those separated only by a public right-of-way, when added to all amounts used to pay eligible redevelopment project costs within the proposed RPA, shall not at any time exceed the total redevelopment project costs described in the redevelopment plan.

Issuance of obligations

To finance project costs, the City may issue bonds or obligations secured by the anticipated TIF revenue generated within the proposed RPA, or such other bonds or obligations as the City may deem appropriate. The City may require the use of guarantees, deposits, or other forms of security provided by private-sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

Most recent EAV of properties in RPA

The purpose of identifying the most recent EAV is to provide an estimate of the initial EAV for the purpose of calculating the annual incremental EAV and incremental property taxes for the proposed RPA. The EAV for tax year 2024 (the most recent year in which final assessed values and equalization factor were available) of all taxable parcels in the proposed RPA is \$6,009,497. This total EAV amount by PIN is summarized in **Appendix 2**. The EAV is subject to verification by Kane County. After verification, the final figure shall be certified by the Kane County Clerk's office and shall become the "certified initial EAV" from which the county will calculate all incremental property taxes in the proposed RPA.

Anticipated EAV

By tax year 2049 (collection year 2050), the total taxable EAV for the proposed RPA is anticipated to be approximately \$40.1 million.

Phasing and scheduling of the redevelopment

Each private project within the proposed RPA receiving TIF benefits will be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City. This redevelopment plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31st of the year in which the payment to the City provided in the Act is to be made with respect to *ad valorem* taxes levied in the 23rd calendar year following the year in which the ordinance approving the proposed RPA is adopted. The redevelopment plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31, 2050, if the ordinances establishing the proposed RPA are adopted during calendar year 2026.

3.5 Other required findings and tests

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

Lack of growth and private investment

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

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

In addition, the consultant reviewed building permits issued by the City over the past five years for properties in the proposed RPA. The type and value of improvements can serve as an indicator of investment in an area. Permit data for properties in the proposed RPA, however, indicates little investment in the area. Since October 2019, 64 permits have been issued for properties in the proposed RPA, totaling approximately \$2.3 million in project valuation. Nearly \$2.1 million of this valuation (92.4%) relates to building modifications, including building, roof, HVAC, siding, and plumbing modifications, or parking lot improvements.

Of the total number of permits issued for properties in the proposed RPA over the last five years, nearly half of the total permit valuation can be attributed to remodels of the Sturdy Shelter Brewery (10 S. Shumway Ave.) and Grainology Brewstillery (10 Flinn St.) properties. If we exclude these two improvements from the total, the proposed RPA has seen only about \$230,000 in annual permit activity over the last five years, representing less than four percent of the proposed RPA's total assessed valuation, according to the Kane County Assessment Office. Thus, we can conclude that permit activity has not resulted in widespread investment or redevelopment, and that the proposed RPA as a whole has not been subject to growth and private investment.

Comprehensive plan conformance

Per the Act, a municipality must find that the redevelopment plan and project conform to the comprehensive plan for development in the community. Per the future land use map in the City's comprehensive plan (2014), the predominant future land use for properties in the proposed RPA is a "Downtown Mixed Use" classification. Under this classification, one or more uses are permitted, including retail, office, entertainment, public facility/institutional, or multifamily residential. The redevelopment plan aligns with this vision and proposes predominant land uses consistent with the City's 2014 comprehensive plan.

Dates of completion

Per the Act, the redevelopment plan must establish the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs. Each private project within the proposed RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City of Batavia.

The redevelopment plan is estimated to be completed, and all obligations issued to finance redevelopment costs are estimated to be retired, no later than December 31st of the year in which the payment to the City provided in the Act is to be made with respect to *ad valorem* taxes levied in the 23rd calendar year following the year in which the ordinance approving the proposed RPA is adopted. The redevelopment plan is estimated to be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31, 2050, if the ordinances establishing the RPA are adopted during calendar year 2026.

But for...

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

Contiguity

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

Housing impact and related matters

Per the Act, if a redevelopment plan for an RPA would result in the displacement of residents from 10 or more inhabited residential units, or if the RPA contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study into the redevelopment plan.

Based on field observations and a review of postal mailing address records, the consultant determined that fewer than 75 housing units are located within the proposed RPA. The City hereby

certifies that the redevelopment plan will not result in the displacement of residents from 10 or more inhabited residential units as a result of activities pursuant to this redevelopment plan. Therefore, a housing impact study is not required under the Act.

