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I. TAX INCREMENT FINANCING

In February 1977, the Illinois General Assembly passed the initial version of what is now the present Tax Increment Allocation Redevelopment Act (the “Act”) (65 ILCS 5/11-74.4-1 et seq.). This 1977 legislation was the initial authorization for the use of tax increment financing (“TIF”) in Illinois. The Act provides a means for municipalities, after the approval of a Redevelopment Plan, designation of a Redevelopment Project Area and adoption of tax increment allocation financing, to redevelop blighted, conservation, or industrial park conservation redevelopment project areas and to finance “redevelopment project costs” (“Redevelopment Project Costs”) with “incremental property tax revenues” (“Incremental Property Taxes”). Incremental Property Taxes are derived from the increase in the equalized assessed valuation (“EAV”) of taxable real property within the Redevelopment Project Area over and above the equalized assessed value of such property from the time tax increment allocation financing is adopted (“Initial EAV”). Any year-to-year increase in EAV over the Initial EAV of such property is then multiplied by the current tax rate, which results in Incremental Property Taxes.

The Act defines a number of eligible items that qualify as Redevelopment Project Costs. Incremental Property Taxes may pay for eligible Redevelopment Project Costs or may be pledged, notes or other obligations issued for that purpose. In addition, a municipality may pledge, as payment, additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and may issue bonds backed by the general obligation of the municipality or payable solely from Incremental Property Taxes and other sources.

As stated above, as a result of the adoption of TIF, Incremental Property Taxes are captured as new tax revenues generated by the increase of the EAV over the Initial EAV. This increased EAV of properties can result from a municipality’s redevelopment program, improvements, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by application of their tax rates on the Initial EAV of properties within the Redevelopment Project Area. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations have been paid and the designation of the redevelopment project is terminated. If the taxing districts have building and structures in the Redevelopment Project Area, those facilities are eligible for repair, remodeling and rehabilitation to the extent funds are available.

Any capitalized term not otherwise defined herein shall have the same meaning ascribed to such term by the Act.

II. THE UNITED CITY OF YORKVILLE

The United City of Yorkville (the “City”) is located approximately 50 miles southwest of Chicago within Kendall County’s Fox River Valley as the Fox River runs directly through the City. The City is generally bounded by the Villages of Montgomery and Sugar Grove to the north; the Village of Oswego the east; the City of Plano to the west; and, the City of Morris to the south.

The town of Yorkville was originally settled in 1832 as an agricultural business center with a downtown district south of the Fox River on Bridge Street. Although the City started as a small town, growth has been a hallmark of the community since its inception as illustrated by Yorkville’s designation as the County Seat in 1859; the establishment of the Chicago Burlington and Quincy railroad route through Yorkville in 1870; and, Yorkville’s incorporation in 1887. Yorkville grew even further when in 1957, based on shared circumstances, the then town of Yorkville and its neighbor to the north of the Fox River, the town of Bristol, combined to form what we know today as the “United City of Yorkville”.

Between 1960 and the census of 2000, the City’s population grew to 6,189. In the following 10 years, the population grew by over 10,000 people to 16,921 per the 2010 census. Due to the swelling population, the City is currently in the process of conducting a special census as it estimates its current population at 18,500 people. The City continues to annex hundreds of acres; develop residential subdivisions, commercial corridors and an industrial park; and, has begun to attract tourists with the recreational amenities provided by the Fox River and the opening of the Marge Cline Whitewater Course at the Glen D. Palmer Dam located at the City’s Bicentennial Riverfront Park.

Despite the aforementioned population increase and the substantial residential and commercial development in recent years, little has been done to the area comprising the City’s “downtown district” to keep up with the changing times.

Many of the buildings therein suffer from deterioration as a result of aging such as defects in doors, windows, porches, gutters, downspouts and fascia. As the oldest part of the City, the area is also serviced by outdated utilities that are insufficient to keep up with the growing population. In addition, because of its age, the area was developed at a time when a comprehensive plan did not exist for the City, resulting in a poor street design that impedes the overall flow and plan of the City. Finally, and most distressing, is the rampant decline in the assessed values of properties within the area.

As regional growth of the Chicago metropolitan area proceeds southwestward, the City has focused its planning efforts on guiding development to assure a compatible balance of land uses reflective of the City’s small town heritage but also responsive to its continuing population growth and contemporary development opportunities. Implementation of the Act shall permit the City to provide incentives to attract developers, who have been unwilling to undertake development to date because of the factors detailed above, which development would eradicate those same detrimental factors and bring the City’s downtown district in line with the Comprehensive Plan which the City adopted in 2016.

III. REDEVELOPMENT PROJECT AREA

The proposed “United City of Yorkville, Kendall County, Illinois Downtown Redevelopment Project Area #2”, as legally described on Exhibit A hereto and depicted by the map attached hereto as Exhibit B (the “Redevelopment Project Area”), encompasses some of the oldest structures in the United City of Yorkville dating from the late 1800’s and early 1900’s including the Kendall County Courthouse originally built in 1864. This Downtown district is a mixed-use area with a range of commercial and retail uses, restaurants, residential uses, public and civic uses with a few industrial uses remaining from the dependence on the Fox River and freight rail line in the past. In the early 1970’s however, commercial development occurred at the intersecting corridors of US Route 34 and IL Route 47 which included a strip retail center, big box uses and businesses. This new auto-oriented commercial area significantly imported the Downtown district and new private investment in the Downtown diminished. The current land uses within the Project Area are detailed on the map attached hereto as Exhibit C.

In 2000, the City began to address the changing opportunities for redevelopment of the Downtown and in 2005, adopted the “United City of Yorkville Downtown Vision Plan” which set forth recommendations for development and redevelopment in this area. As a part of its strategy, in 2006, the City designated the area as a “redevelopment project area” under the Act in order to revitalize the Downtown and stimulate new development, redevelopment and rehabilitation in the Downtown.

The best efforts on the part of the City’s capable staff were thwarted by the country’s economic decline occurring shortly after the adoption of the TIF Act. The opportunities for growth and redevelopment were seriously limited for some period of time. Since the date of the adoption of the Act in 2006, as applicable to the Downtown, the equalized assessed value of all properties included in this redevelopment project area increased from \$5,745,902 to \$5,865,094 a total increase of approximately two percent (2%) in ten (10) years.

The City has come to the realization that it must give more attention to the Downtown in order to retain its colorful history while providing the infrastructure and amenities needed. The construction of the Marge Cline Whitewater Course at Bicentennial Riverfront Park in 2010 was expected to create new interest in the Downtown district, however, minimal redevelopment has occurred. This Redevelopment Plan provides an updated coordinated plan for sixty (60) parcels of property included in the 2006 Downtown Redevelopment Project Area, and the addition of adjacent parcels in order to address the recommendations provided by the City’s 2016 Comprehensive Plan and the improvements of the river front.

