

**CITY OF WARRENVILLE, IL**

# **Old Town/Civic Center (TIF #3) Redevelopment Project Area**

## **Tax Increment Financing Eligibility Study, Redevelopment Plan, and Project & Housing Impact Study**

**January 7, 2013**



VISION | ECONOMICS | STRATEGY | FINANCE | IMPLEMENTATION

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## ***1. Executive Summary***

In June of 2012, *SB Friedman Development Advisors* (“*SB Friedman*”) was engaged by the City of Warrenville (“the City”) to conduct a Tax Increment Financing (TIF) Eligibility Study and prepare a Redevelopment Plan and Project (“the Redevelopment Plan”). The consideration of the study area for TIF designation stems from the 2007 Old Town/Civic Subarea Plan (“Subarea Plan”), a component of Warrenville’s overall Comprehensive Plan, which cited the creation of a TIF district as a tool that was critical to implementing the plan. This report details the eligibility factors found within the Old Town/Civic Center (TIF #3) Redevelopment Project Area (“the Old Town/ Civic Center (TIF #3) RPA” or “the RPA”), in support of its designation as a “conservation area” for the improved portions of the RPA and as a “blighted area” for the vacant portions of the RPA, within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (“the Act”). This report also contains the Redevelopment Plan and Project for the Old Town/Civic Center RPA.

The Old Town/Civic Center (TIF #3) RPA consists of approximately 159 tax parcels (of which 123 are improved, 26 are vacant, and 10 are rights-of-way) and 105 buildings. The RPA comprises approximately 177 acres of land, of which approximately 67 acres are improved, 58 acres are vacant and 51 acres are rights-of-way. Most of the parcels and buildings included in the RPA are clustered in one of two nodes—Warrenville’s Old Town area and the City’s Civic Center—as identified in the Subarea Plan. The Civic Center node is generally located near the intersection of Butterfield and Batavia Roads. The Old Town node is centered on the intersection of Batavia, Warrenville and River Roads. Within the RPA boundary, a portion of the Warrenville Grove Forest Preserve along the West Branch of the DuPage River lies between these two primary nodes.

### **Determination of Eligibility**

This report concludes that the Old Town/Civic Center (TIF #3) RPA is eligible for Tax Increment Financing (TIF) designation as a “blighted area” for vacant parcels and a “conservation area” for improved parcels. The RPA’s vacant land was analyzed under the Act’s one-factor and two-factor tests. Vacant land was found to have the following factors present to a meaningful extent and reasonably distributed throughout the vacant portions of the RPA:

#### One-Factor Test

1. Contributes to Flooding within the Same Watershed

#### Two-Factor Test

1. Lack of Growth in Equalized Assessed Value
2. Obsolete Platting

The RPA’s improved land qualifies as a conservation area because approximately 80 percent of the structures in the area are 35 years in age or older and the following five (5) eligibility factors

were found to be present to a meaningful extent and reasonably distributed throughout the improved portions of the RPA:

1. Lack of Growth in Equalized Assessed Value
2. Inadequate Utilities
3. Lack of Community Planning
4. Excessive Land Coverage
5. Deterioration

The factors are defined under the Act at 65 ILCS 5/11-74.4-3 (a) and (b) and are more fully described herein.

## **Redevelopment Plan Goal, Objectives and Strategies**

**GOAL.** The overall goal of this TIF Eligibility Study and Redevelopment Plan is to (i) reduce or eliminate conditions that qualify the Old Town/Civic Center (TIF #3) RPA as a blighted and conservation area, (ii) provide the direction and mechanisms necessary to establish the RPA as a vibrant mixed-use, commercial, civic, and residential district area by catalyzing new commercial and residential development, stimulating the redevelopment of vacant and underutilized parcels, and providing new or improved public facilities and utilities and (iii) expand the size and diversity of the community's tax base in a sustainable and environmentally responsible manner. Coordinated and directed redevelopment within the RPA will strengthen the economic base and enhance the quality of life of the City, as a whole, while maintaining the area's unique character and community heritage that are valued by City residents.

Rehabilitation and redevelopment of the RPA are to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to enhance and encourage new private investment in the RPA.

**OBJECTIVES.** Ten (10) objectives support the overall goal of area-wide revitalization of the Old Town/Civic Center (TIF #3) RPA and of the Subarea Plan. These objectives include the following:

1. Foster the replacement, repair, construction and/or improvement of the public infrastructure, where needed, including public utilities, sidewalks, streets, bridges, curbs, gutters, underground water and sanitary systems and physical plants, storm sewers, and stormwater detention of adequate capacity to create an environment conducive to private investment. This objective supports the Subarea Plan's recommendations to realign River Road to create a new intersection at Warrenville Road/Batavia Road/River Road, in the form of either a landscaped roundabout or four-way signalized intersection. Other examples where TIF could be applied to implement public infrastructure components within the Subarea Plan include, but are not limited to, bike lanes, pedestrian crossings, sidewalks, curbs, and other public right-of-way improvements along streets in the RPA currently exhibiting a rural cross-section.

2. Facilitate flood protection and flood mitigation improvements throughout the RPA, including improved stormwater management and detention/retention facilities of adequate capacity to create an environment conducive to private investment. One key flooding mitigation project is the Warrenville Road Bridge Reconstruction and river channel realignment, which as planned will more effectively convey floodwaters.
3. Facilitate the rehabilitation of existing properties within the Old Town/Civic Center (TIF #3) RPA, and encourage the construction of new commercial, residential, civic/cultural, and recreational/park development, where appropriate. The City may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to, stormwater facilities, demolition, environmental remediation and site preparation.
4. Support the development of a range of housing options serving the existing and anticipated future population of Warrenville, including, but not limited to, high-quality attached, multi-family, and senior-oriented housing.
5. Support sustainable development practices in the RPA by encouraging public and private building, site, and infrastructure improvements that embody the principals of Smart Growth, incorporate “green building” technology, are energy efficient, and utilize best management practices to manage and filter stormwater runoff in an environmentally responsible manner.
6. Facilitate the provision of new public facilities and the improvement of existing facilities that provide recreational ,educational, civic, cultural, and public safety opportunities for City residents and visitors, including leveraging the DuPage River as a key community asset.
7. Provide resources for streetscaping, landscaping and a coordinated package of identification, special event, wayfinding monument signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities, such as parking lots and loading areas. A representative project identified in the Subarea Plan is the Civic Green and related "great lawn" improvements in the area located between Stafford Place and Route 56 between Rockwell Street and Batavia Road.
8. Facilitate the physical improvement and/or renovation of existing building structures and façades in the Old Town/Civic Center (TIF #3) RPA as well as the possible preservation of architecturally or historically significant buildings.
9. Facilitate the assembly, preparation and marketing of available sites for new commercial, residential, civic/cultural, governmental (as allowed by the Act) and

recreational/park development, including, but not limited to, corrective actions to address environmental and flooding problems, as needed or appropriate.

10. Support the goals and objectives of other overlapping plans, such as, but not limited to, the City's Comprehensive Plan, the Old Town/Civic Center Subarea Plan, Strategic Plan, Phase I and Phase II of the Bikeway Implementation Plans, the Capital Maintenance and Replacement Plan, the West Branch of the DuPage River Watershed Plan Addendum, and other TIF redevelopment plans, and coordinate available federal, state, county and local resources to further the goals of this Redevelopment Plan.

**STRATEGIES.** These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the Old Town/Civic Center (TIF #3) RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, address flooding and stormwater issues, and create a more conducive environment for new development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA. Over the past five years, public improvements have been implemented in accordance with the Subarea Plan. However, some planned improvements that have not been realized could be supported by the strategies of this Redevelopment Plan.

These improvements may include streetscaping, improved street and sidewalk lighting, sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, stormwater detention of adequate capacity, the creation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

2. **Facilitate Property Assembly, Demolition and Site Preparation.** Sites may be acquired and assembled for use by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done in any manner as provided for under the Act and allowed by law and may be for

the purposes of: (a) public use, (b) sale, lease or conveyance to private developers, or (c) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements, site excavation and grading, and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

3. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects, and other improvements that are consistent with one or more of the goals and objectives of this Redevelopment Plan.
4. **Assist Existing Businesses and Property Owners.** The City may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, façade improvements, leasehold improvements, and construction of private and public facilities, such as plazas and other pedestrian amenities that are consistent with one or more of the goals and objectives of this Redevelopment Plan.

## **Required Findings and Tests**

The required conditions for the adoption of this Redevelopment Plan are found to be present within the Old Town/Civic Center (TIF #3) RPA.

### **Finding 1:**

The City is required to evaluate whether or not the RPA has been subject to growth and private investment, and must substantiate a finding of lack of such investment prior to establishing a Tax Increment Financing district.

Minimal investment has occurred in the Old Town/Civic Center (TIF #3) RPA in the past five years. Taken as a whole, the RPA has not been subject to widespread growth and development through investment by private enterprise. To examine the scope of new investment in the RPA, *SB Friedman* examined building permit data provided by the City. Specifically, we examined data for the period from 2008 through 2012, which revealed that non-government-related building permit activity in the last five years has been primarily limited to general repairs and maintenance of existing buildings. Over the last five years, only 7 of the 119 permits issued were for extensive remodeling and/or new construction activities. The total amount for all seven permits was approximately \$609,000. Neither the activities nor the value are of sufficient scale to represent widespread private investment within the RPA.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These investments and existing property improvements have not stimulated widespread new private investment in the RPA, as a whole.

**Finding 2:**

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Old Town/Civic Center (TIF #3) RPA.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the Old Town/Civic Center (TIF #3) RPA as a vibrant mixed-use area are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with public infrastructure improvements (including stormwater management and other flood mitigation projects) and project-specific development costs are needed to leverage private investment and facilitate area-wide redevelopment. TIF assistance may be used to fund rehabilitation, infrastructure improvements, and expansion to public facilities. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area- and City-wide redevelopment, are unlikely to occur.

**Finding 3:**

No redevelopment project area can be designated unless a plan and project are approved prior to the designation of the area, and the area can only include those contiguous parcels that are to be substantially benefited by the proposed redevelopment project improvements. The Old Town/Civic Center (TIF #3) RPA includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan improvements.

**Finding 4:**

The Redevelopment Plan must conform to the City's Comprehensive Plan and other City plans, or include land uses that have been approved by the City. Based on a review of *The City of Warrenville Old Town/Civic Center Subarea Plan* (2007), a component of the Comprehensive Plan, the Redevelopment Plan for the Old Town/Civic Center (TIF #3) RPA proposes predominant land uses that are consistent with the City's Subarea Plan. Thus, the Redevelopment Plan is generally supportive of the Comprehensive Plan.

## **2. Introduction**

### **The Study Area**

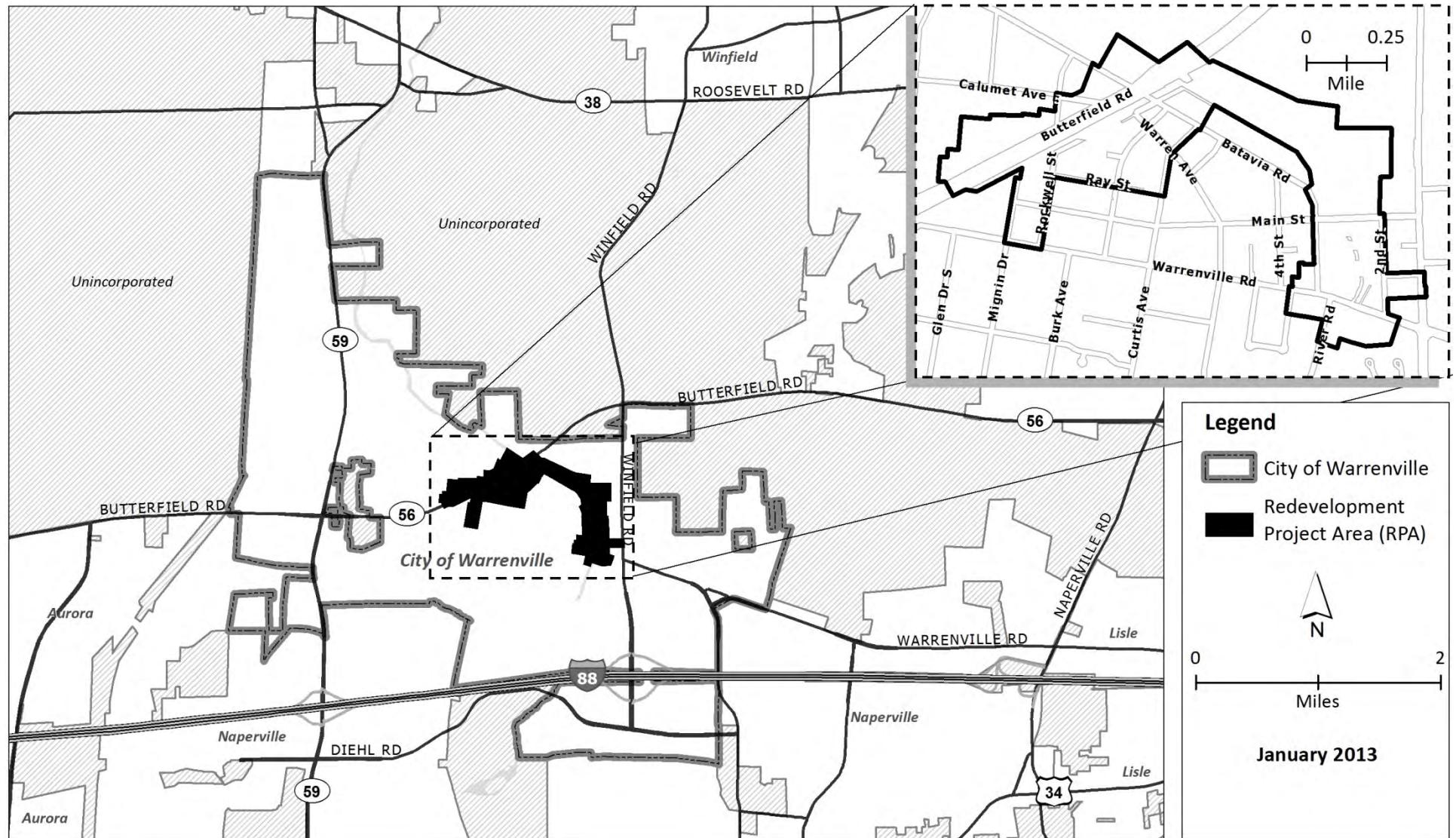
This document serves as the Eligibility Study, and Redevelopment Plan and Project (“Redevelopment Plan”), for the Old Town/Civic Center (TIF #3) RPA. The Old Town/Civic Center (TIF #3) RPA is located within the City of Warrenville in DuPage County (“the County”). In June of 2012, *SB Friedman* was engaged by the City to conduct a study of the properties in the RPA to determine whether said properties qualify for status as a “blighted area” and/or “conservation area” under the Act.

The location of the Old Town/Civic Center (TIF #3) RPA is shown on **Map 1** on page 9. The RPA consists of approximately 159 tax parcels (123 improved, 26 vacant, 10 rights-of-way) and 105 buildings. Most of the parcels and buildings included in the RPA are clustered in one of two subareas—the Old Town and the Civic Center—as identified in the 2007 Old Town/Civic Center Subarea Plan (“the Subarea Plan”). The Civic Center node is generally located near the intersection of Butterfield and Batavia Roads. The Old Town node is centered on the intersection of Batavia, Warrenville and River Roads. Within the RPA boundary, a portion of the Warrenville Grove Forest Preserve along the West Branch of the DuPage River lies between these two primary nodes. **Map 2** on page 10 details the boundaries of the Old Town/Civic Center (TIF #3) RPA and includes only those contiguous parcels of real property that are expected to benefit substantially by the redevelopment improvements discussed herein.

*SB Friedman* found that the improved portions of the RPA suffer from deteriorated and/or insufficient public infrastructure and utilities; lack of community planning; excessive land coverage; and stagnating or declining property values due to a lack of private investment. The vacant land suffers from problems associated with chronic flooding and contributing to flooding within the portion of the West Branch of the DuPage Watershed within the RPA; obsolete platting; and lack of growth in equalized assessed valuation. These conditions are hindering the potential to redevelop the area and capitalize on its unique attributes. Proximity to major regional employment centers is an asset which could be leveraged to create an active and vital civic core. At the same time, opportunity exists to facilitate new residential and commercial development that serves existing residents.

In order to establish Old Town and the Civic Center as a vital mixed-use area, it is critical that the appearance and functionality of the Old Town/Civic Center (TIF #3) RPA be improved. Without improved streetscaping, improved vehicular and pedestrian movement, and upgraded public amenities, the RPA can fall into further disrepair, and potential development opportunities will not be realized. The Old Town/Civic Center (TIF #3) RPA will benefit from a strategy that addresses poor infrastructure and building conditions, and improves its overall physical condition.

The Eligibility Study covers events and conditions that exist and that were determined to support the designation of the Old Town/Civic Center (TIF #3) RPA as a “conservation area” for improved parcels and a “blighted area” for vacant land under the Act at the completion of our research in September 2012 and not thereafter. These events or conditions include, without limitation, governmental actions and additional developments.



