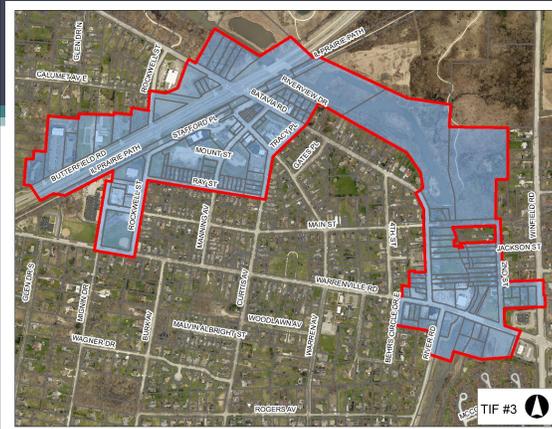


# FY 2023 Old Town/Civic Center TIF District #3 Annual Joint Review Board Meeting

December 4, 2024



1

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## TIF 3 Financials

### EQUALIZED ASSESSED VALUE

- Base Year (2013) - \$9,167,480
- FY 2023 - \$12,276,080
- FY 2024 - \$16,567,910

### TIF REVENUE

- FY 2023 - \$439,909
- FY 2024 - \$632,758

### TIF #3 ALLOCATION FUND BALANCE DEFICIT

- Increased from \$3,142,473 to \$3,503,141

2

3

# FY 2024 Redevelopment Activity

Public Hearing 12/19

Seeking Permits and Liquor License to Open Former Satisfied Frog

Evolet Eve is working on plans to expand business to include coffee shop

3

4

# FY 2024 Redevelopment Activity

Reuse of Blacksmith as Retail Concept

Reuse of City Garage for Retail Concept

4

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# FY 2024 City TIF Investments

- Former Citgo Property Site Remediation - \$750,224
  - Finding of No Significant Impact Achieved
  - Completing Subdivision Process
  - Ready to Market in 2025

FROM...

TO...

5

6

# FY 2024 City TIF Investments

**Batavia Road Streetscape:**

- Enhanced Access to Area Businesses for Cars, pedestrians and cyclists
- Added On-Street Parking near Warrenville Road, Tracy Place, and south of Manning

6

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# FY 2024 City TIF Investments

## Warrenville By Design Overlay - \$59,329 (Approved August 2024)

**3. VILLAGE SHOPFRONT**

**3.a. DESCRIPTION**  
The Village Shopfront building type is for use in small-scale nodes of shopping, services, and dining activities typically with upper story residential. The Village Shopfront is intended to combine characteristics of typical main-street style, ground-story storefront buildings with elements of residential buildings, such as pitched roofs and mansards such as hip siding. Buildings are oriented to the street or courtyards with entrances on the front, typically at the sidewalk level.

**3.b. ALLOWED LOCATIONS**  
See the locations shown on the allowed building types maps in [Figure 3](#) and [FIGURE 2](#).

**3.c. IMAGES**  
The images shown in [Figure 3](#) are intended to illustrate the general character of the building type; the buildings and sites in each image may not fulfill all of the building type regulations.

**3.d. REGULATIONS**

(1) **General Regulations.** See [Sec. 2](#) for regulations applicable to all building types, including ones, front streets, courtyards, and parking and loading.

(2) **Regulation Specific to this Building Type.** The following tables and illustrations regulate this specific building type. See [Sec. 1d](#) for administratively approved dimensional allowances.

(3) **Measurements & Definitions.** See [Sec. 1f](#) for measuring regulations and definitions.



MIXED-USE & MIDDLE HOUSING OVERLAY

ADOPTED  
AUGUST 5, 2024

**3.a. DESCRIPTION**  
The Village Shopfront building type is for use in small-scale nodes of shopping, services, and dining activities typically with upper story residential. The Village Shopfront is intended to combine characteristics of typical main-street style, ground-story storefront buildings with elements of residential buildings, such as pitched roofs and mansards such as hip siding. Buildings are oriented to the street or courtyards with entrances on the front, typically at the sidewalk level.

**3.b. ALLOWED LOCATIONS**  
See the locations shown on the allowed building types maps in [Figure 3](#) and [FIGURE 2](#).



**Figure 3. Examples of Village Shopfront Buildings.**

WARRENVILLE BY DESIGN 9

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# FY 2024 Old Town/Civic Center TIF District #3 Annual Joint Review Board Meeting

## QUESTIONS?

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# FY 2024 Southwest/Route 59 Corridor TIF District #4 Annual Joint Review Board Meeting



December 4, 2024



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## TIF 4 Financials

### EQUALIZED ASSESSED VALUE

- Base Year (2016) - \$8,216,231
- FY 2023 - \$17,688,733
- FY 2024 - \$42,381,422

### TIF REVENUE

- FY 2021 - \$204,200
- FY 2022 - \$398,924
- FY 2023 - \$11,971,948
- FY 2024 - \$3,124,998

### TIF #4 ALLOCATION FUND BALANCE

Increased from to \$8,694,690 to \$10,197,478

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# FY 2024 Redevelopment Activity

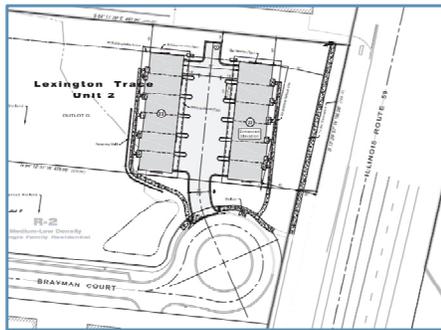
## Lexington Trace Townhome Projects – Unit 2 & 3

### Unit 2:

- 1.85 Acres
- 2 Buildings; 12 units
- All Units Now Occupied

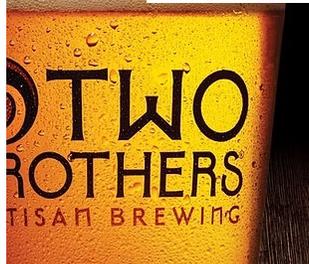
### Unit 3

- 3.4 Acres
- 6 Buildings; 36 units
- Only 3 Units Left to Close – Scheduled for 12/10/24, 12/12/24 and 12/18/24



Under Construction – New Retail Center

# FY 2024 Redevelopment Inquiries & Opportunities



# FY 2024 City TIF Investments

## Well No. 13 & Iron Filtration Building

- 30W121 Estes Street
- SCOPE OF PROJECT
  - Mass grading \$436,131
  - Installation of water and sanitary sewer stubs and drilling new City water well \$427,164
  - Construction of iron filtration building (Cost TBD)
- As of June – New Well Drilled & Tested
- Building Construction anticipated in 2025



## 500,000 Gallon Water Tower

- 1.12 Acre Lot near SW Corner of Thornton's Gas Station
- Height +/- 157 feet
- \$4,235,000 Contract Awarded to Maguire Iron February 5, 2024
- Concrete Pour Began in July
- Base Completed in September
- Steel Structure being Manufactured in SD
- Project Completion August 2025



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# FY 2024 Southwest District/Route 59 Corridor TIF District #4 Annual Joint Review Board Meeting

QUESTIONS?

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