The Project Area is positioned around the Route 47 and Van Emmon Street intersection and its general boundary contains a majority of the parcels both north and south of Van Emmon Street from 5 blocks West of Route 47 to 3 blocks east of Route 47, as well as parcels on the east side of Main Street from Madison Street to Washington Street, parcels on the west side of Mill St from Van Emmon Street to Ridge Street, parcels on the east side of Heustis Street from Van Emmon Street to Fox Street, and parcels on the east side of Route 47 from Washington Street to Van Emmon Street.

IV. REDEVELOPMENT PLAN TO ADDRESS EXISTING CONDITIONS

- A. Upon the designation of the Redevelopment Project Area as a “redevelopment project area” under the Act, the City intends to use tax increment financing to pay Redevelopment Project Costs and to stimulate private investment for development and redevelopment thereby eliminating those conditions, the existence of which qualified both the improved area and vacant area of the proposed Redevelopment Project Area. Under the Act, the purpose for preparation of a Redevelopment Plan is to set forth a guide to be undertaken for activities with a goal toward stimulating comprehensive and coordinated redevelopment in order to induce private investment.

As required by the Act, each Redevelopment Plan must include the program to be undertaken by the municipality in order to complete its objectives and must set forth the following:

1. an itemized list of estimated redevelopment project costs;
 2. evidence indicating that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise;
 3. an assessment of any financial impact of the redevelopment project area on or any increased demand for services from any taxing district affected by the plan and a program to address such financial impact or increased demand;
 4. the sources of funds to pay development or redevelopment costs;
 5. the nature and term of the obligations to be issued, if any;
 6. the most recent equalized assessed valuation of the proposed Redevelopment Project Area;
 7. an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the proposed Redevelopment Project Area;
 8. a commitment to fair employment practices and an affirmative action plan;
 9. if it concerns an industrial park conservation area, the plan shall also include a general description of any proposed developer, user and tenant of any property; a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of new employees to be employed in the operation of the facilities to be developed; and,
 10. if property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement.
- B. The Act prohibits the adoption of a Redevelopment Plan unless the municipality complies with the following:
1. The municipality finds that the proposed redevelopment project area 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 the redevelopment plan.

2. The municipality finds that the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality.
3. The redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued which may be issued to finance redevelopment project costs. Those dates may not be later than the dates set forth under Section 11-74.4-3(n)(j)(3); i.e., not later than December 31 of the year in which the payment to the municipal treasurer of Incremental Property Taxes is to be made with respect to real estate taxes levied in the twenty-third year after the year in which the ordinance approving the Redevelopment Project Area is adopted.

V. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

A. Redevelopment Project Area Goals

In order to benefit from the Act and achieve new private investment within the proposed Redevelopment Project Area, the City must establish a framework for guiding decisions to be made as a part of the implementation of this Redevelopment Plan. These include:

1. Preservation of the history of the City through retention of historic structures.
2. Creation of an environment within the Redevelopment Project Area that will contribute more positively to the health, safety and general welfare of the City and preserve or enhance the value of properties in and adjacent to the Redevelopment Project Area.
3. An increase in the sales tax base of the City and the property tax base of overlapping taxing districts.
4. Addition of new amenities, businesses and services to the City thereby creating new jobs and retaining existing jobs for City and area residents.
5. Strengthening the economy and future economic viability of the Downtown and the larger community.
6. Stabilizing a revitalized downtown business district.
7. Rehabilitation and renovation of structures within the Redevelopment Project Area to address the current market place requirements.
8. Sound economic development within the Redevelopment Project Area that is consistent with the 2016 Comprehensive Plan for the development of the Downtown and the City as a whole.

B. Redevelopment Objectives

The designation of the Redevelopment Project Area as a “redevelopment project area” under the Act shall grant the City the power to:

1. Reduce or eliminate those conditions that qualified the Redevelopment Project Area as a “conservation area”. Reduce or eliminate those blighting conditions in the improved “conservation area” which qualified said area as a Redevelopment Project Area. Such conditions include deterioration, inadequate utilities, lack of community planning and a declining equalized assessed value as defined by the Act, as more fully described in the Eligibility Study in order to encourage the redevelopment of the Redevelopment Project Area.
2. Encourage preservation of the historic appearance of buildings, rights-of-way, and open spaces and encourage the development and improved standards of design.
3. Strengthen the economic vitality of the Redevelopment Project Area by increasing business activity, improving the tax base, and providing job opportunities.
4. Stimulate through incentives, if necessary, new private investment in improvements and redevelopment within the Redevelopment Project Area.
5. Provide needed public improvements to the infrastructure or facilities in proper relationship to the projected demand for such facilities and in accordance with present-day standards

for such facilities. Infrastructure improvements should address the problems cited in the Eligibility Study in order to encourage redevelopment of the Redevelopment Project Area.

6. Provide needed financial assistance, if necessary, to induce a broad range of improvements.
7. Provide the renovation and rehabilitation of structures where economic obsolescence is a material impediment to the redevelopment of the Redevelopment Project Area.
8. Address the deteriorating street pavement, sidewalks, parking areas, driveways and curbs.
9. Improve the visual attractiveness of the City through landscaping and coordination of design in the Redevelopment Project Area.
10. Improve opportunities for commercial, office and mixed-use development and redevelopment.

C. Redevelopment Implementation Strategy

The implementation and conclusion of a well-devised redevelopment strategy is a key element in the success of this Redevelopment Plan. In order to maximize program efficiency and to take advantage of redevelopment interest in the Redevelopment Project Area, and with full consideration of available funds, the City intends to proceed in an expeditious manner.

A combination of public and private investments is an essential element of this Redevelopment Plan. In order to achieve the foregoing investments and improvements, the City may enter into agreements, including agreements with private developers, proposing that assistance may be provided pursuant to the Act, where deemed appropriate, to facilitate private projects and development. The City may also contract with other entities, including governmental units, to accomplish certain public and private projects as contained in this Redevelopment Plan.

VI. LACK OF DEVELOPMENT, GROWTH AND FISCAL IMPACT ON TAXING DISTRICTS

A. Evidence of the lack of development and growth within the Redevelopment Project Area

As documented in the Eligibility Study, attached hereto and incorporated herein as Exhibit D, the Redevelopment Project Area has suffered from a lack of growth and development through investment by private enterprise and qualifies as a “conservation area”. Absent financial assistance from the City, development or redevelopment in the Redevelopment Project Area is not reasonably anticipated to occur.

The Redevelopment Project Area’s blighting conditions, as documented in the Eligibility Study, are reasonably present to a meaningful extent, are reasonably distributed throughout the Redevelopment Project Area, and will continue to worsen if not addressed by the City. In addition, these conditions discourage private sector investment whether in development of residential opportunities or commercial enterprises or in the redevelopment of existing facilities. Accordingly, the City finds that actions taken, at least in part, through the implementation of this Redevelopment Plan will significantly mitigate such problems.