Map 1: Community Context

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District  
CITY OF WARRENVILLE, IL

**Map 2: RPA Boundary**

**Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District**  
**CITY OF WARRENVILLE, IL**

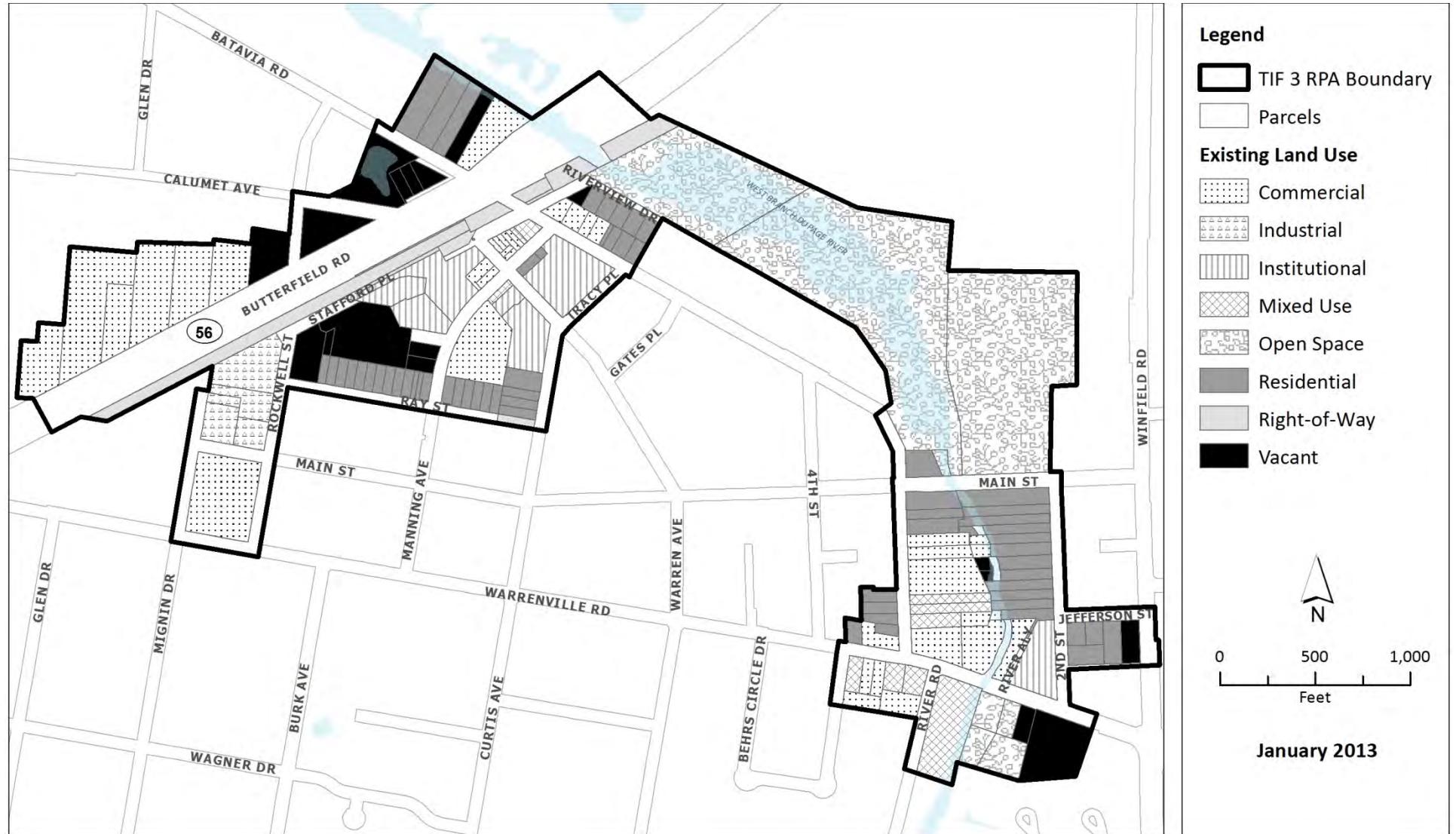
This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *SB Friedman Development Advisors*. The City is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Old Town/Civic Center (TIF #3) RPA as a redevelopment project area under the Act. *SB Friedman* has prepared this Redevelopment Plan with the understanding that the City would rely: (1) on the findings and conclusions of this Redevelopment Plan in proceeding with the designation of the Old Town/Civic Center (TIF #3) RPA and the adoption and implementation of this Redevelopment Plan; and (2) on the fact that *SB Friedman* has obtained the necessary information including, without limitation, information relating to the equalized assessed value of parcels comprising the Old Town/Civic Center (TIF #3) RPA, so that this Redevelopment Plan will comply with the Act and that the Old Town/Civic Center (TIF #3) RPA can be designated as a redevelopment project area in compliance with the Act.

## Existing Land Use

Based upon *SB Friedman's* research, eight (8) primary land uses have been identified within the Old Town/Civic Center (TIF #3) RPA:

- Commercial (Retail/Office)
- Industrial
- Residential
- Mixed Use (Residential over Commercial)
- Institutional (including public facilities, schools, social services)
- Open Space
- Vacant Land

The overall pattern of land use in the Old Town/Civic Center (TIF #3) RPA is shown in **Map 3** on the following page.



Map 3: Existing Land Use

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District  
CITY OF WARRENVILLE, IL

### **3. Eligibility Analysis**

#### **Provisions of the Illinois Tax Increment Allocation Redevelopment Act**

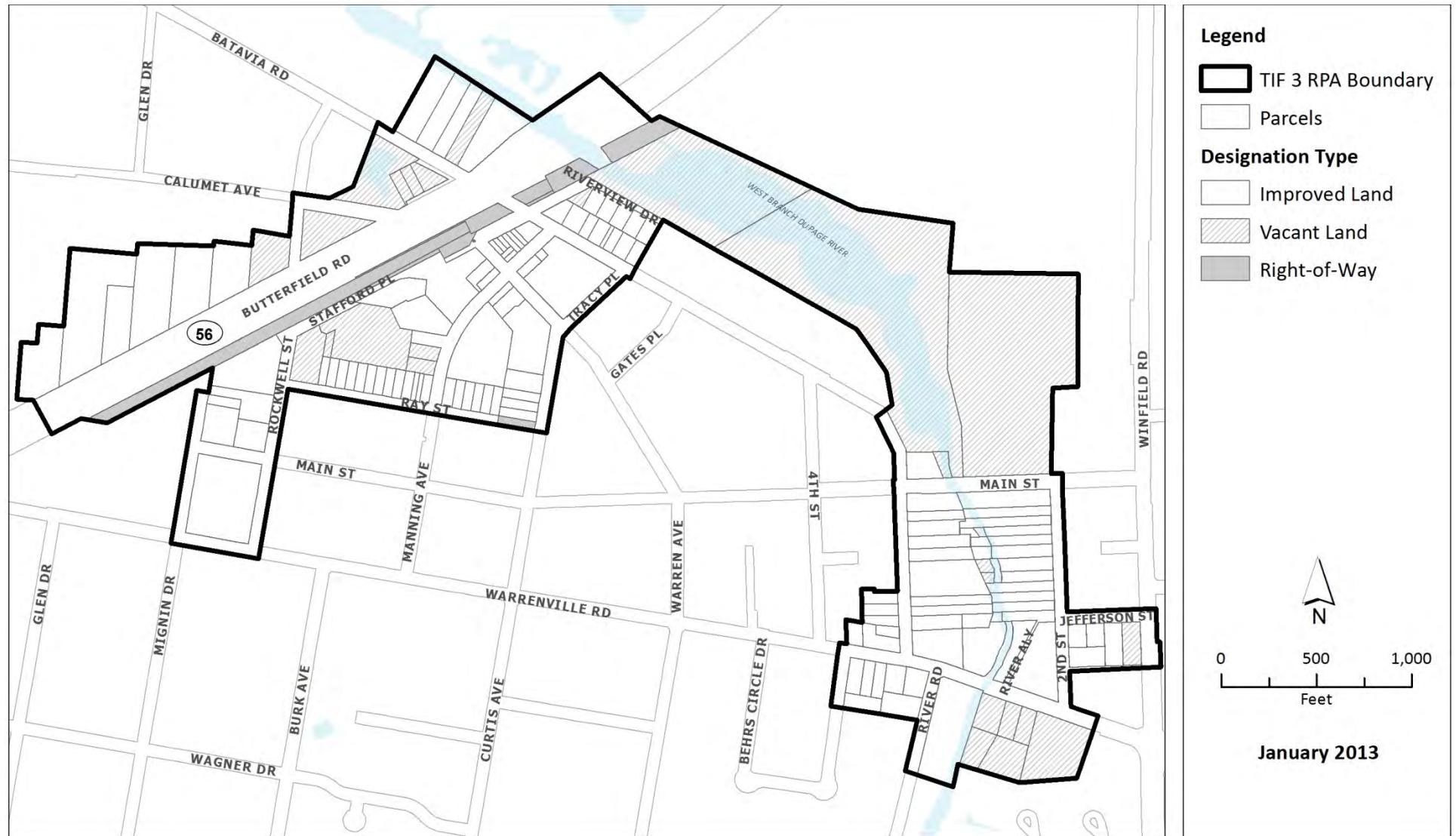
Based upon the conditions found within the Old Town/Civic Center (TIF #3) RPA at the completion of *SB Friedman's* research, it has been determined that the Old Town/Civic Center (TIF #3) RPA meets the eligibility requirements of the Act as a **conservation area for improved land** and as a **blighted area for vacant land**. The following outlines the provisions of the Act to establish eligibility.

Under the Act, two (2) primary avenues exist to establish eligibility for an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" and/or a "conservation area." The statutory provisions of the Act specify how a district can be designated as a "conservation area" and/or "blighted area" based upon an evidentiary finding of certain eligibility factors listed in the Act. These factors are identical for each designation.

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals or welfare of the community, and are substantially impairing the growth of the tax base in the area. According to the Act, "blighted areas" for improved land must have a combination of five (5) or more of these eligibility factors, acting in concert, which threaten the health, safety, morals or welfare of the proposed district. A separate set of factors exists for the designation of vacant land as a "blighted area."

"Conservation areas" are those improved areas that are deteriorating and declining, and soon may become blighted if the deterioration is not abated. "Conservation areas" must have a minimum of 50 percent of the total structures within the area aged 35 years or older, plus a combination of three (3) or more eligibility factors, which are detrimental to the public safety, health, morals or welfare, and which could result in such an area becoming a blighted area. There is no provision for designating vacant land as a conservation area.

**Map 4** on the following page identifies which parcels within the RPA are improved and which are vacant.

**Map 4: Improved and Vacant Land**

**Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District**  
**CITY OF WARRENVILLE, IL**

## ***Factors for Improved Areas***

The following list summarizes the 13 factors as defined in the Act to assess eligibility for improved land. The criteria is used to determine eligibility for both blighted and conservation area designations.

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

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

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

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

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

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

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

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

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

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

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

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

**Lack of Growth in Equalized Assessed Value (EAV).** The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer

Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

As explained, “blighted areas” must have a combination of five (5) or more of these eligibility factors and “conservation areas” must have a minimum of 50 percent of the total structures within the area aged 35 years or older, plus a combination of three (3) or more eligibility factors.

## **Factors for Vacant Land**

According to the Act, there are two ways by which vacant land can be designated as “blighted.” One way is to find that at least two of six factors from the list discussed below under “Two-Factor Test” are present to a meaningful extent and reasonably distributed throughout the study area. The second way is to find that at least one of the six factors discussed under “One-Factor Test” is present to a meaningful extent and reasonably distributed throughout the study area:

### **ONE-FACTOR TEST**

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

- Contains unused quarries, strip mines or strip mine ponds
- Contains unused rail yards, rail track or railroad rights-of-way
- Is subject to or contributes to chronic flooding
- Contains unused or illegal dumping sites
- Was designated as a town center prior to January 1, 1982, is between 50 and 100 acres and is 75 percent vacant land
- Qualified as blighted prior to becoming vacant

### **TWO-FACTOR TEST**

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

**Obsolete Platting of Vacant Land.** 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-way for streets or alleys or that created inadequate right-of-way widths for streets, alleys or other public rights-of-way, or that omitted easements for public utilities.

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

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

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

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

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

## **Methodology Overview and Determination of Eligibility**

*SB Friedman* conducted the following analysis to determine whether the study area qualifies for TIF designation:

- Conducted parcel-by-parcel fieldwork to view external property conditions
- Obtained and analyzed historical EAV trends for the last six years (five periods) over which data are available and final (2006-2011)
- Reviewed the DuPage County Countywide Stormwater and Floodplain Ordinance, floodplain maps, and the West Branch of the DuPage River Watershed Plan Addendum
- Reviewed building permit data and code violations issued within the last five years
- Reviewed utility maps and other information provided by the City regarding levels of service, conditions and improvement plans

- Reviewed prior studies and other background provided by the City, such as information on known environmental contamination

*All properties were examined for qualification factors consistent with either “blighted area” or “conservation area” requirements of the Act. Based upon these criteria, the properties within the Old Town/Civic Center (TIF #3) RPA qualify for designation as a TIF Redevelopment Project Area, as a “conservation area” for improved parcels and a “blighted area” for vacant parcels, as defined by the Act.*

To arrive at this designation, SB Friedman calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis and analyzed the spatial distribution of the eligibility factors. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using aerial photographs, property files created from field observations, and record searches. The information was then graphically plotted on a parcel map of the Old Town/Civic Center (TIF #3) RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent, and reasonably distributed throughout the study area.

## **Conservation Area Findings**

### **IMPROVED PARCELS**

As required by the Act, in order to be designated as a “conservation area,” 50 percent or more of the structures in the study area must be 35 years old or older and at least three (3) of the improved land eligibility factors must be found to be present to a meaningful extent within the Old Town/Civic Center (TIF #3) RPA.

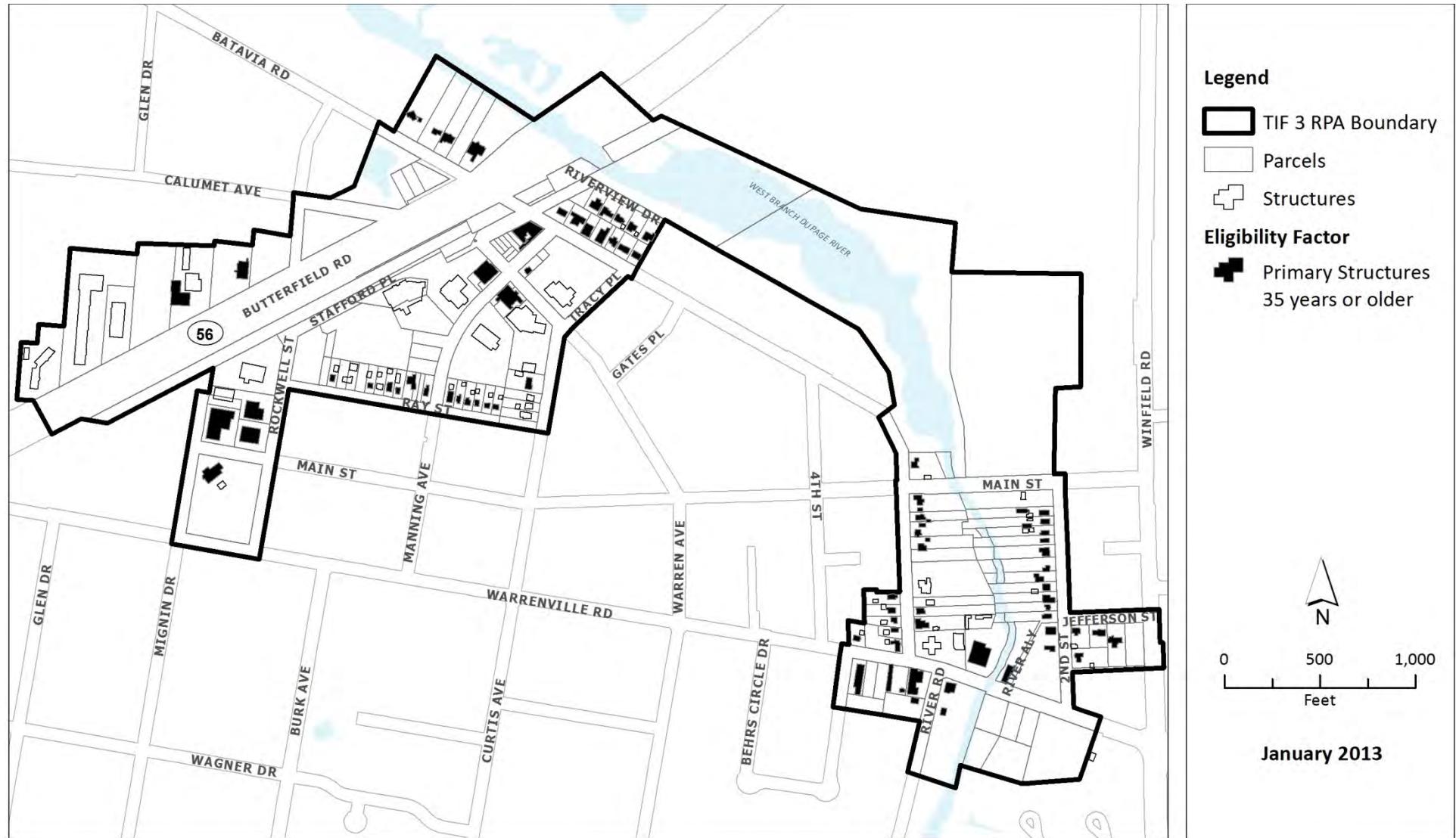
Taking into account information obtained from the County Assessor’s office, architectural characteristics, building configurations, and the historic development patterns within the community, we have established that of the 105 buildings, 84 buildings (approximately 80 percent) within the Old Town/Civic Center (TIF #3) RPA are 35 years of age or older. **Map 5** illustrates the spatial distribution of parcels on which buildings 35 years old or older were identified.