3.6 Fair employment practices and affirmative action

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

3.7 Provisions for amending plan

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

Appendix 1

Boundary Legal Description

THAT PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF BLOCK 7 OF THE ORIGINAL TOWN OF BATAVIA EAST OF THE FOX RIVER; THENCE WESTERLY ALONG THE NORTHERLY LINE OF WILSON STREET TO THE WEST LINE OF ISLAND AVENUE; THENCE SOUTHEASTERLY TO THE NORTHEASTERLY CORNER OF LOT 1 IN BATAVIA PLAZA RESUBDIVISION BEING ON THE WEST LINE OF SHUMWAY AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION 185.54 FEET TO AN ANGLE POINT IN SAID EAST LINE; THENCE SOUTHWESTERLY ALONG SOUTHEASTERLY LINE OF SAID SUBDIVISION 50.68 FEET TO THE SOUTHERLY LINE OF SAID SUBDIVISION ALSO BEING THE NORTHERLY LINE OF 1ST STREET; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION AND THE NORTHERLY LINE OF 1ST STREET TO THE EAST LINE OF WATER STREET; THENCE SOUTHWESTERLY TO A POINT ON THE WESTERLY LINE OF WATER STREET SAID POINT BEING 43.1 FEET NORTHERLY OF THE SOUTHEAST CORNER OF LOT 2 IN BLOCK 4 OF JOHN VAN NORTHWICK'S ADDITION TO THE TOWN OF BATAVIA ; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF 1ST STREET 149.8 FEET; THENCE WESTERLY ALONG THE NORTHERLY LINE OF 1ST STREET 491.1 FEET TO THE SOUTHWEST CORNER OF THE EAST 15.0 FEET OF LOT 3 IN BLOCK 3 OF JOHN VAN NORTHWICK'S ADDITION TO THE TOWN OF BATAVIA ; THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID 1ST STREET SAID POINT BEING 12.5 FEET WEST OF THE NORTHEAST CORNER OF LOT 7 IN BLOCK 2 OF JOHN VAN NORTHWICK'S ADDITION TO THE TOWN OF BATAVIA ; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 7 TO A POINT IN THE SOUTH LINE OF SAID LOT 7; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF A PRIVATE ALLEY RUNNING THROUGH LOTS 5 AND 6 IN SAID BLOCK 2 A DISTANCE OF 25.0 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID LOT 5 TO A POINT IN THE NORTH LINE OF PREMISSES CONVEYED TO CORNELIUS J. SHEAHAN BY DEED RECORDED MARCH 14, 1932 AS DOCUMENT 354891 IN BOOK 962, PAGE 165; THENCE WESTERLY ALONG SAID NORTH LINE TO A LINE DRAWN 22.0 FEET NORTHERLY AND PARALLEL WITH THE WEST LINE OF LOT 5 FROM A POINT THAT IS 100 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 5 BEING ON THE SOUTH LINE OF SAID LOT 5; THENCE SOUTHERLY ALONG SAID PARALLEL LINE 22.0 FEET TO THE SOUTH LINE SAID LOT 5; THENCE SOUTHERLY ALONG THE WEST LINE OF SUB LOT 4 IN SUB DIV. OF LOT 4 BLOCK 2 VAN NORTHWICK'S ADDITION TO BATAVIA TO THE SOUTH LINE OF SAID SUB LOT 4; THENCE EASTERLY ALONG SAID SOUTH LINE TO EAST LINE OF THE EAST 76.0 FEET OF THE WEST 132.0 FEET (AS MEASURED ALONG THE NORTH LINE OF LOT 3 BLOCK 2 IN JOHN VAN NORTHWICK'S ADDITION TO THE TOWN OF BATAVIA); THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF TRACT OF LAND CONVEYED TO SILAS WAY BY DEED RECORDED MARCH 16, 1859 IN BOOK 55 PAGE 856; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID TRACT 59.0 FEET; THENCE SOUTHERLY ALONG A LINE 137.0 FEET TO A POINT ON THE NORTH LINE OF MAIN STREET BEING 216.0 FEET WEST OF THE SOUTHEAST CORNER OF LOT 1 BLOCK 2 IN JOHN VAN NORTHWICK'S ADDITION TO THE TOWN OF BATAVIA; THENCE CONTINUING ALONG THE SOUTHERLY EXTENSION OF THE LAST DESCRIBED COURSE TO THE SOUTH LINE OF MAIN STREET; THENCE EASTERLY ALONG SAID SOUTH LINE OF MAIN STREET TO THE WEST LINE OF WATER STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF WATER STREET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN BLOCK 4 ASSESSOR'S ADDITION TO BATAVIA; THENCE EASTERLY ALONG SAID EXTENSION AND NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2 AND EXTENSION THEREOF 324.0 FEET; THENCE SOUTHEASTERLY PARALLEL WITH THE NORTH LINE OF LOT 3 IN SAID ASSESSOR'S ADDITION TO BATAVIA 92.0 FEET TO THE EASTERLY LINE OF SAID LOT 3 SAID POINT BEING 93.0 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 3 A DISTANCE OF 22.3 FEET TO