B. Assessment of Fiscal Impact on Affected Taxing Districts

It is not anticipated that redevelopment projects implemented as part of this Redevelopment Plan will have a negative financial impact on or cause increased demand for services or capital improvements from any taxing district affected by the Redevelopment Plan. No current property taxes will be diverted from any taxing district. Instead, taxing districts could benefit from distributions of any surplus tax increment. Capital funds will also be available to assist in the development of public improvements. The Redevelopment Project Costs set forth in Section VIII of this Redevelopment Plan provide for significant amounts to pay taxing district capital costs in accordance with the Act should impacts be greater than expected.

The following is an assessment of the impact on each individual taxing district:

Kendall County

There is expected to be no impact and no expected increase in demand for services or negative financial impact.

Waubensee Community College District #516

There is expected to be no impact and no expected increase in demand for services. Funds are also available for job training.

United City of Yorkville

There is expected to be minimal impact and minimal expected increase in demand for services. Funds are available for capital projects undertaken by the City within the Redevelopment Project Area.

Yorkville Unit School District 115

Residential development may be a component of the implementation of the Redevelopment Plan for the Redevelopment Project Area. In the event the net amount of students from development undertaken in the Redevelopment Project Area increases as a result of the TIF assistance to the development of housing units, funds have been allocated in the budget for estimated Redevelopment Project Costs hereinafter set forth for reimbursement pursuant to the Act. In addition, funds are available for capital costs which may be incurred by the district as a result of activities in the Redevelopment Project Area.

Kendall Township

There is expected to be no impact and no expected increase in demand for services or negative financial impact.

Bristol Township

There is expected to be no impact and no expected increase in demand for services or negative financial impact.

VII. REDEVELOPMENT ACTIVITIES

Pursuant to the goals and objectives as stated in Article V, the City will implement a coordinated program of action. The City may use any program element authorized by the Act including, but not limited to, those listed below. The City proposes to achieve the redevelopment goals and objectives of this Redevelopment Plan for the Redevelopment Project Area through the use of “incremental property taxes” available to it pursuant to the Act and through public financing techniques including, but not limited to, tax increment financing and by utilizing such other financing techniques deemed necessary to undertake some or all of the following activities and improvements:

1. Analysis, Administration, Studies, Surveys, Legal, etc.

The City may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, design façade improvements, study alternative potential uses, survey current needs for the City, provide legal services to establish, implement and administer the Redevelopment Plan.

2. Property Assembly

The City, or an agent for the City, may acquire and assemble land for the purpose of development or redevelopment. Underutilized or misused property may be acquired by purchase, exchange, or long-term lease by private developers or the City for the purpose of new development or redevelopment.

3. Land Preparation

The City may assist in the preparation of land to include demolition, environmental remediation, and flood mitigation.

4. Rehabilitation and Lease Hold Improvements

The City may assist in rehabilitation, remodel, repair, and lease hold improvements.

5. Land Acquisition

The City may purchase land within the proposed Redevelopment Project Area.

6. Development or Redevelopment Agreements

The City may enter into development and redevelopment agreements with private or public entities in the furtherance of this Redevelopment Plan. Such agreements may be for the assemblage of land, construction of improvements or facilities, improvement of access, the provision of services, reimbursement of eligible redevelopment project costs under the Act or any other lawful purpose. Agreements may contain terms and provisions that are more specific than the controls that are summarized in this Redevelopment Plan.

In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabbing, or expanding a business facility and abandons or relocates its facility in violation of a redevelopment agreement, the City reserves the right to collect reimbursement for funds extended in accordance with the Act.

7. Provision of Public Works or Improvements

The City may provide public works and improvements that are necessary to service the Redevelopment Project Area in accordance with the Redevelopment Plan. Public works and improvements may include, but are not limited to, the following:

Streets, Sidewalks, Lighting, Utilities, and Parking

Public infrastructure improvements may be necessary to adequately serve the Redevelopment Project Area and potential new development. Improved access will be necessary to develop portions of the Redevelopment Project Area. Certain infrastructure improvements, in connection with and adjacent to the Redevelopment Project Area, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.

Landscaping

Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

Sanitary Sewer System

Improvements and rehabilitation of sanitary sewer mains to eliminate sewer backup including the relining of existing sewer mains and replacement of manholes. In addition, improvements to the City's wastewater treatment system must be made, including the construction of a new waste water treatment plant.

Stormwater Management

Analysis of the existing stormwater management structure and improvements as may needed to be created to reduce stormwater runoff.

Coordinate Design for Improvement within the Redevelopment Project Area

Where possible, design elements should be planned in such a way as to make the Redevelopment Project Area aesthetically pleasing. Consistent and coordinated design patterns should be promoted.

Job Training

The City may assist facilities and enterprises located within the Redevelopment Project Area in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and,
- Other federal, state, county, or non-profit programs that are currently available or will be developed and initiated over time.

Interest Subsidy

Funds may be provided to reimburse redevelopers for a portion of interest costs related to the construction of qualifying redevelopment facilities and improvements.

Assist in Financing Redevelopment Project Area Contiguous TIFs

Funds derived from either this Redevelopment Project Area or others that may be contiguous are eligible to be used for the support of the other redevelopment programs under this Redevelopment Plan.

The Project Area's proposed land uses will be as detailed on the map attached hereto as Exhibit E.

VIII. ESTIMATED REDEVELOPMENT PROJECT COSTS

The Act defines Redevelopment Project Costs as the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and its implementation through development and redevelopment projects. All costs to be paid or reimbursed in the Redevelopment Project Area will conform to this definition.

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. The activities and improvements and their estimated costs (2017 dollars) are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the Redevelopment Project Area, the City may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are in addition to total Redevelopment Project Costs.

The total Redevelopment Project Costs set forth below are an upper estimate of expenditures and do not commit the City to undertake any particular Redevelopment Project Costs.

While all of the costs in the budget below are eligible Redevelopment Project Costs under the Act and this Redevelopment Plan, inclusion herein does not commit the City to finance all of these costs with TIF funds.

A. Total Redevelopment Project Budget

DESCRIPTION	COST
Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1-1.5).	\$200,000
Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6).	\$50,000
Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, 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 provided for by 65 ILCS 5/11-74.4-3(q)(2).	\$4,000,000
Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).	\$2,000,000

Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(4).	\$3,000,000
Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area, as provided for by 65 ILCS 5/11-74.4-3(q)(5).	\$ 150,000
Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).	\$2,000,000
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 the Redevelopment Plan (impacts such as those on the City may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).	\$ 300,000
Relocation costs to the extent that a municipality determines that relocation costs shall be paid or the municipality is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).	\$ 100,000
Payment in lieu of taxes, as provided by 65 ILCS 5/11-74.4-3(q)(9).	\$ 500,000
Cost 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 a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality 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 and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).	\$150,000

Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).	\$500,000
Contributions of incremental revenues transferred to contiguous redevelopment project areas, as provided for by 65 ILCS 5/11-74.4-4(q).	\$1,000,000
Total Estimated Costs	\$13,950,000

Notes regarding Redevelopment Project Costs:

1. All costs are in 2017 dollars and may be increased annually after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor, as allowed by the Act.
2. Private redevelopment costs and investment are in addition to the above.
3. To the extent permitted by law, the City reserves the right to adjust and transfer budgeted amounts within the Total Estimated Costs within the Total Redevelopment Project Budget among the categories of eligible Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Redevelopment Project Budget, other than as otherwise provided in a. above.
4. Certain infrastructure work in connection with and appurtenant to the Redevelopment Project Area can be undertaken under the Act.