Additionally, our research has revealed that the following five (5) factors are present to a meaningful extent and reasonably distributed throughout the RPA:

1. Lack of Growth in Equalized Assessed Value
2. Inadequate Utilities
3. Lack of Community Planning
4. Excessive Land Coverage
5. Deterioration

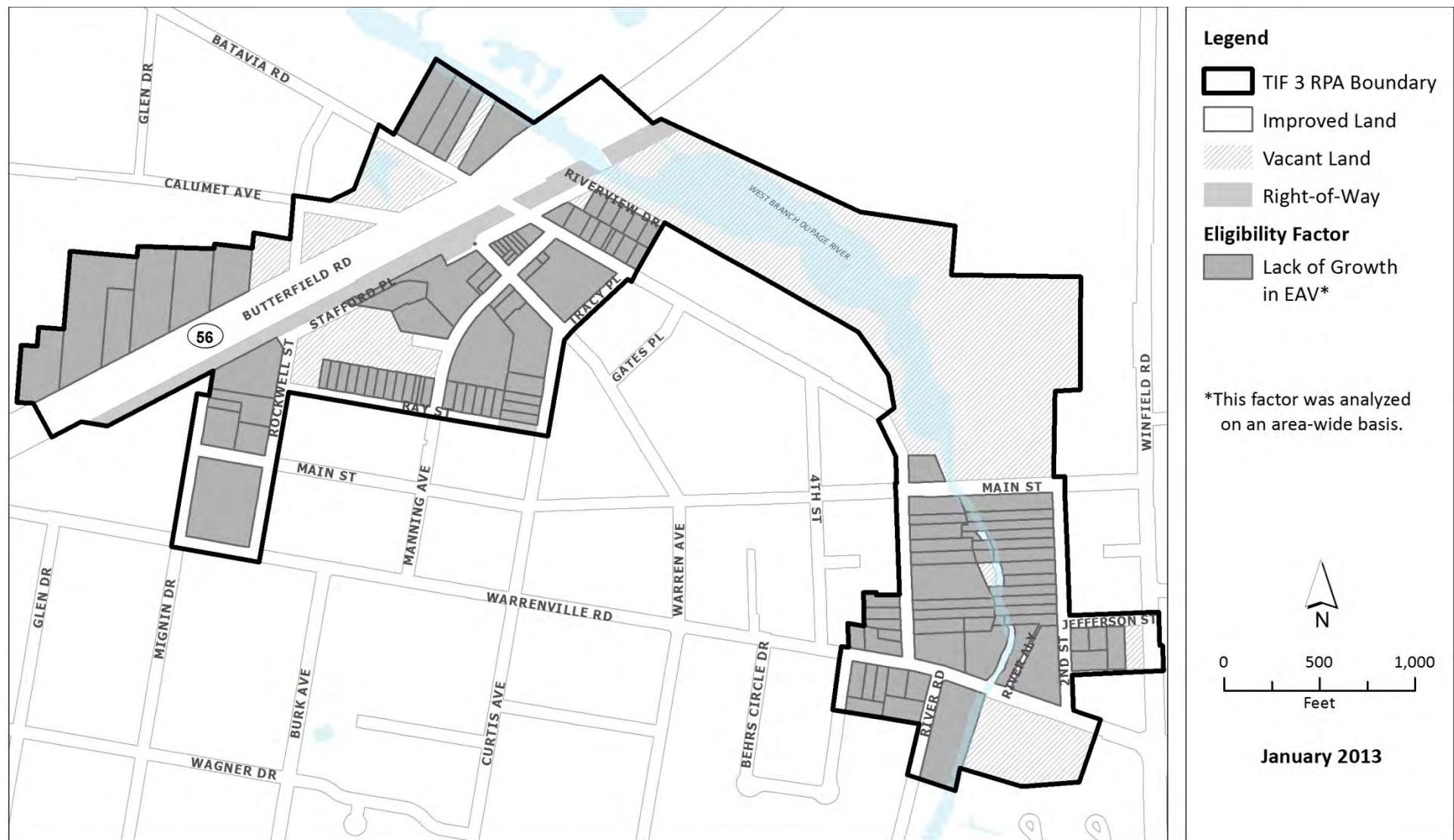
Based on the presence of these factors, the RPA's improved parcels meet the requirements of a "conservation area" under the Act.

**Maps 6A through 6E** illustrate the improved land eligibility factors found to be present to a meaningful extent within the RPA, as a whole, by indicating each parcel where the respective factors were found to be present to a meaningful extent. The following sections summarize our field research as it pertains to each of the identified eligibility factors found present within the Old Town/Civic Center (TIF #3) RPA.



**Map 5: Age of Structures**  
IMPROVED LAND - CONSERVATION AREA

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District  
CITY OF WARRENVILLE, IL