THE NORTH LINE OF UNION AVENUE; THENCE EASTERLY ALONG SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE SOUTH 133.0 FEET OF LOT 4 IN SAID ASSESSOR'S ADDITION TO BATAVIA TO THE WESTERLY RIGHT OF WAY LINE OF CHICAGO AND NORTHWESTERN RAILWAY; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE TO A LINE 33.0 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 4; THENCE EASTERLY ALONG SAID PARALLEL LINE TO THE BANK OF THE FOX RIVER; THENCE NORTHEASTERLY, AND NORTHERLY ALONG SAID BANK OF THE FOX RIVER TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF WEBSTER STREET; THENCE EASTERLY ALONG SAID EXTENSION LINE AND THE SOUTH LINE OF WEBSTER STREET TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 5 OF WILSON'S ADDITION TO BATAVIA; THENCE NORTHERLY ALONG THE EAST LINE OF RIVER STREET (ILLINOIS STATE ROUTE 25); TO THE SOUTH LINE OF THE NORTH 31.25 FEET OF LOT 8 IN BLOCK 2 OF SAID WILSON'S ADDITION TO BATAVIA; THENCE WESTERLY ALONG THE WESTERLY EXTENSION OF SAID SOUTH LINE TO THE EAST LINE OF M.N. LORD'S AND G.W. FOWLER'S DIVISION OF BLOCK 3 OF SAID WILSON'S ADDITION TO BATAVIA ALSO BEING THE WEST LINE OF SAID RIVER STREET; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 1 IN SAID M.N. LORD'S AND G.W. FOWLER'S DIVISION; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY CORNER OF BLOCK 7 OF THE ORIGINAL TOWN OF BATAVIA EAST OF THE FOX RIVER TO THE POINT OF BEGINNING, ALL IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

Appendix 2

Summary of EAV by PIN

Table A-2: 2024 EAV by PIN

No.	PIN	EAV
1.	12-22-182-009	\$ 83,728
2.	12-22-182-010	104,699
3.	12-22-182-011	22,618
4.	12-22-182-012	99,192
5.	12-22-182-013	107,088
6.	12-22-182-015	-
7.	12-22-182-016	107,651
8.	12-22-182-017	107,979
9.	12-22-182-018	59,934
10.	12-22-182-019	87,785
11.	12-22-182-027	286,464
12.	12-22-182-028	135,823
13.	12-22-182-029	113,700
14.	12-22-182-030	131,070
15.	12-22-182-031	218,555
16.	12-22-182-036	-
17.	12-22-182-037	67,858
18.	12-22-182-038	13,097
19.	12-22-182-039	79,553
20.	12-22-255-001	115,572
21.	12-22-255-002	87,000
22.	12-22-255-003	17,000
23.	12-22-255-009	26,936
24.	12-22-255-012	33,553
25.	12-22-255-014	87,000
26.	12-22-255-015	34,160
27.	12-22-255-016	247,819
28.	12-22-256-002	64,990
29.	12-22-256-003	100,831
30.	12-22-256-004	77,126
31.	12-22-256-006	12,687
32.	12-22-256-007	63,248
33.	12-22-256-008	-
34.	12-22-256-009	446,027
35.	12-22-256-010	187,306
36.	12-22-257-008	236,623
37.	12-22-257-009	221,132
38.	12-22-257-010	217,423
39.	12-22-257-011	390,386
40.	12-22-257-012	-
41.	12-22-258-003	241,533
42.	12-22-258-004	114,798
43.	12-22-258-005	115,389
44.	12-22-258-011	120,425
45.	12-22-258-014	177,527
46.	12-22-258-019	44,361
47.	12-22-258-020	-
48.	12-22-258-021	-
49.	12-22-258-022	223,649
50.	12-22-258-023	85,285
51.	12-22-402-001	351,778
52.	12-22-402-014	-
53.	12-22-402-015	-
54.	12-22-403-008	-
55.	12-22-403-009	-
56.	12-22-403-010	41,139
57.	12-22-403-011	
Total		6,009,497