IX. MOST RECENT EQUALIZED ASSESSED VALUATION FOR THE REDEVELOPMENT PROJECT AREA

The most recent equalized assessed valuation for the Redevelopment Project Area is based on 2016 and is \$4,487,777.00.

X. ANTICIPATED EQUALIZED ASSESSED VALUATION FOR THE REDEVELOPMENT PROJECT AREA

Upon completion of the redevelopment of the Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the EAV of the property within the Redevelopment Project Area would increase to between approximately \$15,000,000 to \$18,000,000 depending upon market conditions and the scope of the redevelopment projects.

XI. COMMITMENT TO FAIR EMPLOYMENT PRACTICES AND AN AFFIRMATIVE ACTION PLAN

The City is committed to and will affirmatively implement the assurance of equal opportunity in all personnel and employment actions with respect to this Redevelopment Plan. This includes, but is not limited to: hiring, training, transfer, promotion, discipline, fringe benefits, salary, employment working conditions, termination, etc. without regard to any non-merit factor, including race, national origin, color, religion, sex, sexual orientation, gender identity, disability (physical or mental), age, marital status, status as a parent, or genetic information.

In order to implement this principle for this Redevelopment Plan, the City shall require and promote equal employment practices and affirmative action on the part of itself and its contractors and vendors. In particular, parties engaged by the City shall be required to agree to the principles set forth in this section.

XII. COMPLETION OF REDEVELOPMENT PROJECT AND RETIREMENT OF OBLIGATIONS ISSUED TO FINANCE REDEVELOPMENT PROJECT COSTS

The Redevelopment Project is to be completed and all obligations issued to finance Redevelopment Project Costs are to be retired upon receipt of the incremental property taxes generated from the twenty-third (23rd) year after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the City treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the Redevelopment Project Area was adopted.

XIII. PROVISIONS FOR AMENDING THE REDEVELOPMENT PLAN AND PROJECT

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

EXHIBITS

Exhibit A	Legal Description of the Redevelopment Project Area
Exhibit B	Map of Redevelopment Project Area
Exhibit C	Redevelopment Project Area Current Land Use Map
Exhibit D	Redevelopment Project Area Future Land Use Map
Exhibit E	Eligibility Report of Downtown TIF #2 United City of Yorkville, Illinois
Exhibit F	Housing Study of Downtown TIF #2 United City of Yorkville, Illinois

EXHIBIT A: LEGAL DESCRIPTION

THAT PART OF SECTIONS 32 AND 33, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF LOT 83 IN KENDALLWOOD ESTATES; THENCE NORTH ALONG THE EAST LINE OF SAID KENDALLWOOD ESTATES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE WESTERLY ALONG THE SAID SOUTH LINE TO THE NORTHERLY LINE OF DYDYNA COURT; THENCE WESTERLY ALONG THE SAID NORTHERLY LINE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE SOUTHEASTERLY LINE OF BENJAMIN STREET; THENCE NORTHERLY TO THE SOUTHERLY CORNER OF LOT 5 IN SAID KENDALLWOOD ESTATES; THENCE NORTHWESTERLY ALONG THE SOUTHWEST LINE OF SAID LOT 5 TO THE EASTERLY LINE OF LOT 86 IN SAID KENDALLWOOD ESTATES; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 86 TO THE SOUTHERLY CORNER OF LOT 12 IN SAID KENDALLWOOD ESTATES; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 12 TO THE WEST LINE OF TOMASIK COURT; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTHERLY MOST CORNER OF LOT 17 IN SAID KENDALLWOOD ESTATES; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 17 TO THE SOUTHEASTERLY LINE OF LOT 27 IN SAID KENDALLWOOD ESTATES; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 27 TO THE WESTERLY LINE OF SAID BENJAMIN STREET; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BENJAMIN STREET TO THE NORTH LINE OF LOT 29 IN SAID KENDALLWOOD ESTATES; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 29 TO THE EASTERLY LINE OF LOT 84 IN SAID KENDALLWOOD ESTATES; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 84 TO THE NORTH LINE OF SAID LOT 84; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF EAST VAN EMMON STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF VAN EMMON STREET ADDITION TO YORKVILLE; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID VAN EMMON STREET ADDITION TO YORKVILLE; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID VAN EMMON STREET ADDITION TO YORKVILLE; THENCE NORTH ALONG SAID WEST LINE AND SAID WEST LINE EXTENDED NORTH, TO THE NORTH LINE OF VAN EMMON STREET; THENCE WEST ALONG THE NORTH LINE OF SAID VAN EMMON STREET TO THE WEST LINE OF A PARCEL OF LAND CONVEYED BY DEED RECORDED JULY 3, 1990, AS DOCUMENT 904281; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE NORTH LINE OF SAID PARCEL; THENCE EAST ALONG THE NORTH LINE OF SAID PARCEL TO THE WEST LINE OF LOT 12 IN SECTION 33, ACCORDING TO THE PLAT THEREOF RECORDED ON PLAT BOOK 3 AT PAGE 96; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF THE ILLINOIS RAILNET RIGHT OF WAY; THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-156-016; THENCE SOUTHERLY ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE AND THE EAST LINES OF SAID PARCEL TO THE SOUTHERLY MOST CORNER OF SAID PARCEL; THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-156-017; THENCE NORTH ALONG THE WEST LINE OF SAID PARCEL AND SAID WEST LINE EXTENDED TO THE NORTH LINE OF HYDRAULIC AVENUE; THENCE WEST ALONG SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF MILL STREET; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF MILL STREET AND THE WEST LINE OF MILL STREET TO THE SOUTH LINE OF LOT 4 IN TER-JAC SUBDIVISION; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 2 IN SAID TER-JAC SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 2; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST 6 FEET OF LOT 1 IN SAID TER-JAC SUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF HEUSTIS STREET; THENCE NORTH ALONG SAID