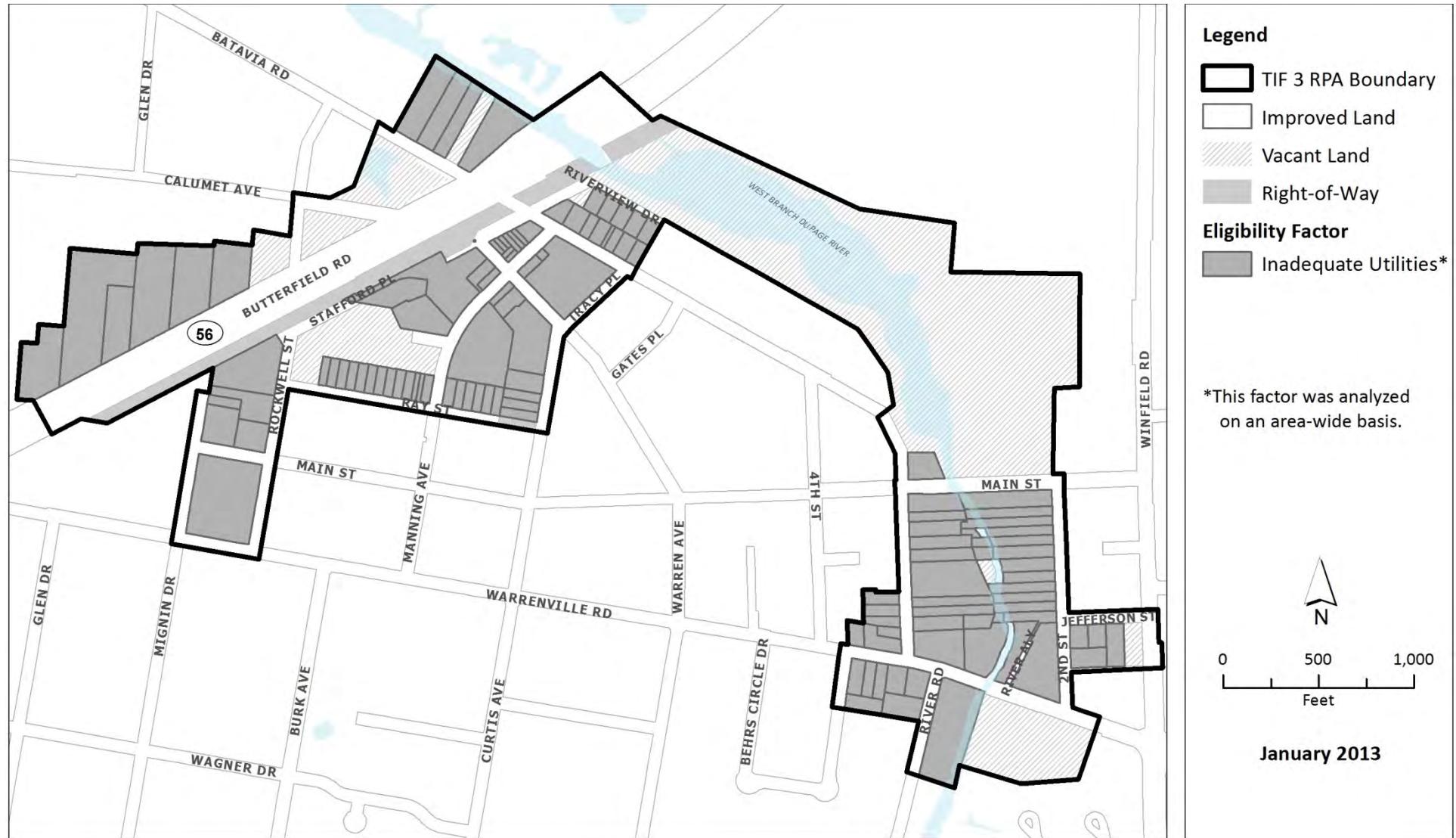


### Map 6A: Lack of Growth in EAV

IMPROVED LAND - CONSERVATION AREA ELIGIBILITY FACTOR PRESENT TO A MEANINGFUL EXTENT

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District

CITY OF WARRENVILLE, IL

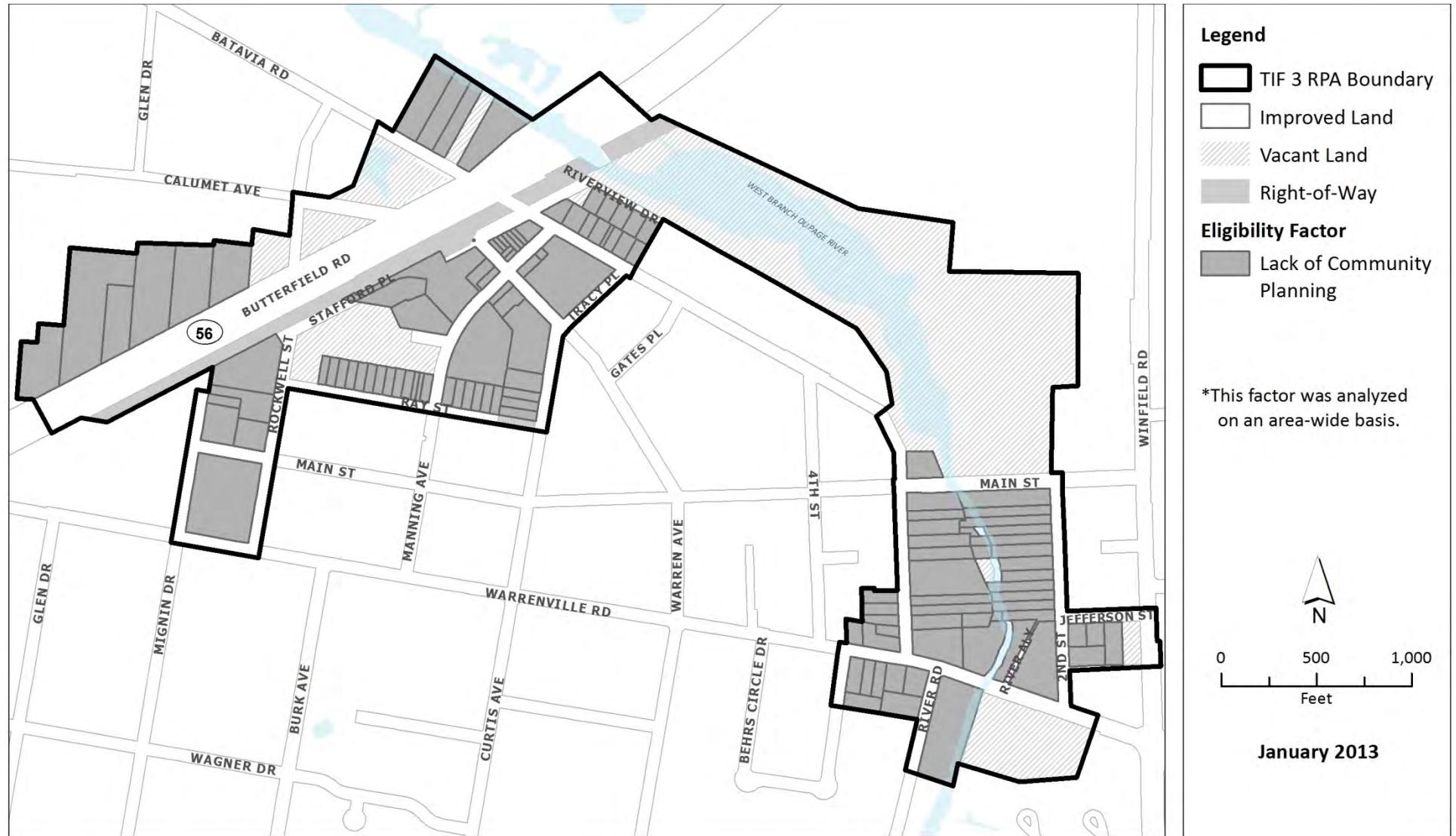


Map 6B: Inadequate Utilities

IMPROVED LAND - CONSERVATION AREA ELIGIBILITY FACTOR PRESENT TO A MEANINGFUL EXTENT

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District

CITY OF WARRENVILLE, IL

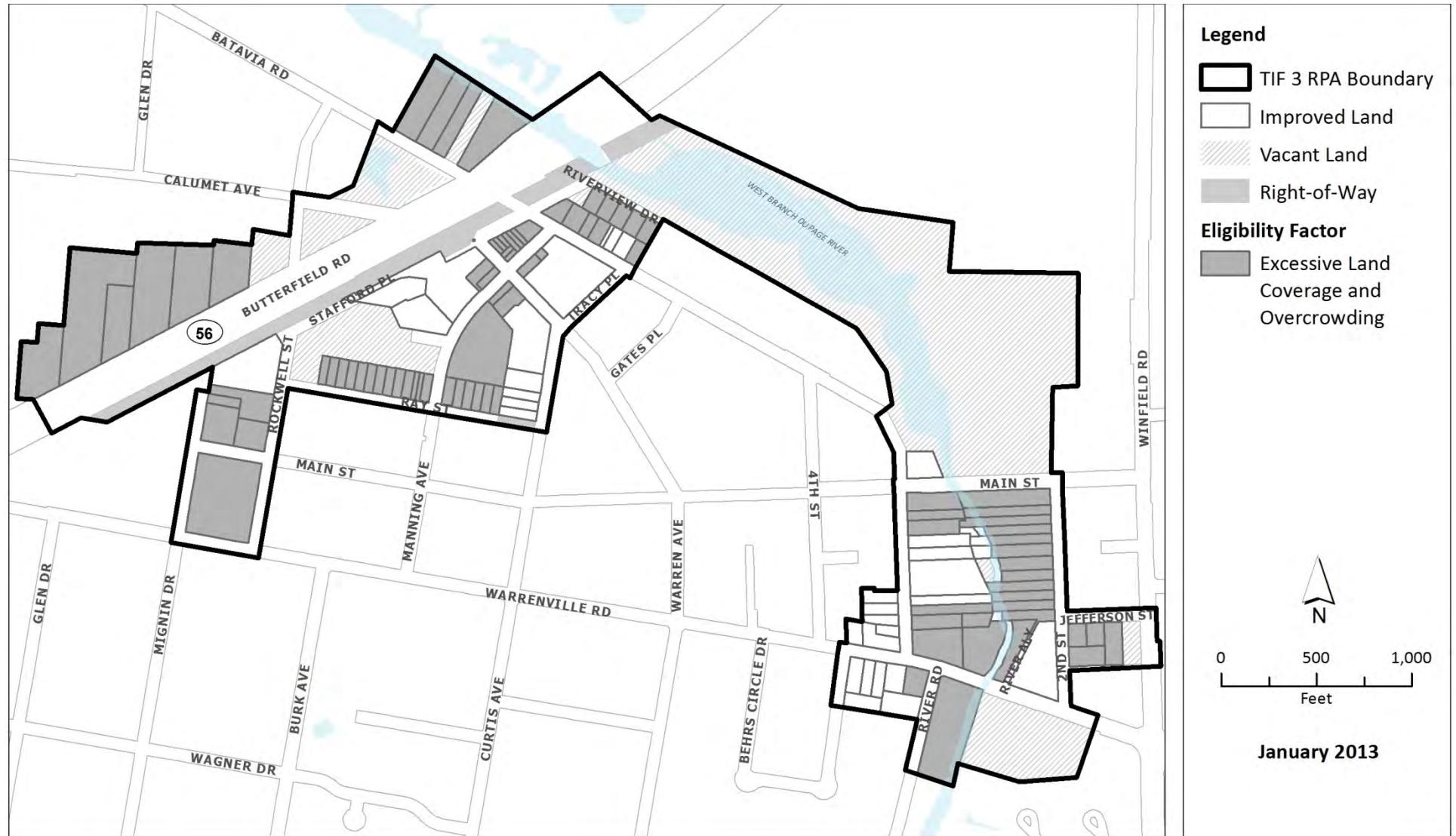


### Map 6C: Lack of Community Planning

IMPROVED LAND - CONSERVATION AREA ELIGIBILITY FACTOR PRESENT TO A MEANINGFUL EXTENT

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District

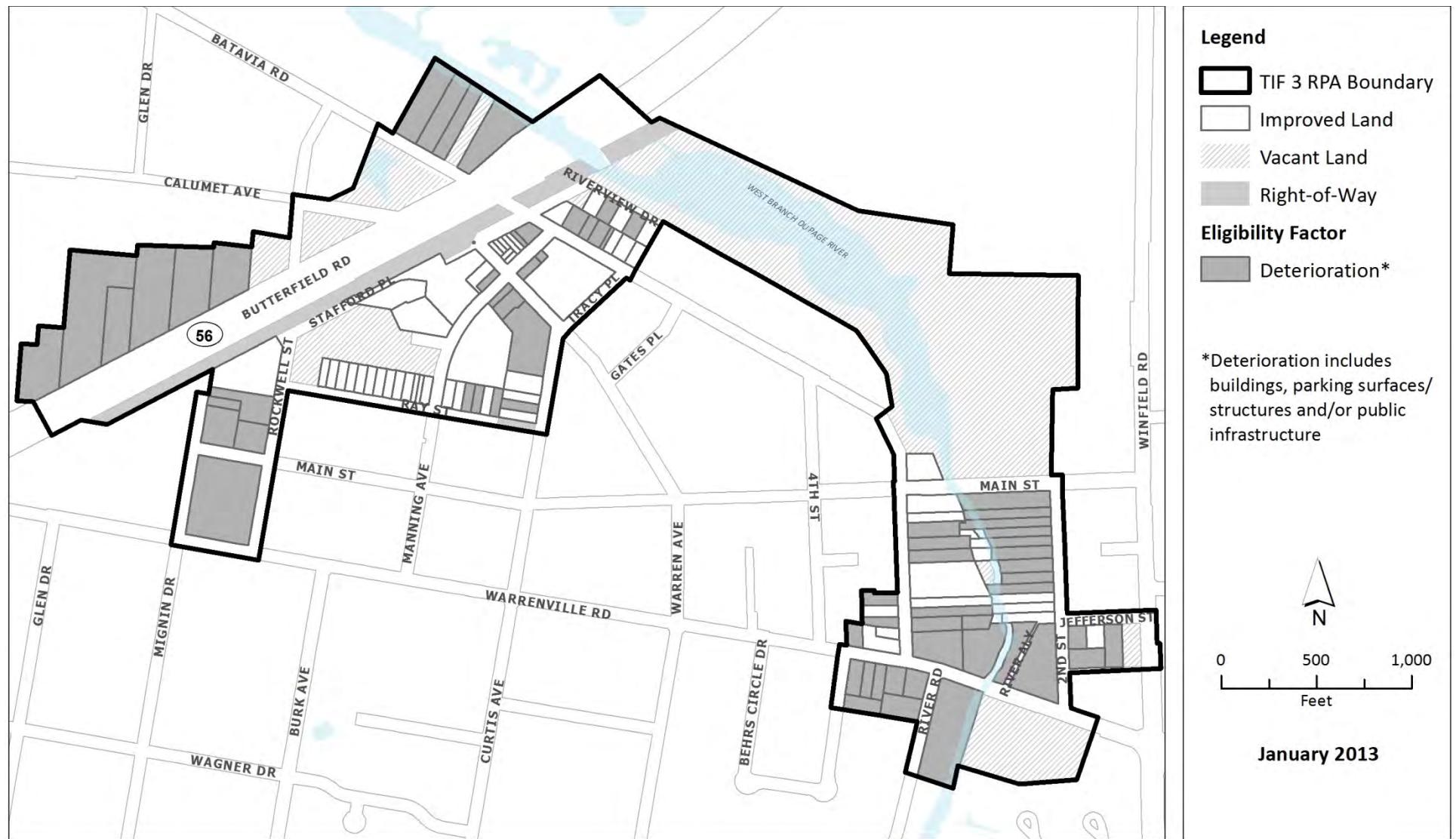
CITY OF WARRENVILLE, IL

**Map 6D: Excessive Land Coverage and Overcrowding**

IMPROVED LAND - CONSERVATION AREA ELIGIBILITY FACTOR PRESENT TO A MEANINGFUL EXTENT

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District

CITY OF WARRENVILLE, IL



### Map 6E: Deterioration

IMPROVED LAND - CONSERVATION AREA ELIGIBILITY FACTOR PRESENT TO A MEANINGFUL EXTENT

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District  
CITY OF WARRENVILLE, IL

## 1. Lack of Growth in Equalized Assessed Value

The total equalized assessed value (EAV) is a measure of the property value in the Old Town/Civic Center (TIF #3) RPA. A lack of growth in EAV has been found for the RPA in that the total EAV of improved parcels within the RPA has declined in absolute terms for three of the last five year-to-year periods (six years – 2006 to 2011) for which information is available, as shown in **Table 1**. The lack of growth in EAV within an area is one of the strongest indicators that the area as a whole is beginning to fall into decline. This eligibility factor was considered to be present to a meaningful extent for the entire Old Town/Civic Center (TIF #3) RPA.

**Table 1: Percent Change in Equalized Assessed Valuation for Improved Property**

	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
<b>Study Area EAV</b>	5.68%	7.21%	-0.16%	-5.14%	-5.78%

Source: DuPage County Assessor

Shaded columns are qualifying periods

## 2. Inadequate Utilities

According to a memo written by the City's Senior Civil Engineer dated October 31, 2012 ("the Engineering Memo" or "the Memo"), the RPA does not have sufficient stormwater detention facilities to effectively control runoff during significant rain events. 100 percent of the vacant land area in the RPA and approximately 86 percent of the improved land area is not served by stormwater detention facilities. Therefore, the existing storm sewer system does not have sufficient capacity to convey undetained flows from the RPA to the West Branch of the DuPage River. The DuPage River, in turn, does not have sufficient capacity to convey stormwater flows downstream without flooding areas within the RPA and within the West Branch of the DuPage River's watershed. The main storm sewer system that conveys the majority of the stormwater collected in the RPA to the West Branch of the DuPage River is constructed in such a manner and at an elevation that allows floodwater from the river to occasionally backflow and surcharge into and cause flooding in the RPA. The factor is considered to be present to a meaningful extent and reasonably distributed throughout the RPA.

## 3. Lack of Community Planning

Lack of community planning is an area-wide factor not necessarily attributable to any one parcel. The presence of this factor is indicated by evidence of adverse or incompatible land use relationships, inadequate street lay-out, and parcels of inadequate shape and size to meet contemporary development standards.

The Act provides that Lack of Community Planning can be found in areas that have been developed without the benefit of a comprehensive plan, and as a result, have seen negative consequences. Examples of negative consequences include: incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other related conditions. The City was

incorporated in 1967 and its first comprehensive plan was created in 1984, yet much of the area (at least 80 percent, as suggested by building age) was platted and developed prior to its incorporation. As such, the RPA has several characteristics that demonstrate adverse outcomes resulting from a lack of comprehensive or cohesive planning:

- Obsolete platting, which includes parcels with irregular width, depths and configurations along Butterfield Road, and along the commercial frontage of Batavia Road at Warren Avenue and at Warrenville Road.
- Landlocked buildings and parcels without adequate access to public rights-of-way, in areas along the DuPage River.
- Dead end streets with limited or no through access, e.g., Riverview Drive, Mignin Drive and Main Street (where it terminates at the DuPage River).
- Lack of or discontinuous sidewalks throughout the entire RPA.
- Irregular street intersections and connections, e.g., intersections offset from four-way configurations and local street intersections substantially closer to major intersections than current engineering standards would generally allow.

As with “Lack of Growth in EAV,” the Act provides for “Lack of Community Planning” to be evaluated as an area-wide factor. Lack of Community Planning was found to be meaningfully present and reasonably distributed throughout the RPA.

#### **4. Excessive Land Coverage**

The Act states that Excessive Land Coverage is “the over-intensive use of property and crowding of buildings and accessory facilities onto a site” as evidenced by one or more of the following (as applicable to the RPA):

- Lack of adequate or proper access to a public right-of-way
- Lack of reasonably required off-street parking
- Inadequate provision for loading and service

Particularly within the commercial portions of the RPA, buildings, driveways and parking areas are situated on parcels in such a way that impedes vehicular and pedestrian traffic flow and/or makes for constrained access for loading and service. This is evidenced through the following:

- Office buildings along Butterfield Road and light industrial properties along Mignin Drive with shared and/or narrow loading access that would make deliveries and vehicle turn-arounds difficult;
- Commercial and mixed-use properties near Warrenville Road and Batavia Road, and near the Civic Center with improper or no rear-loading facilities;
- Lack of or discontinuous sidewalks in areas designated as part of the City’s historical and civic core in the Subarea Plan; and
- Commercial off-street parking areas with shallow depths, perpendicular and angled

layouts, and multiple curb cut access points, causing potential pedestrian/vehicular conflicts and traffic hazards.

This factor was found to impact 70 percent of the improved parcels' land area and was found to be meaningfully present and reasonably distributed throughout the RPA.

## 5. Deterioration

Under the Act, evidence of deterioration includes, but is not limited to:

- Observable building defects, such as issues with windows, doors, porches, gutters/downspouts, and fascia.
- Issues with the condition of site improvements and or infrastructure serving a parcel, such as parking areas, curbs, sidewalks, etc. With respect to surface improvements, defects including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Of the 123 total improved parcels, *SB Friedman* observed physical deterioration on 56 percent. The most common form of deterioration was surface site improvements, such as parking areas and walkways, with cracks, depressions and protruding weeds cited as evidence of the presence of the eligibility factor. Observed building deterioration included corroded window casements, cracks in cement block walls, missing tuck-pointing and brick spalling. This factor was found to be meaningfully present and reasonably distributed throughout the RPA.

## Blighted Area Findings

Our research has revealed that the following factors are present to a meaningful extent and reasonably distributed throughout the RPA to qualify the area as "blighted."

## VACANT LAND FACTORS: ONE-FACTOR TEST

### 1. Flooding and Contributing to Flooding

As exhibited in the "Inadequate Utilities" finding for improved properties, the RPA's vacant land was found to contribute to flooding within the West Branch of the DuPage River's watershed due to the lack of adequate stormwater management facilities. The City's Senior Civil Engineer's Memo (dated October 31, 2012) notes that runoff from 100 percent of the RPA's vacant land is not managed by any stormwater detention facilities. Therefore, stormwater runoff, during heavy rain events, flows undetained into the City's storm sewer system contributing to flooding in downstream areas. The Memo also notes the existing storm sewer system's insufficient capacity to handle undetained flows causes water to backflow and surcharge within certain areas of the RPA. This is further evidenced by documented flooding in 2008 in parts of the RPA that are located downstream.

Based on the lack of sufficient stormwater management detention areas within the study area, as supported by the Engineer's Memo, we have concluded that runoff from the balance of the vacant land within the study area contributes to flooding within the West Branch of the DuPage River watershed. **Map 7** on page 31 shows that this factor is present to a meaningful extent and is reasonably distributed throughout the vacant land area.

## VACANT LAND FACTORS: TWO-FACTOR TEST

### 1. Obsolete Platting

As suggested by the "Lack of Community Planning" finding for improved land, several of the vacant land parcels are improperly configured to fit contemporary standards for redevelopment. Parcels along the river between Batavia Road and 2<sup>nd</sup> Street (with separate ownership in parcels fronting the street right-of-way) and south of Warrenville Road are completely landlocked, which inhibits any real potential for assembly and redevelopment. In the northern section of the study area at Batavia and Butterfield Roads, parcels are too narrowly configured to support contemporary commercial development. This factor was found to be present in 91 percent of the vacant land area within the RPA.

### 2. Lack of Growth in EAV

Similar to the improved parcels within the RPA boundary, vacant parcels within the RPA have also realized EAV declines. During all five of the last five year-to-year periods, the EAV for vacant land has declined in absolute terms. The table below displays the trends in EAV growth for vacant property over the last five years. This eligibility factor was considered to be present to a meaningful extent for vacant parcels within the Old Town/Civic Center (TIF #3) RPA.

**Table 2: Percent Change in Equalized Assessed Valuation for Vacant Property**

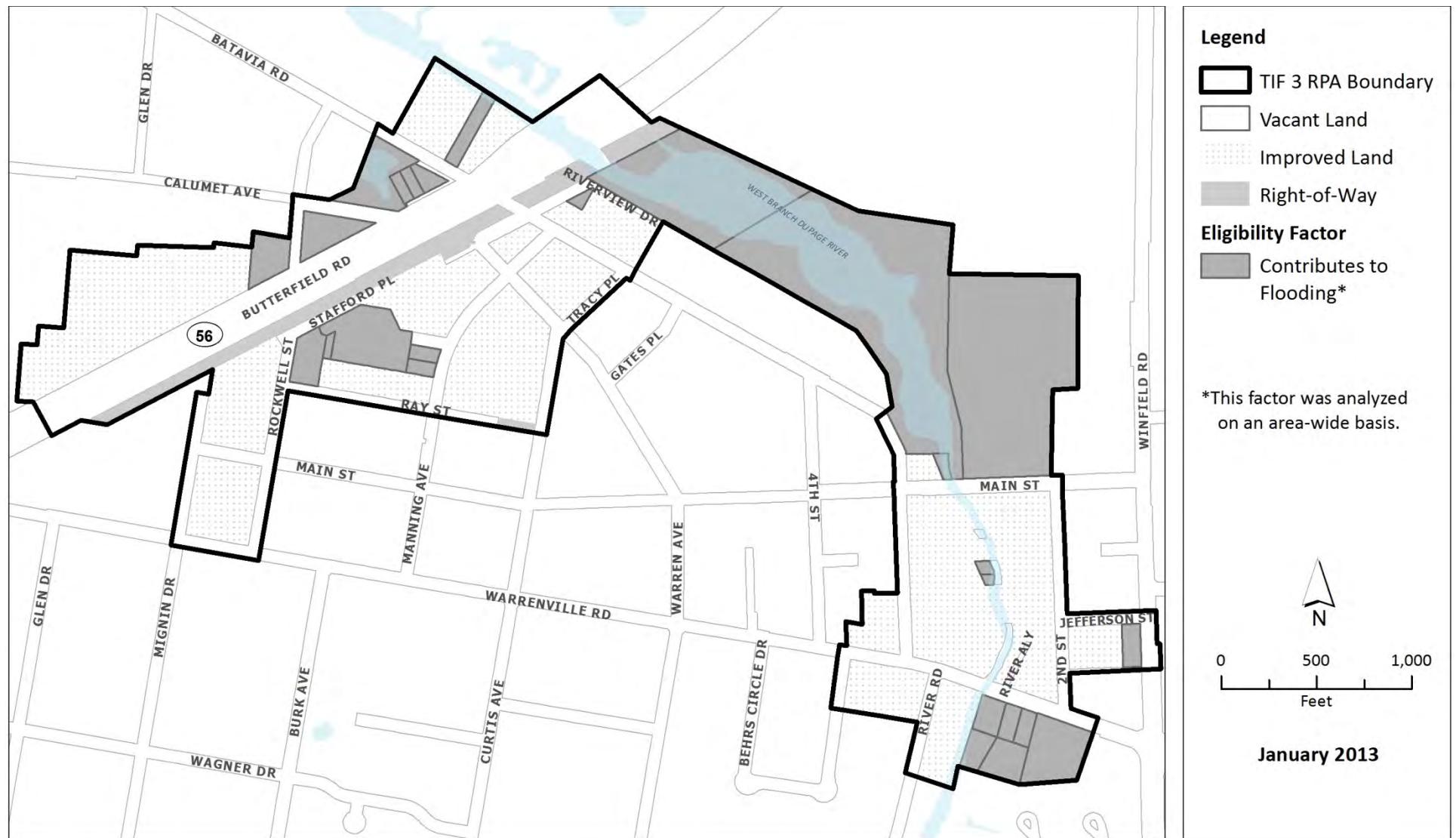
	2006-2007	2007-2008	2008-2009	2009-2010	2010-2011
<b>Study Area EAV</b>	-50.50%	-7.47%	-13.36%	-11.19%	-15.41%