EAST LINE TO THE NORTH LINE OF EAST VAN EMMON STREET; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN TRUSTEE'S DEED DATED JANUARY 23, 2002 AND RECORDED AS DOCUMENT 200200002291; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF HEUSTIS STREET; THENCE NORTH ALONG SAID WEST LINE AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE NORTH LINE OF SAID EAST HYDRAULIC AVENUE; THENCE WEST ALONG SAID NORTH LINE TO THE EAST LINE, EXTENDED NORTH, OF THE 20' ALLEY RUNNING THROUGH BLOCK SIX OF BLACKS ADDITION TO YORKVILLE; THENCE SOUTH ALONG SAID EAST LINE EXTENDED NORTH AND SAID EAST LINE TO THE SOUTH LINE OF EAST VAN EMMON STREET; THENCE EAST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF LOT 2 IN THE OLD SECOND NATIONAL BANK BRIDGE STREET SUBDIVISION; THENCE FOLLOWING A CLOCKWISE DIRECTION AROUND THE PERIMETER OF SAID LOT 2 TO THE EAST LINE OF ROUTE 47; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF LOT 1 IN SAID SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO A BEND POINT IN SAID SOUTH LINE; THENCE SOUTH ALONG A WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF BELL STREET; THENCE SOUTH ALONG THE WEST LINE OF BELL STREET AND THE WEST LINE OF BELL STREET EXTENDED SOUTH TO THE SOUTH LINE OF EAST FOX STREET; THENCE WESTERLY, ON SAID SOUTH LINE, TO THE WEST LINE OF ILLINOIS ROUTE 47; THENCE SOUTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF PARCEL TWO, DESCRIBED IN DEED RECORDED JULY 25, 2003 AS DOCUMENT NUMBER 200300025623; THENCE WESTERLY ON SAID SOUTH LINE AND ON THE SOUTH LINE OF PARCEL DESCRIBED IN DEED RECORDED FEBRUARY 1, 2010 AS DOCUMENT NUMBER 201000002076 TO THE WEST LINE OF LOT 5 IN BLOCK 11 IN THE ORIGINAL VILLAGE OF YORKVILLE; THENCE NORTHERLY, ON SAID WEST LINE AND ON THE WEST LINE OF LOT 4 IN SAID BLOCK 11 TO THE SOUTH LINE OF LOT 1 IN SAID BLOCK 11; THENCE EASTERLY, ON THE SOUTH LINE OF SAID LOT 1 TO THE WEST LINE OF AFORESAID PARCEL TWO, DESCRIBED IN DEED RECORDED JULY 25, 2003 AS DOCUMENT NUMBER 200300025623; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF WEST FOX STREET; THENCE NORTHERLY TO THE SOUTHWEST CORNER OF THE EASTERLY 30 FEET OF LOT 7 IN BLOCK 14 IN THE ORIGINAL VILLAGE OF YORKVILLE; THENCE EASTERLY, ON THE SOUTH LINE OF SAID LOT 7, 30 FEET TO THE EAST LINE OF SAID LOT 7; THENCE NORTHERLY ON THE EAST LINE OF SAID LOT 7 AND ON THE EAST LINE OF LOT 6 IN SAID BLOCK 14 TO THE NORTH LINE OF SAID LOT 6; THENCE WESTERLY ON SAID NORTH LINE TO THE EAST LINE OF A PARCEL WITH A PIN OF 02-32-429-002 AND OWNED BY THE COUNTY OF KENDALL; THENCE NORTHERLY, ON THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF VACATED RIDGE STREET; THENCE NORTHERLY ON THE EAST LINE OF SAID VACATED RIDGE STREET TO THE EAST LINE OF VACATED JEFFERSON STREET; THENCE NORTHERLY ON SAID EAST LINE TO THE SOUTH LINE OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 1, 1995 AS DOCUMENT NUMBER 9506986; THENCE EASTERLY, ON SAID SOUTH LINE, SAID LINE BEING THE CENTERLINE OF VACATED MADISON STREET TO THE EAST LINE OF SAID PARCEL, BEING ALSO THE WEST LINE OF ILLINOIS ROUTE 47; THENCE NORTHERLY, ON THE EAST LINE OF SAID PARCEL TO THE NORTH LINE OF SAID PARCEL, BEING ALSO THE SOUTH LINE OF VAN EMMON STREET; THENCE WESTERLY, ON SAID NORTH LINE, TO THE WEST LINE OF SAID PARCEL; THENCE SOUTHERLY ON SAID WEST LINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN BLOCK 28 IN SAID ORIGINAL VILLAGE OF YORKVILLE; THENCE WESTERLY, ON SAID EASTERLY EXTENSION AND ON THE SOUTH LINE OF LOTS 5 AND 6 IN SAID BLOCK 28, 125 FEET MORE OR LESS TO THE EAST LINE OF LOT 3 IN SAID BLOCK; THENCE NORTHERLY ON SAID EAST LINE AND ON THE EAST LINE OF LOT 4, 100 FEET, MORE OR LESS, TO THE NORTH LINE OF LOT 5 IN SAID BLOCK; THENCE EASTERLY ON THE NORTH LINE OF SAID LOTS 5 AND 6 IN SAID BLOCK 28 TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 6 IN BLOCK 1 IN BLACKS ADDITION; THENCE NORTHERLY ON SAID SOUTHERLY EXTENSION AND ON THE WEST LINE OF LOTS 6, 12, 11 AND 10 IN SAID BLOCK 1 TO THE SOUTH LINE OF THE NORTH HALF OF LOT 10; THENCE EASTERLY ON SAID SOUTH LINE AND ON THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN SAID BLOCK 1 TO THE WEST LINE OF ROUTE 47; THENCE NORTHERLY ON SAID WEST LINE TO THE NORTH LINE OF WEST HYDRAULIC AVENUE; THENCE WESTERLY, ON SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF MORGAN STREET;

THENCE SOUTHERLY ON SAID NORTHERLY EXTENSION TO THE NORTH LINE OF WEST HYDRAULIC AVENUE; THENCE WESTERLY, ON SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE WEST LINE OF MORGAN STREET; THENCE SOUTHERLY, ON SAID NORTHERLY EXTENSION AND ON THE WEST LINE OF SAID MORGAN STREET TO THE SOUTH LINE OF THE NORTH HALF OF VACATED VAN EMMON STREET. THENCE WESTERLY, ON SAID SOUTH LINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 2 IN BLOCK 24 IN BLACKS SECOND ADDITION; THENCE NORTHERLY, ON SAID SOUTHERLY EXTENSION AND ON THE WEST LINE OF SAID LOT 2 TO THE SOUTH LINE OF THE NORTHERLY 143 FEET OF LOTS 3 AND 4 IN SAID BLOCK 24; THENCE WESTERLY, ON SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 4; THENCE NORTHERLY, ON SAID WEST LINE AND ON THE NORTHERLY EXTENSION OF SAID WEST LINE, TO THE NORTH LINE OF WEST HYDRAULIC AVENUE; THENCE WESTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF WHITE OAK FARM UNIT 1; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE SOUTH LINE OF PARCEL TWO, DESCRIBED IN TRUSTEES DEED RECORDED MARCH 5, 2004 AS DOCUMENT 200400005336; THENCE EASTERLY, ON SAID SOUTH LINE TO THE WEST LINE OF PARCEL 3, DESCRIBED IN WARRANTY DEED, RECORDED OCTOBER 11, 2012 AS DOCUMENT NUMBER 201200019862; THENCE NORTHERLY, ON SAID WEST LINE, 100 FEET MORE OR LESS TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF MADISON STREET; THENCE EASTERLY, ON SAID WESTERLY EXTENSION TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 3 IN BLOCK 23 IN BLACKS SECOND ADDITION; THENCE NORTHERLY, ON SAID SOUTHERLY EXTENSION TO THE NORTH LINE OF THE SOUTH HALF OF VACATED MADISON STREET; THENCE EASTERLY, ON SAID NORTH LINE TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 21 IN SAID BLACKS SECOND ADDITION; THENCE SOUTHERLY, ON SAID NORTHERLY EXTENSION TO THE SOUTH LINE OF WEST MADISON STREET; THENCE EASTERLY, ON SAID SOUTH LINE TO THE WEST LINE OF SAID SOUTH MAIN STREET; THENCE SOUTHERLY, ON SAID WEST LINE TO THE SOUTH LINE OF WEST WASHINGTON STREET; THENCE EAST ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF EAST WASHINGTON STREET TO THE WEST LINE OF THE EAST 10 FEET OF LOT 10 IN BLOCK 5 OF MASON'S ADDITION TO THE TOWN OF YORKVILLE, EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST LINE EXTENDED AND SAID WEST LINE TO THE SOUTH LINE OF LOT 5 IN SAID BLOCK 5; THENCE EAST ALONG SAID SOUTH LINE AND THE SOUTH LINES OF LOTS 2, 3 AND 4 IN SAID BLOCK 5 TO THE EAST LINE OF SAID LOT 2; THENCE NORTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED NORTH TO THE NORTH LINE OF EAST FOX STREET; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-301-011; THENCE NORTH ALONG SAID EAST LINE AND THE EAST LINE OF THE FOLLOWING 2 P.I.N.'S 02-33-301-008 AND 02-33-301-013 TO THE SOUTHEAST CORNER OF LOT 1 IN THE OLD SECOND NATIONAL BANK BRIDGE STREET SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTH LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-301-004; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED EAST, TO THE EAST LINE OF HEUSTIS STREET; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-304-005; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF A PARCEL OF LAND WITH A P.I.N. OF 02-33-304-014; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID PARCEL; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF MILL STREET; THENCE EASTERLY TO THE SOUTHEAST CORNER OF MILL STREET AND EAST RIDGE STREET; THENCE NORTH ALONG THE EAST LINE OF MILL STREET TO THE NORTH LINE OF PRICE'S FIRST ADDITION TO YORKVILLE; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PRICE'S FIRST ADDITION; THENCE SOUTH ALONG SAID EAST LINE TO AN OLD CLAIM LINE DESCRIBED IN QUIT CLAIM DEED RECORDED JULY 6, 1988 AS DOCUMENT 883256; THENCE SOUTHEASTERLY ALONG SAID OLD CLAIM LINE TO THE WEST LINE OF THE COMMONWEALTH EDISON RIGHT OF WAY; THENCE SOUTH ALONG SAID RIGHT OF WAY TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF KENDALLWOOD ESTATES; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTHWESTERLY LINE OF SAID KENDALLWOOD ESTATES; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING IN THE UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS.