Source: DuPage County Assessor

Shaded columns are qualifying periods

### 3. Adjacent to Deterioration (minor factor)

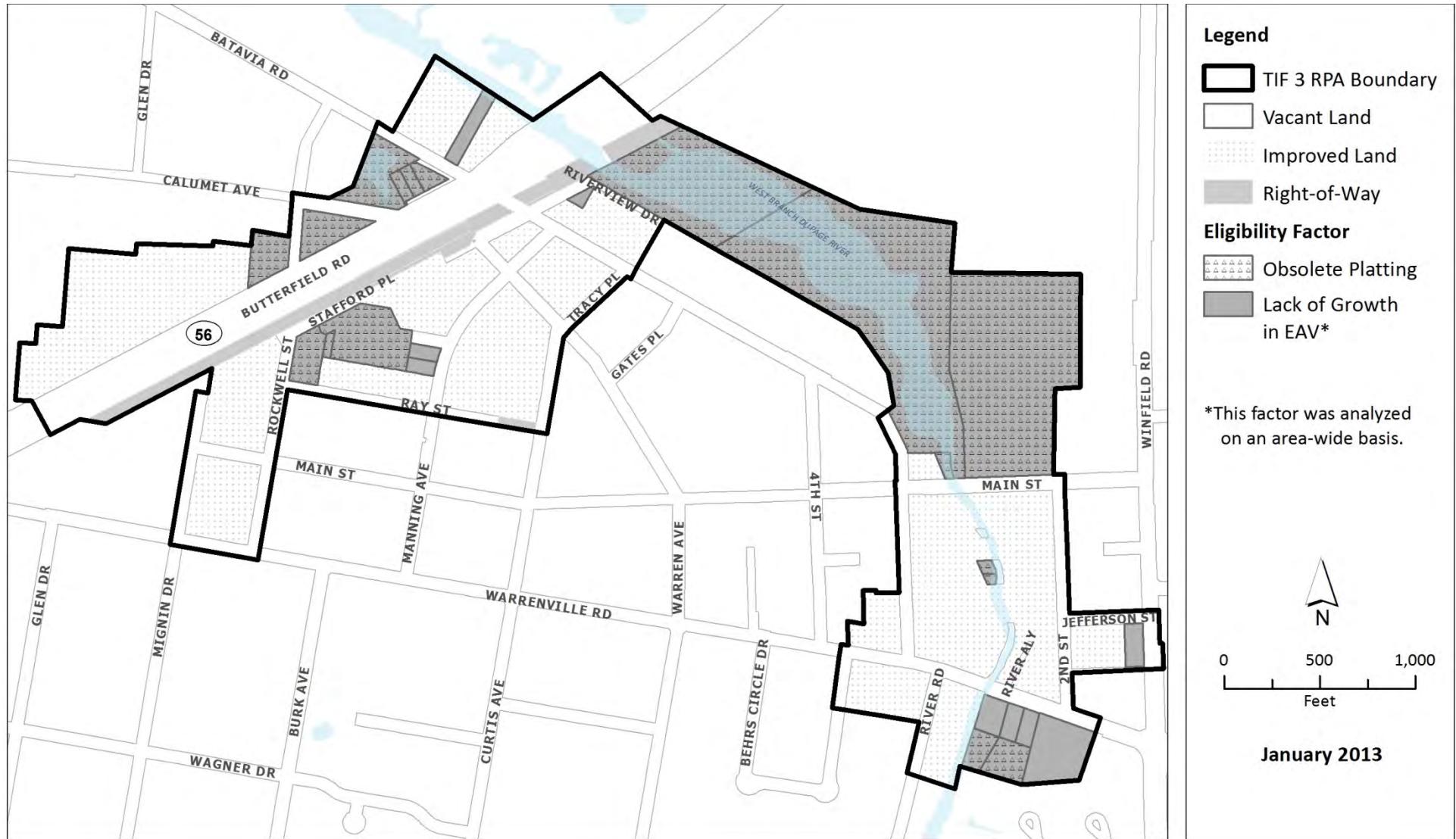
Twenty-five percent (25%) of the RPA's vacant land area is adjacent to deteriorated structures and improvements. As referenced under the improved land eligibility criteria, deterioration of surface improvements was the most common form of deterioration present.

**Map 7: Contributes to Flooding**

VACANT LAND - BLIGHTED AREA ELIGIBILITY FACTOR PRESENT TO A MEANINGFUL EXTENT - ONE FACTOR TEST

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District

CITY OF WARRENVILLE, IL



**Map 8: Lack of Growth in EAV and Obsolete Platting**

VACANT LAND - BLIGHTED AREA ELIGIBILITY FACTORS PRESENT TO A MEANINGFUL EXTENT - TWO FACTOR TEST

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District

CITY OF WARRENVILLE, IL

## ***4. Redevelopment Plan and Project***

### **Redevelopment Needs of the Old Town/Civic Center (TIF #3) RPA**

The land use and existing conditions of the Old Town/Civic Center (TIF #3) RPA, as described in previous sections of this document, suggest the major redevelopment needs of the area. Not only are areas of the RPA subject to chronic flooding, but the RPA itself contributes to downstream flooding in the West Branch of the DuPage River watershed and does not provide adequate stormwater management facilities. Other challenges to redevelopment include the antiquated configuration of key streets and intersections that define and provide access to the RPA, along with the lack of necessary street improvements in other locations within the RPA. Addressing these deficiencies will require roadway modifications, as well as new street and sidewalk construction. The expansion of the road network will also require measures to control stormwater runoff in an environmentally responsible manner. In summary, the extraordinary challenges to redevelopment in the RPA include the need for enhanced stormwater management facilities and roadway and sidewalk enhancements to support the Subarea Plan's recommendations for improved pedestrian and auto circulation and flood protection and flood mitigation improvements.

The 2007 Subarea Plan was intended to guide future enhancement and development of the Old Town and Civic Center areas, which comprise the historic and civic core of Warrenville. Overall, the concepts shown in the report are meant to further the goals of:

- Enhancing activity and vitality in the RPA by expanding the scope and diversity of retail and service uses, housing alternatives, and recreational alternatives;
- Improving circulation, safety and access for pedestrians and automobiles;
- Fostering revitalization projects that enhance the small-town, “village-like” character existing in Warrenville;
- Enhancing the accessibility and amenity value of natural assets such as the DuPage River; and
- Balancing the tension between:
  - The desire of the community to avoid development that would overwhelm the existing scale and character of the RPA;
  - The need for economically feasible development recommendations; and
  - Finite public resources that must be spent strategically.

The foregoing discussion suggests the following four major redevelopment needs for the RPA:

1. Site assembly, site preparation, and site remediation
2. Street and infrastructure improvements including flood protection and flood mitigation measures and stormwater management improvements
3. Redevelopment of vacant and underutilized parcels

#### 4. Resources for private (commercial and residential) and public development including, but not limited to parks and open space improvements

This Redevelopment Plan identifies tools for the City to support the re-establishment and improvement of the RPA as a vibrant mixed-use commercial, civic and residential district, provide necessary infrastructure improvements and new public facilities, and support other high quality, coordinated, and environmentally responsible public and private improvements that serve the best interests of the City.

Currently, the Old Town/Civic Center (TIF #3) RPA is characterized by inadequate public utilities and infrastructure, excessive land coverage, surface improvement deterioration, obsolete platting, contribution to flooding of the West Branch of the DuPage River watershed, and an overall lack of growth in property values. These conditions impede private development within the RPA and contribute to the lack of new investment within the RPA.

The public improvements outlined in this Redevelopment Plan will create an environment conducive to private investment and redevelopment within the Old Town/Civic Center (TIF #3) RPA. The goals, objectives and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Old Town/Civic Center (TIF #3) RPA.

### **Goals, Objectives and Strategies**

Goals, objectives and strategies designed to address the needs of the community form the overall framework of this Redevelopment Plan, and consider the use of anticipated tax increment funds generated within the Old Town/Civic Center (TIF #3) RPA.

**GOAL.** The overall goal of this Redevelopment Plan is to (i) reduce or eliminate conditions that qualify the Old Town/Civic Center (TIF #3) RPA as a conservation area for improved parcels and a blighted area for vacant parcels, (ii) provide the direction and mechanisms necessary to re-establish the RPA as a vibrant mixed-use, commercial, civic and residential district, and (iii) expand the size and diversity of the community's tax base in a sustainable and environmentally responsible manner. This could occur through new development, stimulating the redevelopment of vacant and underutilized parcels, providing new recreational facilities that serve both City residents and visitors, and providing and improving necessary public facilities and utilities. Coordinated and directed redevelopment within the RPA will strengthen the economic base and enhance the quality of life of the City, as a whole, while maintaining the area's unique character and community heritage that are valued by City residents.

Rehabilitation and redevelopment of the RPA are to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to enhance and encourage further private investment in the RPA.

**OBJECTIVES.** Ten (10) objectives support the overall goal of area-wide revitalization of the Old Town/Civic Center (TIF #3) RPA and of the Subarea Plan. These objectives include the following:

1. Foster the replacement, repair, construction and/or improvement of the public infrastructure, where needed, including public utilities, sidewalks, streets, bridges, curbs, gutters, underground water and sanitary systems and physical plants, storm sewers, and stormwater detention of adequate capacity to create an environment conducive to private investment. This objective supports the Subarea Plan's recommendations to realign River Road to create a new intersection at Warrenville Road/Batavia Road/River Road, in the form of either a landscaped roundabout or four-way signalized intersection. Other examples where TIF could be applied to implement public infrastructure components within the Subarea Plan include, but are not limited to, bike lanes, pedestrian crossings, sidewalks, curbs, and other public right-of-way improvements along streets in the RPA currently exhibiting a rural cross-section.
2. Facilitate flood protection and flood mitigation improvements throughout the RPA, including improved stormwater management and detention/retention facilities of adequate capacity to create an environment conducive to private investment. One key flooding mitigation project is the Warrenville Road Bridge Reconstruction and river channel realignment, which as planned will more effectively convey floodwaters.
3. Facilitate the rehabilitation of existing properties within the Old Town/Civic Center (TIF #3) RPA, and encourage the construction of new commercial, residential, civic/cultural, and recreational/park development, where appropriate. The City may use TIF funds to encourage new private sector development by reimbursing developers for eligible construction costs, such as, but not limited to, stormwater facilities, demolition, environmental remediation and site preparation.
4. Support the development of a range of housing options serving the existing and anticipated future population of Warrenville, including, but not limited to, high-quality attached, multi-family, and senior-oriented housing.
5. Support sustainable development practices in the RPA by encouraging public and private building, site, and infrastructure improvements that embody the principals of Smart Growth, incorporate "green building" technology, are energy efficient, and utilize best management practices to manage and filter stormwater runoff in an environmentally responsible manner.
6. Facilitate the provision of new public facilities and the improvement of existing facilities that provide recreational ,educational, civic, cultural, and public safety opportunities for City residents and visitors, including leveraging the DuPage River as a key community asset.

7. Provide resources for streetscaping, landscaping and a coordinated package of identification, special event, wayfinding monument signage to improve the image, attractiveness and accessibility of the RPA, create a cohesive identity for the RPA and surrounding area, and provide, where appropriate, for buffering between different land uses and screening of unattractive service facilities, such as parking lots and loading areas. A representative project identified in the Subarea Plan is the Civic Green and related "great lawn" improvements in the area located between Stafford Place and Route 56 between Rockwell Street and Batavia Road.
8. Facilitate the physical improvement and/or renovation of existing building structures and façades in the Old Town/Civic Center (TIF #3) RPA as well as the possible preservation of architecturally or historically significant buildings.
9. Facilitate the assembly, preparation and marketing of available sites for new commercial, residential, civic/cultural, governmental (as allowed by the Act) and recreational/park development, including, but not limited to, corrective actions to address environmental and flooding problems, as needed or appropriate.
10. Support the goals and objectives of other overlapping plans, such as, but not limited to, the City's Comprehensive Plan, the Old Town/Civic Center Subarea Plan, Strategic Plan, Phase I and Phase II of the Bikeway Implementation Plans, the Capital Maintenance and Replacement Plan, the West Branch of the DuPage River Watershed Plan Addendum, and other TIF redevelopment plans, and coordinate available federal, state, county and local resources to further the goals of this Redevelopment Plan.

**STRATEGIES.** These objectives will be implemented through four (4) specific and integrated strategies. These include:

1. **Implement Public Improvements.** A series of public improvements throughout the Old Town/Civic Center (TIF #3) RPA may be designed and implemented to help define and create an identity for the area and subareas, prepare sites for anticipated private investment, address flooding and stormwater issues, and create a more conducive environment for new development. Public improvements that are implemented with TIF assistance are intended to complement and not replace existing funding sources for public improvements in the RPA. Over the past five years, public improvements have been implemented in accordance with the Subarea Plan. However, some planned improvements that have not been realized could be supported by the strategies of this Redevelopment Plan.

These improvements may include streetscaping, improved street and sidewalk lighting, sidewalks, streets and other paved surfaces, improvement of underground infrastructure and physical plants, stormwater detention of adequate capacity, the creation of parks, trails and open space, and other public improvements and utilities consistent with this Redevelopment Plan. These public improvements may be

completed pursuant to redevelopment agreements with private entities or intergovernmental agreements with other public entities, and may include the construction, rehabilitation, renovation or restoration of public improvements on one or more parcels.

2. **Facilitate Property Assembly, Demolition and Site Preparation.** Sites may be acquired and assembled for use by the City to attract future private investment and development. The consolidated ownership of these sites will make them easier to market to potential developers and will streamline the redevelopment process. In addition, financial assistance may be provided to private developers seeking to acquire land and assemble sites to undertake projects supportive of this Redevelopment Plan.

To meet the goals, policies or objectives of this Redevelopment Plan, the City may acquire and assemble property throughout the RPA. Land assemblage by the City may be done in any manner as provided for under the Act and allowed by law and may be for the purposes of: (a) public use, (b) sale, lease or conveyance to private developers, or (c) sale, lease, conveyance or dedication for the construction of public improvements or facilities. Site preparation may include such preparatory work as demolition of existing improvements, site excavation and grading, and environmental remediation, where appropriate. Furthermore, the City may require written development agreements with developers before acquiring any properties. As appropriate, the City may devote acquired property to temporary uses until such property is scheduled for disposition and development.

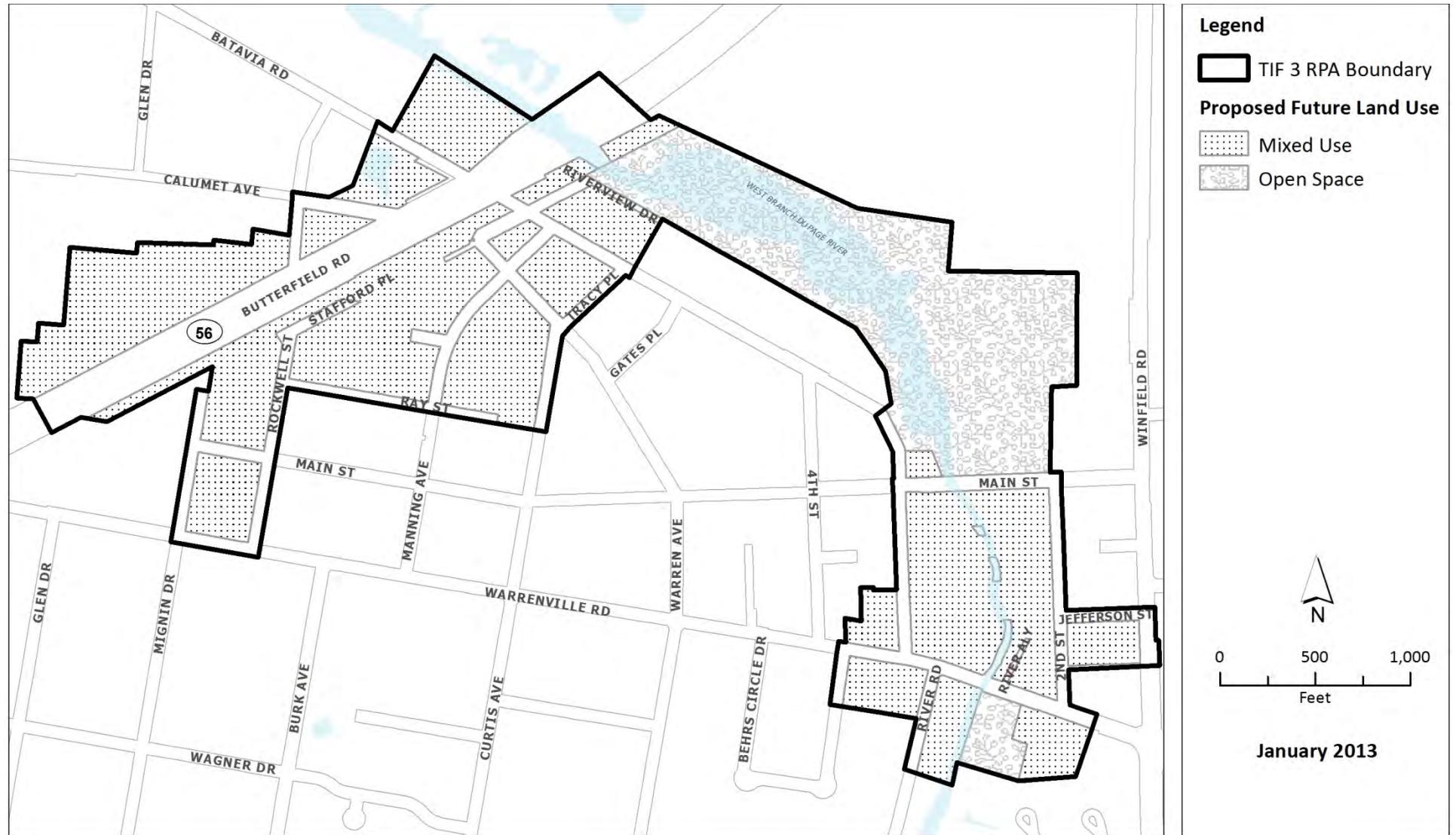
3. **Encourage Private Sector Activities.** Through the creation and support of public-private partnerships or through written agreements, the City may provide financial and other assistance to encourage the private sector, including local property owners and businesses, to undertake rehabilitation and redevelopment projects, and other improvements that are consistent with one or more of the goals and objectives of this Redevelopment Plan.
4. **Assist Existing Businesses and Property Owners.** The City may provide assistance to support existing businesses and property owners in the RPA. This may include financial and other assistance for building rehabilitation, façade improvements, leasehold improvements, and construction of private and public facilities, such as plazas and other pedestrian amenities that are consistent with one or more of the goals and objectives of this Redevelopment Plan.

## **Proposed Future Land Use**

The proposed future land use of the Old Town/Civic Center (TIF #3) RPA reflects the objectives of this Redevelopment Plan, which are to support the improvement of the RPA as an active mixed-use, commercial, civic and residential district, and to support other improvements that serve the redevelopment interests of the local community, current business owners, and the

City. The objectives are compatible with historic land use patterns and support current development trends in the area. The proposed land uses are detailed on **Map 9** on the following page, which includes mixed use and parks/open space. The mixed-use designation allows for the land uses listed below. These uses are to be predominant uses for the area indicated, and are not exclusive of any other uses. The future land use designation is intended to support Council approved planning documents guiding land use and does not supersede the area's underlying zoning.

- Commercial (retail/service/office)
- Residential
- Institutional (including, but not limited to civic, cultural, public, health service, and social service facilities)
- Parks/Open Space
- Road Right-of-Way



Map 9: Proposed Future Land Use

Proposed Old Town/Civic Center RPA (TIF #3) Tax Increment Financing District  
CITY OF WARRENVILLE, IL

## **Housing Impact and Related Matters**

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

The consultant's field survey and subsequent research identified that there are 78 housing units in the study area. As a precaution for the possible resident displacement that may occur over the projected 23-year life of the RPA, *SB Friedman* prepared a housing impact study to identify housing options for potentially displaced households. The housing impact study in its entirety is enclosed as **Appendix 3** of this report.

## **5. Financial Plan**

### **Eligible Costs**

The Act outlines several categories of expenditures that can be funded using tax increment revenues. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan, pursuant to the Act. The City proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Such costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, and implementation and administration of the Redevelopment Plan and Project including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services (excluding lobbying expenses), provided that no charges for professional services are based on a percentage of the tax increment collected as more fully set forth in 65 ILCS 5/11-74.4-3(q)(1).
2. The costs of marketing sites within the RPA to prospective businesses, developers and investors.
3. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground-level or below-ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land as more fully set forth in 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction, or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements as more fully set forth in 65 ILCS 5/11-74.4-3(q)(3); and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.
5. Costs of the construction of public works or improvements, subject to the limitations in Section 11-74.4-3(q)(4) of the Act.
6. Costs of job training and retraining projects, including the costs of “welfare to work” programs implemented by businesses located within the RPA, and such proposals that feature a community-based training program, which ensures maximum reasonable opportunities for residents of the City, with particular attention to the needs of those

residents who have previously experienced inadequate employment opportunities and development of job-related skills, including residents of public and other subsidized housing and people with disabilities as more fully set forth in 65 ILCS 5/11-74.4-3(q)(5).

7. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and that may include payment of interest on any obligations issued thereunder, including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months following completion and including reasonable reserves related thereto.
8. To the extent the City by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.
9. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law, or by Section 11-74.4-3(n)(7) of the Act.
10. Payment in lieu of taxes as defined in the Act.
11. 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, provided that such costs: (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act, 110 ILCS 805/3-37, 805/3-38, 805/3-40 and 805/3-40.1, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, 105 ILCS 5/10-22.20a and 5/10-23.3a.
12. Interest costs incurred by a redeveloper as more fully set forth in 65 ILCS 5/11-74.4-3(q)(11) related to the construction, renovation or rehabilitation of a redevelopment project provided that:

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

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

purposes permitted by the Special Service Area Tax Act as well as the purposes permitted by the Act.

## Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in **Table 3** below. The total eligible cost provides an upper limit on expenditures that are to be funded using tax increment revenues, exclusive of capitalized interest, issuance costs, interest and other financing costs. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding in the form of state and federal grants, private developers' contributions and other outside sources may be pursued by the City as a means of financing improvements and facilities in the RPA, which are of benefit to the general community.

**Table 3: Estimated TIF-Eligible Costs**

Project/Improvement	Estimated Project Costs
Administration	\$225,000
Costs of Studies, Surveys, Plans, etc. as authorized in the Act	\$500,000
Site Marketing Costs	\$250,000
Property Assembly Costs	\$7,000,000
Costs of Building Rehabilitation	\$3,000,000
Costs of Construction of Public Works	\$10,875,000
Costs of Job Training (Businesses)	\$50,000
Financing Costs	\$150,000
Taxing District Capital Costs [1]	\$50,000
School District Increased Costs [1]	\$50,000
Library District Increased Costs [1]	\$50,000
Relocation Costs	\$200,000
Payments in Lieu of Taxes	\$50,000
Costs of Job Training (Community College)	\$50,000
Interest Costs (Developer or Property Owner)	\$1,500,000
Construction Costs for Affordable Housing	\$500,000
<b>TOTAL REDEVELOPMENT COSTS [2] [3] [4]</b>	<b>\$24,500,000</b>

[1] This category may include paying for or reimbursing: (i) an elementary, secondary or unit school district's increased per capita tuition costs attributed to assisted housing units, (ii) a library district's increased per patron costs attributed to assisted housing units, and (iii) capital costs of taxing districts impacted by the redevelopment of the RPA. As permitted by the Act, to the extent the City by written agreement accepts and approves the same, the City may pay, or reimburse all, or a portion of a taxing district's capital costs resulting from a redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of this Redevelopment Plan.

[2] Total Redevelopment Project 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 in addition to Total Redevelopment Project Costs.

[3] Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of this Redevelopment Plan adoption, are subject to this Redevelopment Plan's amendment procedures, as provided under the Act.

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

Shifting of expenditures between the estimated line item costs in **Table 3** is expected and may be done by the City without amendment to this Redevelopment Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act.

## **Phasing and Scheduling of the Redevelopment**

Each private project within the Old Town/Civic Center (TIF #3) RPA receiving TIF benefits shall be governed by the terms of a written redevelopment agreement entered into by a designated developer and the City, and approved by the City Council. Where tax increment funds are used to pay eligible Redevelopment Project Costs, to the extent funds are available for such purposes, expenditures by the City shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). This Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the City Treasurer provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2037, if the ordinances establishing the RPA are adopted during 2013).

## **Sources of Funds to Pay Costs**

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

The tax increment revenue that will be used to fund tax increment obligations and eligible Redevelopment Project Costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current equalized assessed

valuation of each taxable lot, block, tract or parcel of real property in the RPA, over and above the certified initial equalized assessed value of each such property. Without the use of such incremental revenues, the RPA is not likely to redevelop.

Other sources of funds that 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 from time to time may deem appropriate.

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

The Old Town/Civic Center (TIF #3) RPA may be or become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the City finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Old Town/Civic Center (TIF #3) RPA, the City may determine that it is the best interests of the City and in furtherance of the purposes of this Redevelopment Plan that net revenues from the Old Town/Civic Center (TIF #3) RPA be made available to support any such redevelopment project areas, and vice versa. The City, therefore, proposes to utilize net incremental revenues received from the Old Town/Civic Center (TIF #3) RPA to pay eligible Redevelopment Projects Costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Old Town/Civic Center (TIF #3) RPA and such areas. The amount of revenue from the Old Town/Civic Center (TIF #3) RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the RPA or other areas as described in the preceding paragraph, shall not at any time exceed the total Redevelopment Project Costs described in **Table 3** of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended, as applicable, to add appropriate and parallel language to allow for sharing of revenues between such districts.

## **Issuance of Obligations**

To finance project costs, the City may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Old Town/Civic Center (TIF #3) RPA, or such other bonds or obligations as the City may deem appropriate. The City may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, the City may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act.

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

In addition to paying Redevelopment Project Costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves and bond sinking funds. To the extent that real property tax increment is not required for such purposes, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

## **Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area**

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Old Town/Civic Center (TIF #3) RPA is to provide an estimate of the initial EAV, which the DuPage County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the Old Town/Civic Center (TIF #3) RPA. The 2011 EAV (the most recent year in which assessed values and the equalizer were available) of all taxable parcels in the Old Town/Civic Center (TIF #3) RPA was approximately \$10.7 million. This total EAV amount by PIN is summarized in **Appendix 2**. The EAV is subject to verification by the DuPage County Clerk. After verification, the final figure shall be certified by the DuPage County Clerk, and shall become the Certified Initial EAV from which all incremental property taxes in the Redevelopment Project Area will be calculated by DuPage County.

## **Anticipated Equalized Assessed Valuation**

By tax year 2036 (collection year 2037), the EAV for the Old Town/Civic Center (TIF #3) RPA will be approximately \$44.3 million. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.0 percent (compounding annually) on the EAV of all properties within the Old Town/Civic Center (TIF #3) RPA; (2) an equalization factor of 1.0; and (3) that substantial commercial and residential development occurs in the RPA.

## ***6. Required Findings and Tests***

### **Lack of Growth and Private Investment**

The City is required to evaluate whether or not the RPA has been subject to growth and private investment, and must substantiate a finding of lack of such investment prior to establishing a Tax Increment Financing district.

In the past five years, the City has taken steps to implement certain public improvements within the 2007 Subarea Plan including roadway realignment, streetscape improvements and sidewalk installation. However, the RPA has not been subject to widespread growth and development through investment by private enterprise. From 2006 through 2011, the equalized assessed valuation (EAV) of improved parcels in the RPA has decreased for three of the past five year-to-year periods. The EAV of vacant parcels has decreased for five of the past five year-to-year periods.

As another method to examine the scope of new private investment in the RPA, *SB Friedman* examined building permit data provided by the City. Specifically, the firm examined building permit data for the last five years (2008 – 2012), which revealed that approximately 120 permits were issued within the RPA in that five-year period. Of these permits, only seven were issued for extensive remodeling and/or new construction activities. The total amount for the seven new construction permits was approximately \$609,000. The vast majority of permits were issued for general repairs and maintenance of existing buildings.

The impact on surrounding properties of the property investment on which building permits were issued has been isolated and minimal. These investments and existing property improvements have not stimulated widespread new private investment within the RPA, as a whole.

***Finding:*** *The Redevelopment Project Area (Old Town/Civic Center (TIF #3) RPA) on the whole 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 this Redevelopment Plan.*

### **But for...**

The City is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Old Town/Civic Center (TIF #3) RPA.

Without the support of public resources, the redevelopment objectives for the RPA would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the Old Town/Civic Center (TIF #3) RPA as a vibrant mixed-

use, commercial, civic, and residential district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Major hazards related to stormwater management and flooding, as well as inadequate utilities that affect the entire community, also severely impact the redevelopment potential of the RPA. Additionally, the orientation of buildings and improvements within the study area and its lack of appropriate right-of-way access hinder private investment activity. Public resources to assist with public infrastructure improvements, site preparation and rehabilitation are needed to leverage private investment and facilitate area-wide redevelopment consistent with the City's Subarea Plan. The City's general fund has not been able to fund all of the needed improvements. TIF funds can be used to fund infrastructure improvements, environmental remediation, site assembly and preparation, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

**Finding:** *But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Old Town/Civic Center (TIF #3) RPA, and the Old Town/Civic Center (TIF #3) RPA would not reasonably be anticipated to be developed.*

## Conformance to the Plans of the City

The Old Town/Civic Center (TIF #3) RPA and Redevelopment Plan must conform to the comprehensive plan for the City, conform to the strategic economic development plans, or include land uses that have been approved by the City Council.

The "Warrenville Old Town/Civic Center Subarea Plan Map" within the 2007 City of Warrenville Old Town/Civic Center Subarea Plan, which was adopted as a component of the City's comprehensive plan, anticipates that the RPA will develop with a mix of residential, commercial, mixed-use and institutional uses. Thus, the Redevelopment Plan conforms to the City's Comprehensive Plan.

## Dates of Completion

The dates of completion of the project and retirement of obligations are described in "Phasing and Scheduling of the Redevelopment" in Section 5 above.

## Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Old Town/Civic Center (TIF #3) RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that blighting conditions will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve. The lagging growth of property values also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the City to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the 23-year life of the Old Town/Civic Center (TIF #3) RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating blighting conditions, creating new jobs, and promoting rehabilitation and development in the Old Town/Civic Center (TIF #3) RPA.

This Redevelopment Plan is expected to have short and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document) may be used to pay eligible Redevelopment Project Costs for the Old Town/Civic Center (TIF #3) RPA. At the time when the Old Town/Civic Center (TIF #3) RPA is no longer in place under the Act, the real estate tax revenues resulting from the redevelopment of the RPA will be distributed to all taxing districts levying taxes against property located in the RPA. These revenues will then be available for use by the affected taxing districts.

## **Demand on Taxing District Services and Program to Address Financial and Service Impact**

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

The City intends 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 particular development.

Given the preliminary nature of this Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan. The following major taxing districts presently levy taxes on properties within the Old Town/Civic Center (TIF #3) RPA:

- City of Warrenville
- College of DuPage No. 502
- DuPage Airport Authority
- DuPage County
- DuPage Water Commission
- DuPage County Forest Preserve
- Unit School District No. 200
- Warrenville Fire Protection District
- Warrenville Library District

- Warrenville Park District
- Winfield Township
- Winfield Township Road District

Replacement of vacant and underutilized buildings and sites with active and more intensive uses may result in additional demands on services and facilities provided by the districts. At this time, no special programs are proposed for these taxing districts. Should demand increase, the City will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

## ***7. Provisions for Amending Action Plan***

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

## ***8. Commitment to Fair Employment Practices and Affirmative Action Plan***

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

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

## **Appendix 1: Boundary and Legal Description**

Being a part of the East half and the Northwest quarter of Section 35 and the East half of the Northeast quarter and the East half of the Southeast quarter of Section 34, Township 39 North, Range 9 East of the Third Principal Meridian; Described as follows: Commencing at the intersection of the West line of Batavia Road and the South line of Lot 2 in Block 7 in the Town of Warrenville, being a subdivision of part of the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 10, 1844 as document number 001193; Thence West along said South line 123.42 feet to the East line of Lot 4 in said Block 7; Thence North along said East line to the South line of the North 132 feet of said Lot 4; Thence West along said South line, 66 feet to the West line of said Lot 4; Thence South along said West line and West line extended South to the North line of Lot 9 in said Block 7; Thence Northwesterly along said North line 88.53 feet to the West line of the East 88.53 feet of the West half of said Lot 9; Thence South along said West line, 125.4 feet to the North line of Warrenville Road. Thence Northwesterly along said North line to the West line of Behr's Circle Drive East extended northerly; Thence South along said West line to the South line of Lot 32 in Behr's Maple View Estates Unit 2, being a subdivision of part of the South ½ of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded September 15, 1952 as document number 662061 extended westerly. Thence southeasterly along said South line 261 feet to the East line of said Lot 32; Thence continuing southeasterly 194.4 feet, along the South line of Lot 1 in Kleinwachter's Assessment plat of part of the West half of the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian recorded as document number 625863 to the West line of River Road; Thence southwesterly along said West line, 304.8 feet to the South line of Lot 4 in said Kleinwachter's Assessment Plat; Thence southeasterly 66 feet as measured at right angles to the East line of said River Road; Thence northeasterly along said East line to the South line of a tract of land described in a deed recorded October 30, 1990 as document number R1990-147088; Thence southeasterly along said South line 217.21 feet to the center of the channel of the West branch of The DuPage River; Thence northerly along the center of said river to the South line of Lot 1 in Forest Preserve District Assessment Plat recorded as document number R1989-148240; Thence southeasterly 335.28 feet along said South line to the southwest corner of Lot 2 in Browne Subdivision, being a re-subdivision of Lot 1 in Cantera Service Station Number 1, and part of the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 2, 2004 as document number R2004-179070; Thence northeasterly 304.06 feet along the South line of said Lot 2 to the East line of said Lot 2; Thence northeasterly along said East line, 347 feet to the North line of Warrenville Road; Thence northwesterly along said North line to the East line of Second Street; Thence North along said East line, 173.96 feet to the North line of Lot 1 in Centrum Properties Plat of Consolidation, being a part of the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian; according to the plat thereof recorded August 25, 2000 as document number R2000-132062; Thence East along said North line extended East, 477.96 feet to the East line of Winfield Road; Thence North along said East line to the intersection of said East line of Winfield Road and the North line of Jefferson Street extended East; Thence West along the North line of Jefferson Street to the East line of Second Street; Thence North along the East line of Second Street, 727.6 feet to the North line of Main Street; Thence West along said North line to the West line of a tract of land, said line described in Document number R2010-098353 as follows: commencing at the intersection of the North line of Main Street and the centerline of Wheaton Road (now Winfield Road) as measured along the North line of said Main Street; Thence running on the North line of Main Street North 87 degrees 50 minutes West, 453 feet to the point of beginning aforementioned West line.