EXHIBIT B: MAP OF REDEVELOPMENT PROJECT AREA

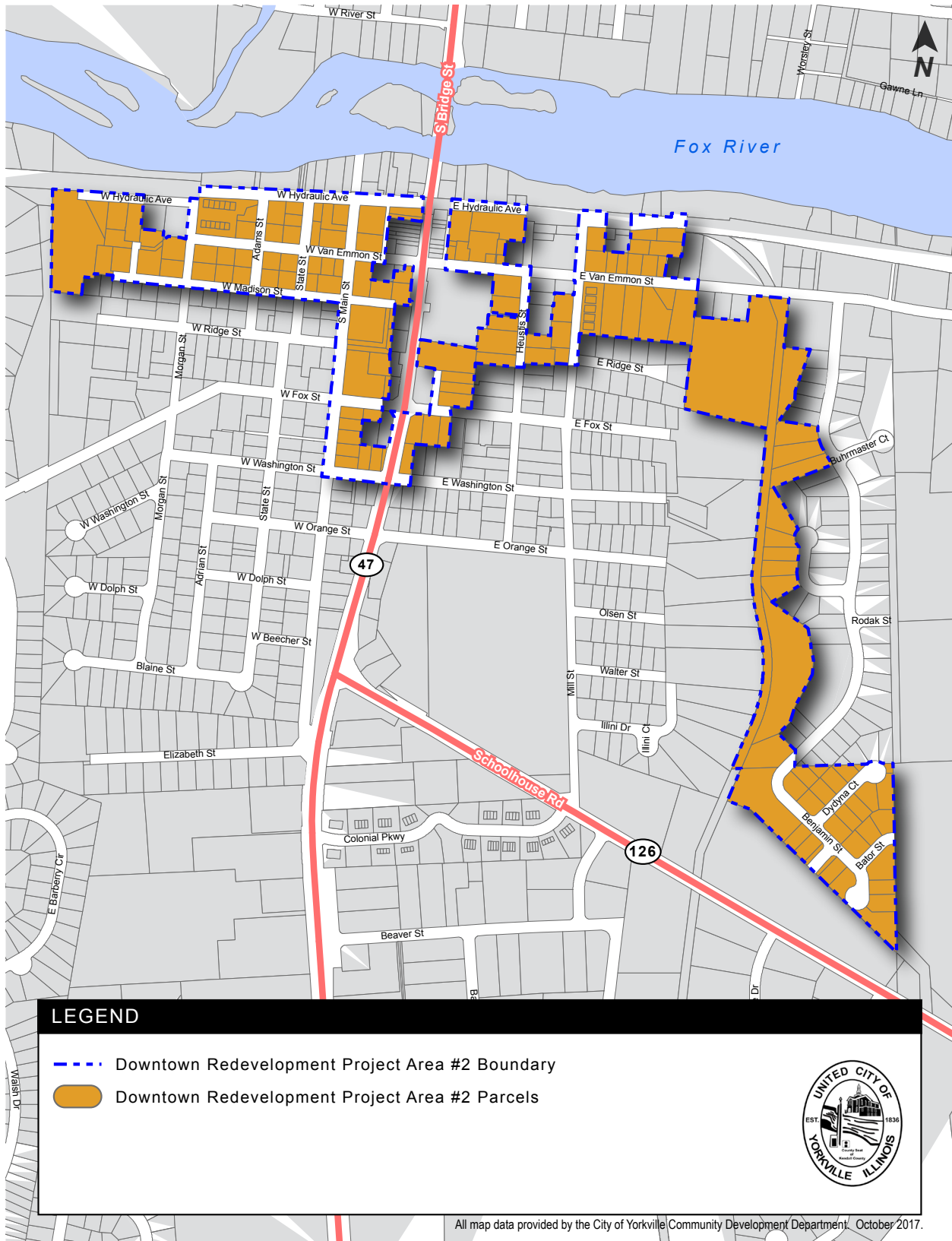


EXHIBIT C: REDEVELOPMENT PROJECT AREA CURRENT LAND USE MAP

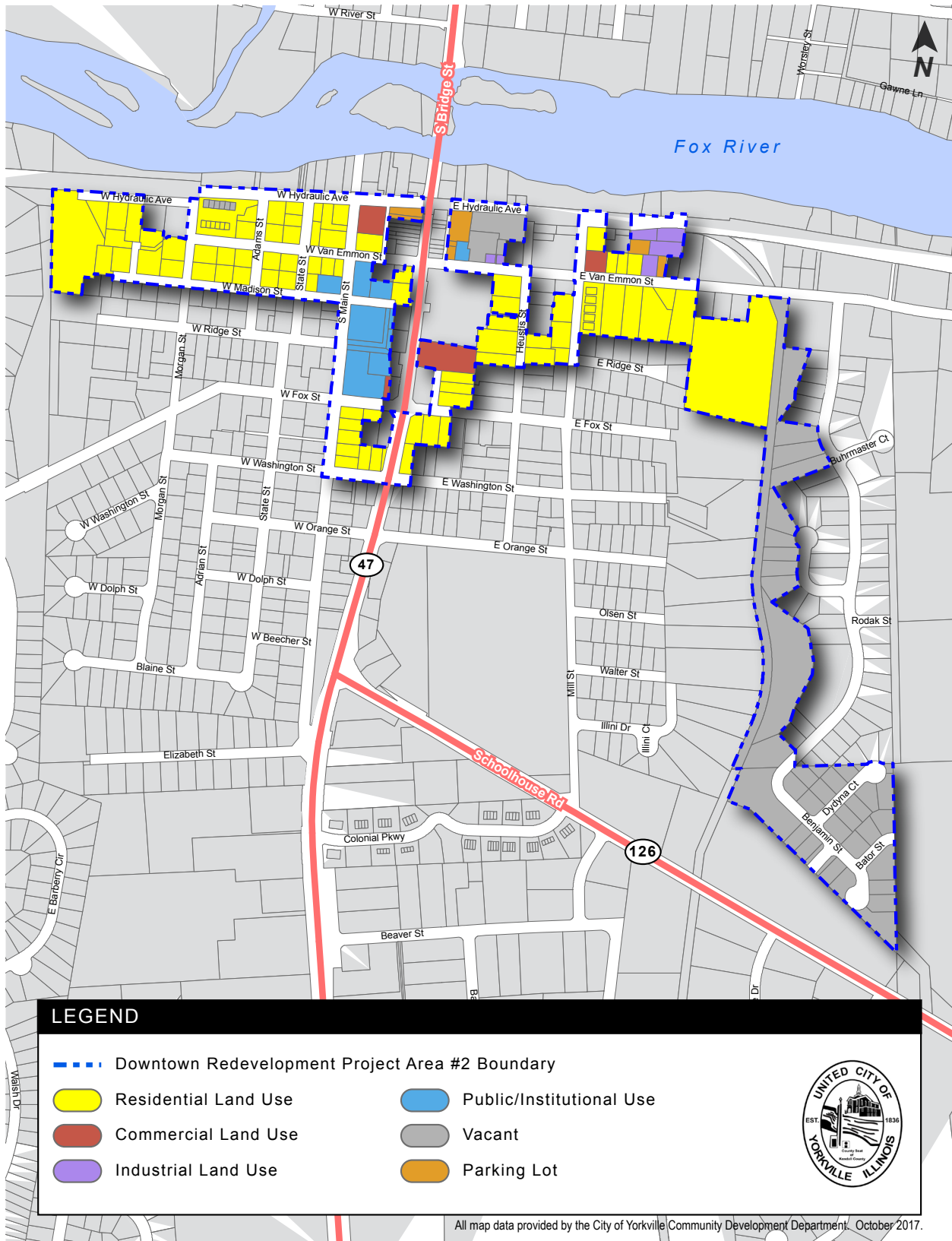
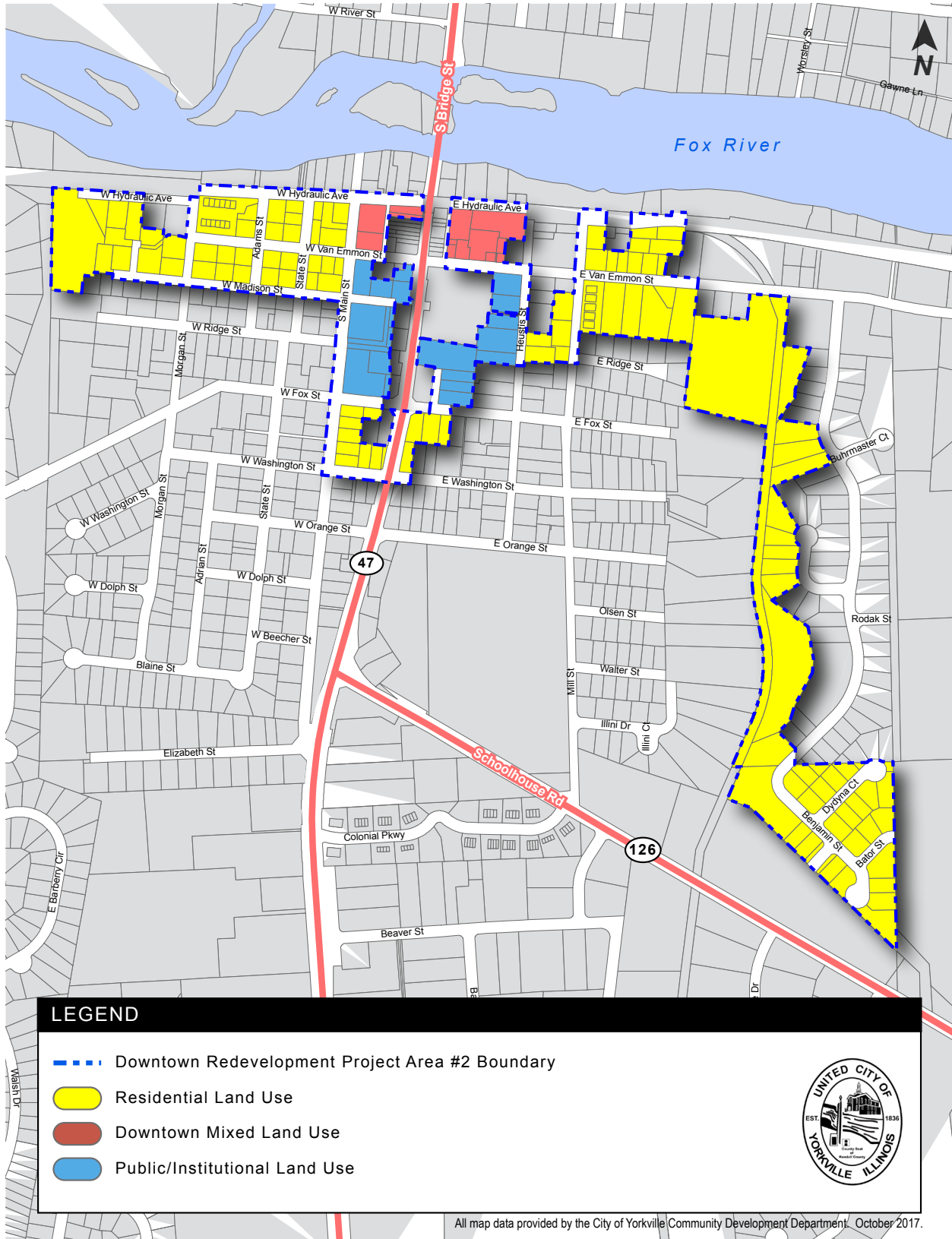