Thence North 02 degrees 15 minutes West along said West line, 447 feet; Thence North 85 degrees 45 minutes East, 133.7 feet to the East line of Lot 28 in River and Grove Addition to Warrenville, being a subdivision of part of the Southeast quarter of Section 35, the Southwest quarter Section 26, the Northeast ¼ of Section 34, the North half and the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 1, 1910 as document number R1910-100037; Thence North along said East line, 715.5 feet to the North line of said Lot 28; Thence West along said North line, 670 feet to the East line of Lot 24 in said River and Grove Addition to Warrenville; Thence North along said East line, 258.5 feet to the North line of said River and Grove Addition to Warrenville; Thence North 81 degrees 49 minutes West, along said North line, 502.55 feet to an angle point in said North line; Thence North 65 degrees 05 minutes West along said North line, approximately 1,152 feet to the North line of the former Aurora, Elgin and Chicago Railway now the Aurora branch of the Illinois Prairie Path; Thence southwesterly along the North line of said Illinois Prairie Path, approximately 47 feet to the Northeast line of Lot 15 in said River and Grove Addition to Warrenville extended southeasterly to the North line of said Illinois Prairie Path; Thence northwesterly along said Northeast line, approximately 367 feet to the Southeast line of Lot 14 in said River and Grove Addition to Warrenville, said line also being the North line of Butterfield Road (Illinois State Route 56) as monumented and occupied; Thence southwesterly along the North line of Butterfield Road, 410.57 feet to the center of the West Branch of the Du Page River; Thence northwesterly along said centerline to the Southeast line of Lot 9 in said River and Grove Addition to Warrenville; Thence southwesterly along said Southeast line to the North line of Batavia Road; Thence northwesterly along the North line of Batavia Road to the West line of Lot 2 extended north of Rockwell Estates Post Office, being a re-subdivision in the Northwest quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 24, 1992 as document number R1992-076782; Thence southwesterly along said extended West line, 371 feet to an angle point in said West line; Thence Southwesterly continuing along said West line, 149.76 feet to the North line of Calumet Avenue; Thence westerly along said North line, 185.58 feet to the West line of Rockwell Street; Thence South along said West line, 238.38 feet to the South line of the North 180 feet of Lot 1 in Block 3 in Manning's Warrenville Subdivision, being a subdivision of part of Sections 26, 27 34, and 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 19, 1906 as document number 89268; Thence West along said South line, 191.62 feet to the East line of Lot 2 in DuPuis Assessment Plat of Lot 2 of Manning's Warrenville Subdivision, according to the plat thereof recorded November 8, 1961 as document number R1961-029450; Thence South along said East line to the North line of Lot 3 in said DuPuis Assessment Plat; Thence West along said North line, 200.1 feet to the East line of Lot 3 in aforementioned Manning's Warrenville Subdivision; Thence South along said East line to the North line of a tract of land as described as Parcel 2 in document number R2003-156426 described as follows: That part of Lot 3 (except the southerly 218 feet, measured at right angles to the northerly line of the Chicago, Aurora and Elgin Railroad Company property and except that part lying North of a line drawn East and at right angles to the West line of said Lot 3, from a point in the West line of said Lot 3 that is 440 feet North of the North line of highway as dedicated by instrument recorded November 17, 1941 as document 431337 in Block 3 in Manning's Warrenville Subdivision, being a subdivision of part of Section 26, 27, 34, and 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 19, 1906 as document 89268, in DuPage County, Illinois; Thence West along said North line to the East line of Tract 3 in Walker's Plat of Survey of part of Lot 4 in Block 3 in Manning's Warrenville Subdivision, according to the plat thereof recorded September 13, 1954 as document number 729906. Thence West, 199.5 feet along the North line of said Tract 3 to the West line of said Tract 3; Thence South along said West line to the North line of Lot 1 in Rayco's Phase II, being a subdivision of part of Ludwig's Division of Lot 5 of part of Section 34, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded

November 1, 1988 as document number R1988-125118; Thence West along said North line, 349.47 feet to the West line of said Lot 1; Thence South along said West line, 400.46 feet to the North line of Lot 4 in Rayco's Subdivision, being a re-subdivision of part of River Highlands subdivision of part of Sections 27, and 34, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 25, 1986 as document number R1986-082207; Thence West along said North line, 132.41 feet to the West line of said Lot 4; Thence South along said West line, 100.0 feet to the Northwest line of said Lot 4; Thence West along said Northwest line, 85.60 feet to the West line of said Lot 4; Thence South along said West line, 299.91 feet to the South line of said Lot 4; Thence East along said South line, 70.25 feet to the North line of Butterfield Road (Illinois State Route 56); Thence southeasterly at right angles to the North line of said Butterfield Road to the South line of said Butterfield Road; Thence northeasterly along said South line to the South line of Lot 4 in Manning's Second Assessment Plat of a part of the West half of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 8, 1961 as document number R1961-029450; Thence East along said South line to the North line of Warrenville Public Works Re-Subdivision # 2, being a subdivision in the East half of Section 34, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 7, 2002 as document number R2002-303194; Thence North 62 degrees 24 minutes 41 seconds East along said South line, 628.53 feet to the East line of said Warrenville Public Works Re-Subdivision # 2; Thence South 09 degrees 26 minutes 22 seconds West, along said East line, 132.07 feet; Thence North 80 degrees 38 minutes 37 seconds West, 66.37 feet to the West line of Mignin Drive; Thence South 09 degrees 26 minutes 47 seconds West, along said West line, 811.40 feet to the South line of Warrenville Road; Thence East along said South line, 469 feet to the East line of Rockwell Street extended South; Thence North, along said East line, 904 feet to the South line of Ray Street; Thence East, along said South line, 1373.5 feet to the East line of Curtis Avenue; Thence North, along said East line, 510.4 feet to the Southeast line of Tracy Place extended southwesterly; Thence northeasterly, along said southeasterly line, 469.5 feet to the South line of Batavia Road; Thence southeasterly along said South line extended southwesterly, 25.4 feet to the Southeasterly line of Lot 10 in Block 1 in Warrenville Park Subdivision of part of Section 34 and Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 12, 1926 as document number 217509; Thence North as measured perpendicularly along said Southeasterly line and extended North, 353 feet to a line 287 feet northeasterly of and parallel with the North line of Batavia Road; Thence southeasterly, along said parallel line, 1166.1 feet to the Northwest line of Elmer Frederick's Plat of Survey of part of Lot 24 in aforementioned River and Grove Addition to Warrenville; Thence South 34 degrees 52 minutes East, along said Northeast line extended southeasterly, 280 feet; Thence South 09 degrees 21 minutes East, 177.7 feet to a point on the northerly line of Lot 25 in said River and Grove Addition to Warrenville; Thence southwesterly along said northerly line to the West line of Batavia Road; Thence southerly along said West line of Batavia Road to the North line of Main Street; Thence West along said North line to the West line of Batavia Road extended northerly; Thence South along said West line, 576.32 feet to said Point of Beginning, all in the City of Warrenville, and DuPage County, Illinois.

**Appendix 2: Summary of EAV (by PIN)**

Record	PIN	2011 EAV
1	04-34-205-028	\$ 112,970
2	04-34-205-029	\$ 131,130
3	04-34-205-030	\$ 224,580
4	04-34-205-038	\$ 485,410
5	04-34-205-039	\$ 954,410
6	04-34-205-040	\$ 366,880
7	04-34-207-002	\$ 11,840
8	04-34-207-009	\$ 173,290
9	04-34-207-011	\$ 215,960
10	04-34-207-014	\$ 274,110
11	04-34-402-001	\$ 14,300
12	04-35-100-004	\$ 115,180
13	04-35-100-005	\$ 80,420
14	04-35-100-006	\$ 81,830
15	04-35-100-007	\$ 24,300
16	04-35-100-008	\$ 176,530
17	04-35-103-021	\$ 50
18	04-35-103-022	\$ 31,090
19	04-35-103-023	\$ 31,090
20	04-35-103-024	\$ 37,850
21	04-35-104-004	\$ 41,530
22	04-35-105-001	\$ 26,960
23	04-35-106-008	\$ 242,220
24	04-35-107-001	\$ -
25	04-35-107-002	\$ -
26	04-35-107-003	\$ -
27	04-35-107-004	\$ -
28	04-35-107-005	\$ -
29	04-35-107-006	\$ 2,750
30	04-35-107-010	\$ 26,250
31	04-35-107-011	\$ 183,810
32	04-35-107-021	\$ 68,650
33	04-35-107-022	\$ -
34	04-35-107-025	\$ 56,770
35	04-35-107-026	\$ 55,850
36	04-35-107-027	\$ 13,990
37	04-35-107-028	\$ 47,440
38	04-35-107-029	\$ 13,990
39	04-35-107-030	\$ 79,590
40	04-35-107-031	\$ 57,010
41	04-35-107-032	\$ 39,280
42	04-35-107-033	\$ 68,760
43	04-35-107-034	\$ 3,500

Record	PIN	2011 EAV
44	04-35-107-035	\$ 3,500
45	04-35-107-036	\$ 49,690
46	04-35-107-040	\$ -
47	04-35-107-041	\$ -
48	04-35-107-042	\$ -
49	04-35-107-044	\$ -
50	04-35-107-045	\$ 11,740
51	04-35-107-048	\$ -
52	04-35-107-049	\$ -
53	04-35-110-001	\$ 314,380
54	04-35-110-004	\$ 1,340
55	04-35-110-006	\$ 60,450
56	04-35-110-007	\$ 9,700
57	04-35-110-008	\$ 10,360
58	04-35-110-009	\$ 8,810
59	04-35-110-010	\$ 8,810
60	04-35-110-011	\$ 8,410
61	04-35-110-012	\$ 6,590
62	04-35-110-013	\$ 6,590
63	04-35-110-014	\$ 44,860
64	04-35-110-018	\$ -
65	04-35-111-001	\$ 126,820
66	04-35-111-005	\$ 53,360
67	04-35-111-006	\$ 60,300
68	04-35-111-007	\$ 58,880
69	04-35-111-008	\$ 42,690
70	04-35-111-009	\$ 59,080
71	04-35-111-010	\$ 60,890
72	04-35-111-017	\$ 83,280
73	04-35-111-018	\$ 64,370
74	04-35-111-019	\$ 60,730
75	04-35-111-020	\$ 77,710
76	04-35-111-021	\$ -
77	04-35-111-025	\$ 345,870
78	04-35-111-026	\$ -
79	04-35-111-028	\$ -
80	04-35-113-001	\$ -
81	04-35-113-002	\$ -
82	04-35-113-003	\$ -
83	04-35-114-001	\$ -
84	04-35-114-008	\$ -
85	04-35-115-001	\$ 23,920
86	04-35-115-002	\$ 136,520

<b>Record</b>	<b>PIN</b>	<b>2011 EAV</b>
87	04-35-115-003	\$ 65,400
88	04-35-115-004	\$ 63,520
89	04-35-115-005	\$ 65,790
90	04-35-115-006	\$ 72,770
91	04-35-115-008	\$ 82,270
92	04-35-115-009	\$ -
93	04-35-115-010	\$ 150,400
94	04-35-115-011	\$ 98,390
95	04-35-115-012	\$ 3,270
96	04-35-115-013	\$ 48,600
97	04-35-115-014	\$ 61,150
98	04-35-115-026	\$ 70,090
99	04-35-201-011	\$ -
100	04-35-202-010	\$ 93,610
101	04-35-202-011	\$ -
102	04-35-205-011	\$ -
103	04-35-402-007	\$ 61,640
104	04-35-402-010	\$ 57,780
105	04-35-402-011	\$ 46,360
106	04-35-402-012	\$ 41,080
107	04-35-402-013	\$ 40,680
108	04-35-402-014	\$ 116,300
109	04-35-403-001	\$ 104,780
110	04-35-403-002	\$ 53,320
111	04-35-403-003	\$ 57,530
112	04-35-403-004	\$ 2,120
113	04-35-403-006	\$ 2,200
114	04-35-403-008	\$ 1,650
115	04-35-403-009	\$ 6,160
116	04-35-403-010	\$ 71,890
117	04-35-403-011	\$ 112,810
118	04-35-403-012	\$ 11,280
119	04-35-403-013	\$ 1,540
120	04-35-403-018	\$ 231,110
121	04-35-403-019	\$ 3,000
122	04-35-403-020	\$ 940
123	04-35-403-021	\$ 434,020
124	04-35-403-024	\$ 161,650
125	04-35-403-025	\$ 32,290
126	04-35-403-026	\$ 6,060
127	04-35-404-001	\$ 20,960
128	04-35-404-002	\$ 42,390
129	04-35-404-003	\$ 50,500
130	04-35-404-004	\$ 58,090

<b>Record</b>	<b>PIN</b>	<b>2011 EAV</b>
131	04-35-404-005	\$ 41,450
132	04-35-404-007	\$ 51,790
133	04-35-404-009	\$ 57,310
134	04-35-404-010	\$ 82,900
135	04-35-404-011	\$ 35,520
136	04-35-404-013	\$ 143,150
137	04-35-404-015	\$ 78,970
138	04-35-404-016	\$ 49,540
139	04-35-404-017	\$ 38,380
140	04-35-405-009	\$ -
141	04-35-408-001	\$ 74,590
142	04-35-408-002	\$ 53,430
143	04-35-408-005	\$ 98,080
144	04-35-408-006	\$ 26,030
145	04-35-408-012	\$ 90,220
146	04-35-414-001	\$ 263,810
147	04-35-414-002	\$ 17,970
148	04-35-414-003	\$ 17,970
149	04-35-414-006	\$ 116,890
150	04-35-414-007	\$ 12,300
151	04-35-414-013	\$ 30,540
152	04-35-414-029	\$ 70,950
153	04-35-416-006	\$ 167,100
154	04-35-417-001	\$ -
155	04-35-417-008	\$ -
156	04-35-417-012	\$ -
157	04-35-417-043	\$ -
158	04-35-417-045	\$ -
159	04-35-417-046	\$ -
<b>Estimated Total</b>		<b>\$ 10,695,500</b>

Source: DuPage County Assessor's Office & S. B. Friedman & Company

## **Appendix 3: Assessment of Housing Impact**

The purpose of this section is to assess the potential impact of redevelopment in the Old Town/Civic Center (TIF #3) RPA on existing housing, as set forth in the Tax Increment Allocation Redevelopment Act ("the Act") 65 ILCS 5/11-74.4-1 et seq., as amended. The Act requires that if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the City is unable to certify that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study into the separate Redevelopment Project and Plan required by subsection 11-74.4-5(a) of the Act, which for the purposes hereof shall also be the "Redevelopment Plan."

The primary goal of the Redevelopment Project and Plan is to provide the necessary mechanisms to re-establish the RPA as a cohesive and vibrant mixed-use area that provides a comprehensive range of commercial and retail uses, as well as a diverse mix of housing types to current and future residents. The 2007 Old Town/Civic Center Subarea Plan ("the Subarea Plan"), also prepared by *SB Friedman Development Advisors* ("SB Friedman"), contemplates redevelopment of parcels that include existing and occupied residential units. In the event that private development proposals are presented that result in the removal of existing and occupied units, replacement housing options should be identified. This housing impact study has been prepared to identify available housing in the event of possible displacement.

Under the provisions of the Act, Part I of the housing impact study shall include:

- (i) Data as to whether the residential units are single-family or multi-family units;
- (ii) The number and type of rooms within the units, if that information is available;
- (iii) Whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and
- (iv) Data as to the racial and ethnic composition of the residents in the inhabited residential units, which shall be deemed to be fully satisfied by data from the most recent federal Census.

Part II of the housing impact study identifies the inhabited residential units in the proposed RPA that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- (i) The number and location of those units that will be, or may be, removed;
- (ii) The municipality's plans for relocation assistance for those residents in the proposed RPA whose residences are to be removed;
- (iii) The availability of replacement housing for those residents whose residences are to be removed, and identification of the type, location and cost of the replacement housing; and
- (iv) The type and extent of relocation assistance to be provided.

## Part I

### (i) NUMBER AND TYPE OF RESIDENTIAL UNITS

The number and type of residential buildings in the area were identified during the building condition and land use survey, conducted as part of the eligibility analysis for the area. This survey, completed on September 18, 2012, revealed that the RPA contains 65 residential buildings containing 78 total dwelling units. The number of residential units by building type is described in the following table.

**Table 1: Housing Units in the Old Town/Civic Center (TIF#3) RPA**

Building Type	Total Buildings	Total Units
Single-Family	61	61
Multi-Family	4	17
<b>Total</b>	<b>65</b>	<b>78</b>

Source: *SB Friedman*

### (ii) NUMBER AND TYPE OF ROOMS WITHIN UNITS

The distribution within the RPA of the 78 residential units by number of rooms and number of bedrooms is identified in **Tables 2 and 3** on the following page. The methodology to determine this information is described below.

#### Methodology

In order to describe the distribution of residential units by number and type of rooms within the RPA, *SB Friedman* analyzed 2006-2010 American Community Survey 5-Year Estimates from the Census Bureau for the City of Warrenville. For this portion of the study, we have relied on data at the City level because no room data was available for Block Groups, the level at which we performed race and income analysis in part (iv) of this section. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. The data shows the distribution of housing units by the number of bedrooms and the total number of rooms within each unit. We then applied the 2010 distribution percentage to the total number of units identified in our field work. The estimated distribution of units by bedroom type and number of rooms are described in the following tables.

**Table 2: Units by Bedroom Type**

<b>Number of Bedrooms<sup>1</sup></b>	<b>2010 Census</b>	<b>Current Estimate for RPA</b>
Studio	0%	0
1 Bedroom	5%	4
2 Bedrooms	31%	25
3 Bedrooms	41%	32
4 Bedrooms	19%	15
5+ Bedrooms	3%	2
<b>Total</b>	<b>100%</b>	<b>78</b>

Source: 2006-2010 American Community Survey 5-Year Estimates distribution, applied to current unit counts observed during fieldwork.

**Table 3: Units by Number of Rooms**

<b>Number of Rooms<sup>2</sup></b>	<b>2010 Census</b>	<b>Current Estimate for RPA</b>
1 Room	0%	0
2 Rooms	0%	0
3 Rooms	5%	4
4 Rooms	13%	10
5 Rooms	20%	16
6 Rooms	25%	19
7 Rooms	14%	11
8 Rooms	11%	9
9+ Rooms	11%	9
<b>Total</b>	<b>100%</b>	<b>78</b>

Source: 2006-2010 American Community Survey 5-Year Estimates distribution, applied to current unit counts observed during fieldwork.

<sup>1</sup> As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A housing unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom.

<sup>2</sup> As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.

### (iii) NUMBER OF INHABITED UNITS

According to data compiled from the survey completed by *SB Friedman* on September 18, 2012, the RPA contains an estimated 78 residential units, of which approximately 2 units were identified as vacant. Therefore, there are approximately 76 total inhabited units within the redevelopment area. As required by the Act, this information was ascertained as of September 18, 2012, which is a date not less than 45 days prior to the date that the resolution or ordinance required by Subsection 11-74.4-5 (a) of the Act was, or will be, passed (the date of the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

### (iv) RACE AND ETHNICITY OF RESIDENTS

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined. According to U. S. Census data, the average household size within the Block Groups that comprise the RPA was 2.68 persons in 2011. Therefore, there are an estimated 204 residents living within the proposed boundaries based on the number of inhabited residential units identified in Part 1, section (iii). The racial and ethnic compositions of these residents are shown in the following tables.

**Table 4: Race of Residents in RPA**

Race	Estimated Residents	2011 Estimated ESRI Racial Distribution
Black or African-American Alone	5	2.7%
White Alone	183	89.8%
Asian Alone	10	4.8%
American Indian Alone	0	0.0%
Some Other Race Alone	2	1.1%
Two or More Races	3	1.6%
<b>Total</b>	<b>204</b>	<b>100%</b>

Source: ESRI estimates of 2011 population and racial distribution based on 2010 U.S. Census data.

**Table 5: Hispanic Origin of Residents in RPA**

Hispanic Origin	Estimated Residents (2011)	Estimated Percentage (2011)
Hispanic	10	5%
Non-Hispanic	194	95%
<b>Total</b>	<b>204</b>	<b>100%</b>

Source: ESRI estimates of 2011 population and racial distribution based on 2010 U.S. Census data.

We have also estimated the potential distribution by income of the households living in the inhabited units within the RPA. In order to estimate the number of moderate-, low-, very low-, and very, very low-

income households in the RPA, *SB Friedman* used data from ESRI, a nationally recognized demographic data provider. As determined by the Department of Housing and Urban Development (HUD) and the Illinois Housing Development Authority (IHDA), the definitions of the above-mentioned income categories, adjusted for family size, are as follows:

- (i) A very, very low-income household has an adjusted income of less than 30 percent of the area median income
- (ii) A very low-income household earns between 30 percent and 50 percent of the area median income
- (iii) A low-income household earns between 50 percent and 80 percent of the area median income
- (iv) A moderate-income household earns between 80 percent and 120 percent of the area median income

ESRI estimates that of all households residing within the Block Groups encompassed by the RPA, 14 percent may be classified as very low-income or lower, 12 percent may be classified as low-income, and 18 percent may be classified as moderate-income households.

**Table 6: Households in RPA by Income Category**

Income Category	2011 Percentage (from ESRI)	Number of Households [1]	Annual Income Range (Average HH of 3 Persons)
Very, Very Low Income	7%	5	\$0 - \$20,490
Very Low-Income	7%	6	\$20,490 - \$34,150
Low-Income	12%	9	\$34,150 - \$54,600
Moderate-Income	18%	14	\$54,600 - \$81,960
Subtotal: Moderate-Income or Below	45%	34	\$0 - \$81,960
Above Moderate-Income	55%	42	\$81,960+
<b>Total</b>	<b>100%</b>	<b>76</b>	--

Source: HUD, IHDA, ESRI and *SB Friedman*

[1] Based on the estimated number of occupied housing units observed during fieldwork.

## Part II

### (i) NUMBER AND LOCATION OF UNITS TO BE REMOVED

Currently, there are no proposed redevelopment projects that will result in the permanent displacement of any inhabited residential units. However, it is possible that some existing units may be removed as a result of redevelopment activity over the 23-year life of the RPA. In order to meet the statutory requirements of defining the number and location of inhabited residential units that may be removed, a methodology was established that would provide a rough, yet reasonable, estimate. This methodology is described below.

#### Methodology

The methodology used to fulfill the statutory requirements of defining the number and location of inhabited residential units that may be removed involves three steps:

- (i) Step one counts all inhabited residential units identified on any acquisition lists or maps. No preexisting acquisition lists or maps were identified, nor has an acquisition list been included in the Redevelopment Plan.
- (ii) Step two counts the number of inhabited residential units located on parcels that are dilapidated as defined by the Act. A survey of the entire RPA completed on September 18, 2012 did not identify any residentially occupied dilapidated buildings. We therefore assume that no inhabited residential units are likely to be removed due to demolition or rehabilitation of dilapidated buildings.
- (iii) Step three counts the number of inhabited residential units that exist where the future land use indicated by the Redevelopment Plan will not include residential uses. After reviewing the Proposed Future Land Use for the RPA, we determined that there will be no units impacted by changes to the existing land use. Therefore, the number of inhabited residential units that may be removed due to future land use change at this time is zero.

We have identified all of the inhabited units that meet the criteria described above in order to arrive at a reasonable projection of the total number of inhabited residential units that may be removed as a result of redevelopment projects that are undertaken in accordance with the Redevelopment Plan. Our analysis above suggests that no inhabited residential units would be removed as the result of currently available plans within the RPA. Should a potential redevelopment project come forward that may result in the displacement of inhabited residential units, the City's plan for relocation assistance for those qualified residents in the RPA shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act.

Based on the income distributions in and around the RPA, it is reasonable to assume that approximately 45 percent of households that may be displaced during the life of the RPA are of moderate, low, very low, or very, very low income. However, it is possible that a higher percentage, up to 100 percent, of potentially displaced households could lie within these income brackets. Part (iii) of this section discusses in detail the availability of replacement housing for households of low income or lower.

### **(ii) RELOCATION PLAN**

The City's plan for relocation assistance for those qualified residents in the RPA whose residences may be removed shall be consistent with the requirements set forth in Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in part (iv) below. No specific relocation plan has been prepared by the City as of this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

### **(iii) REPLACEMENT HOUSING**

In accordance with Subsection 11-74.4-3(n)(7) of the Act, if, during the 23-year life of the Old Town/Civic Center (TIF#3) RPA, the acquisition plans change, the City shall make a good faith effort to ensure that affordable replacement housing located in the RPA or within the City of Warrenville is available for any qualified displaced residents.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, *SB Friedman* examined several data sources, including vacancy data from the 2010 U.S. Census, apartment listings from local newspapers, and housing sales data from Multiple Listing Service for the City of Warrenville.

### Vacancy Data

According to 2010 U.S. Census data, the City of Warrenville contained 5,125 housing units, of which 235 (4.6 percent) were vacant. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the greater City of Warrenville as a whole.

**Table 7: Vacancy Rate by Vacancy Status**

Vacancy Status	Old Town/Civic Center (TIF#3) RPA Percentage (2010) [1]	City of Warrenville Percentage (2010)
For Rent	1.21%	1.5%
For Sale	0.44%	1.5%
Rented/Sold But Not Occupied	0.05%	0.2%
For Seasonal/Recreational/Occasional Use/Migrant	0.34%	0.5%
Other	0.41%	0.9%
<b>TOTAL VACANCY STATUS</b>	<b>2.5%</b>	<b>4.6%</b>

Source: 2010 U.S. Census

[1] Based on distributions of 2010 U.S. Census data by vacancy type, applied to the estimated number of vacant units observed during fieldwork. 2010 U.S. Census data is the best available data which specifies vacancy type at the Block Group level.

### Replacement Rental Housing

According to information obtained from the City of Warrenville by *SB Friedman*, there are no current projects located within the RPA that will result in a loss of housing units. However, the possibility remains that some existing units may be removed in the future as a result of redevelopment activity over the 23-year life of the RPA. Therefore, a sample of possible replacement rental housing units was identified.

The location, type, and cost of this sample were determined through the examination of classified advertisements from the *Chicago Tribune* and Apartments.com during the month of October 2012. Due to a relatively small pool of available properties in Warrenville, the sample also includes the nearby communities of Naperville and Wheaton.

The range of maximum affordable monthly rents, according to IHDA standards, is shown in the following table in comparison with the advertised rents found in the aforementioned newspaper and online listings.

**Table 8: Available Apartments in Warrenville Area Compared to HUD Fair Market Rents**

Number of Bedrooms	Implied Family Size [1]	DuPage County Fair Market Rents [2]	Observed Range [3]	Units in Sample
Studio	1	\$745	\$966 - \$1,088	3
1	1.5	\$853	\$979 - \$1,244	12
2	3	\$958	\$1,182 - \$1,508	12
3	4.5	\$1,171	\$1,581 - \$1,760	3
4	6	\$1,323	N/A	0
<b>Total</b>				<b>30</b>

Source: HUD, *Chicago Tribune*, Apartments.com, and SB Friedman

[1] Derived from the number of bedrooms using HUD formulas.

[2] FY2012 Fair Market Rents Defined by HUD.

[3] Based on a random sample of apartments located in Warrenville, Naperville and Wheaton, and advertised in the *Chicago Tribune* and Apartments.com during the month of October 2012.

**Table 10** on page 10 provides a detailed summary of the apartment listings found in the *Chicago Tribune* and Apartments.com during the month of October 2012. The table above indicates that the greatest number of available apartments have one or two bedrooms. No apartments containing four or more bedrooms were listed. The lack of units containing four or more bedrooms indicates that these unit types are more present in owner-occupied, single-family homes. The sample above also indicates that listing rent levels for the majority of unit types are higher than DuPage County's fair-market rent levels defined by HUD. DuPage County fair-market rents are the most geographically specific data available for the Chicago area through HUD. This may suggest that market rents are not affordable to many of the renter households in the RPA.

SB Friedman has also researched the availability of subsidized and income-restricted housing in and near the RPA. According to data provided by IHDA, no subsidized and income restricted units were located within the City of Warrenville. However, several affordable housing properties are located in the adjacent community of Naperville. These properties were reported as containing a total of 429 units, including one-bedroom, two-bedroom, and three-bedroom units. Of this total, 428 are income-restricted units, of which an estimated 237 units are indicated as Section 8 housing. In Section 8 housing, qualifying households are required to pay 30 percent of their income as monthly rent, with the Section 8 subsidy making up the difference between that amount and the contract rent.

The DuPage Housing Authority publishes updated lists of properties that are currently available under the Housing Choice Voucher (Section 8) Program. As of October 11, 2012, the DuPage Housing Authority identified a total of 16 units located in the Warrenville/Naperville/Wheaton area. One two-bedroom unit was identified in Warrenville and 15 one-, two- and three-bedroom units were identified in Naperville and Wheaton. The table below shows a breakdown of these available units by number of bedrooms.

**Table 9: Available Housing Choice Voucher Properties in Warrenville Area**

<b>Unit Type</b>	<b>Number of Available Units</b>
Studio	0
One-bedroom	2
Two-bedroom	13
Three-bedroom	1
Four-bedroom	0
Five-bedroom	0
<b>Total</b>	<b>16</b>

Source: DuPage Housing Authority

**Table 10: Available Market-Rate Apartments in Warrenville Area**

<b>Name</b>	<b>Address</b>	<b>City</b>	<b># Beds</b>	<b>Rent Range</b>	
				<b>Low</b>	<b>High</b>
Village Green at Cantera	30000 Village Green Blvd	Warrenville	1	\$ 1,045	\$ 1,340
			2	\$ 1,230	\$ 1,435
The Ponds	1333 Modaff Road	Naperville	1	\$ 915	\$ 965
			2	\$ 1,100	\$ 1,325
Brookdale Lakes Apartments	1812 Gowdey Rd	Naperville	1	\$ 1,050	\$ 1,345
			2	\$ 1,290	\$ 1,490
AMLI at River Run	1015 Preserve Ave	Naperville	1	\$ 1,350	\$ 1,350
			2	\$ 1,344	\$ 1,816
			3	\$ 1,771	\$ 2,061
5th Avenue Station	200 E 5th Ave	Naperville	Studio	\$ 1,055	\$ 1,140
			1	\$ 1,150	\$ 1,530
			2	\$ 1,380	\$ 1,620
Wheaton Center	2 Wheaton Center	Wheaton	Studio	\$ 1,014	\$ 1,094
			1	\$ 967	\$ 1,313
			2	\$ 1,114	\$ 1,741
Willows of Wheaton	2019 N Main St	Wheaton	1	\$ 950	\$ 1,000
			2	\$ 1,225	\$ 1,400
AMLI at Danada Farms	2 Sterling Circle	Wheaton	1	\$ 952	\$ 1,342
			2	\$ 1,323	\$ 1,568
			3	\$ 1,547	\$ 1,709
The Preserve at Cress Creek	701 Royal Saint George	Naperville	1	\$ 790	\$ 1,250
			2	\$ 870	\$ 1,570
Iroquois Club Apartments	1101 Iroquois Ave	Naperville	Studio	\$ 829	\$ 1,029
			1	\$ 859	\$ 1,232
			2	\$ 1,129	\$ 1,541
Brookdale on the Park Apartments	1652 Brookdale Rd	Naperville	1	\$ 899	\$ 974
			2	\$ 1,024	\$ 1,340
			3	\$ 1,425	\$ 1,510
Lorraine Park & Parkview Apartments	1445 Lorraine Rd	Wheaton	1	\$ 875	\$ 920
			2	\$ 1,150	\$ 1,250

Source: *Chicago Tribune* and Apartments.com listings during the month of October 2012

### Replacement For-Sale Housing

In order to determine the availability of replacement for-sale housing for those home owners who may potentially be displaced, *SB Friedman* reviewed data available from the Multiple Listing Service (MLS) of Northern Illinois, which lists most of the currently active for-sale properties in the Northern Illinois region, as well as historical listings over the past three years. The following table describes housing sales for detached and attached (condominium and town home) residential units within the City of Warrenville for the past three years, as well as all current available properties listed for sale.

**Table 11: Warrenville Home Sales, 2009 through 2011, and Currently Active Properties**

Price Range	2009 Sales	2010 Sales	2011 Sales	Currently Active Properties (as of 10/11/12)
\$0 - \$100,000	3	25	39	35
\$100,000 - \$150,000	4	28	31	32
\$150,000 - \$200,000	5	34	30	33
\$200,000 - \$250,000	8	17	10	10
\$250,000 & Above	8	20	18	32
<b>Totals</b>	<b>28</b>	<b>124</b>	<b>128</b>	<b>142</b>

Source: Multiple Listing Service of Northern Illinois, *SB Friedman*

### Conclusions

Based on the available data, we anticipate that the rental and for-sale residential markets for the community areas in and around the RPA should be adequate to furnish needed replacement housing for those residents that may potentially be displaced because of redevelopment activity within the RPA. There are currently 78 total housing units in the RPA, and 188 units identified in this sample study that are currently available for rent or sale in the greater Warrenville area.

Vacancy data also suggests that there are as many as 235 vacant units in the City of Warrenville. Therefore, there may be as many as three available units for every one unit potentially displaced in the RPA. Additionally, there are no planned redevelopment projects that will reduce the number of residential units within the RPA, and those that might be proposed in accordance with the Redevelopment Plan may include new residential units. Therefore, it is assumed that any displacement caused by activities as part of the Redevelopment Plan could potentially occur simultaneously with the development of new housing, either rental or for-sale. As a result, there could potentially be a net gain of residential units within the RPA. Furthermore, it is likely that any displacement of units would occur incrementally over the 23-year life of the RPA as individual development projects are initiated.

**(iv) RELOCATION ASSISTANCE**

In the event that the implementation of the Redevelopment Plan results in the removal of residential housing units occupied by low-income or very low-income households in the RPA, or the displacement of low-income or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations hereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The City shall make a good faith effort to ensure that this affordable housing is located in or near the RPA.

As used in the above paragraph, “low-income households,” “very low-income households,” and “affordable housing” have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, 310 ILCS 65/3 et seq., as amended. As of the date of this study, these statutory terms are defined as follows:

- (i) “Low-income household” means a single person, family, or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937;
- (ii) “Very low-income household” means a single person, family, or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income for the area are determined from time to time by the United States Department of Housing and Urban Development for purposes of Section 8 of the United States Housing Act of 1937; and
- (iii) “Affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income as stated for such households, as applicable.

The City of Warrenville will make a good faith effort to relocate these households to affordable housing located in or near the RPA and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970.