EXHIBIT D: MAP OF REDEVELOPMENT PROJECT AREA





DOWNTOWN REDEVELOPMENT PROJECT AREA #2 ELIGIBILITY REPORT

UNITED CITY OF YORKVILLE, KENDALL COUNTY, ILLINOIS

DECEMBER 1, 2017

PREPARED BY:
JASON ENGBERG
SENIOR PLANNER

INTRODUCTION

The United City of Yorkville is seeking to establish a new Tax Increment Financing District (TIF) in the central downtown portion of the City near Illinois Route 47 and Van Emmon Street. With the widening of Route 47, this older area of the City has seen a variety of proposed developments not come to fruition and has been identified as an area with significant economic development potential.

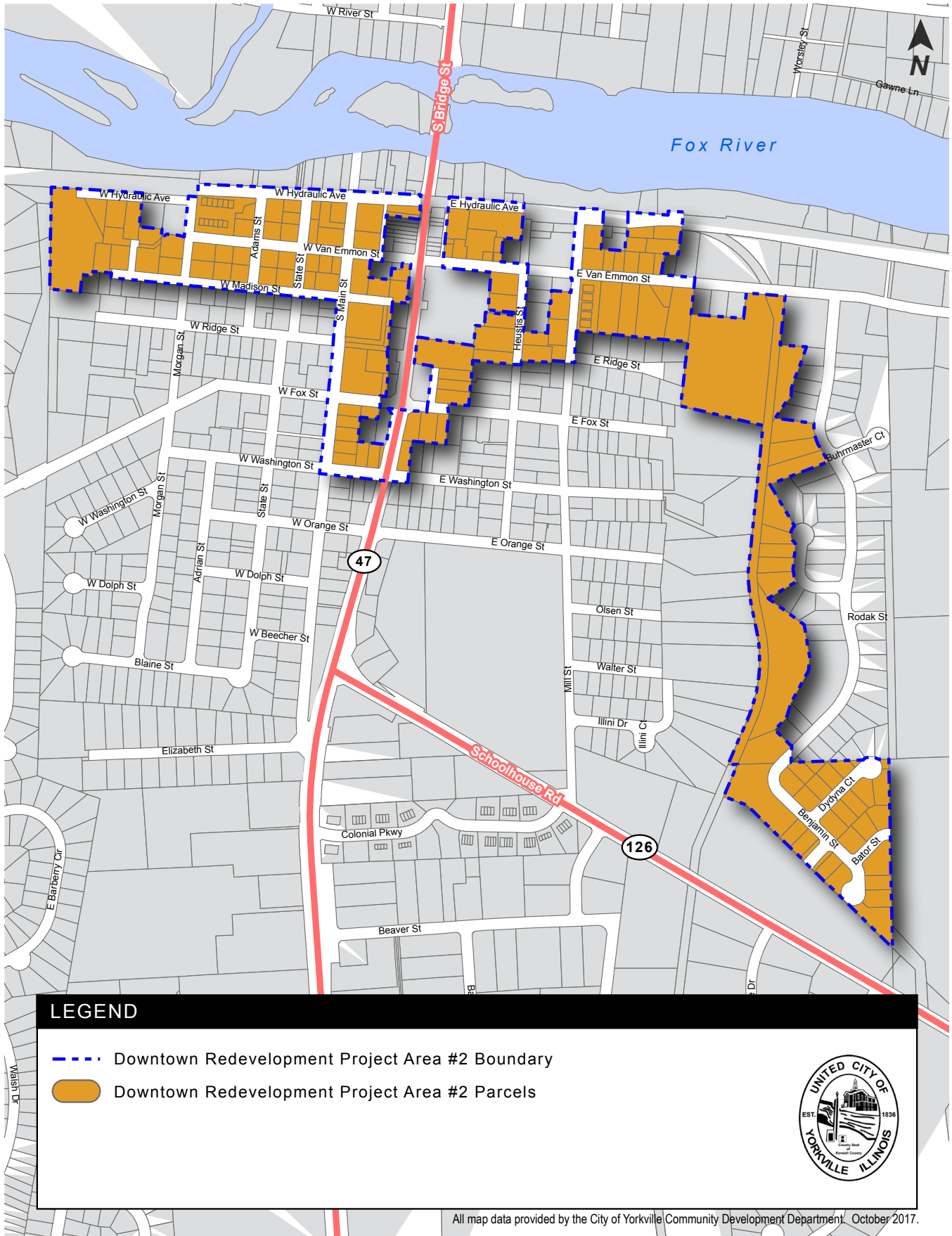
An existing Downtown Redevelopment Project Area was established in this general area in 2006. Due to the timing of its establishment and the economic recession which followed, the existing Downtown Redevelopment Project Area has not reached its potential in terms of development and increment generation. Overall, equalized assessed values (EAVs) in the existing area have dropped and over the course of the past decade and those values are the primary factor in generating TIF Increment revenues.

Since the adoption of a new Comprehensive Plan in 2016, Yorkville wants to encourage mixed-use structures compatible with Riverfront Park. This new plan specifies a wider range of properties and blocks in the downtown for potential mixed-use developments in the future than was thought in 2006. By developing a new TIF District and Redevelopment Project Area, the entire downtown which is set for long term planning will be covered by both districts.

This Eligibility Report compares the characteristics of the study area to criteria outlined in state statutes for creation of a Redevelopment Project Area. As shown in Exhibit A – Project Area Boundary, the Project Area is positioned around the Route 47 and Van Emmon Street intersection. The Project Area general boundary contains a majority of the parcels both north and south of Van Emmon Street from 5 blocks West of Route 47 to 3 blocks east of Route 47, as well as parcels on the east side of Main Street from Madison Street to Washington Street, parcels on the west side of Mill St from Van Emmon Street to Ridge Street, parcels on the east side of Heustis Street from Van Emmon Street to Fox Street, and parcels on the east side of Route 47 from Washington Street to Van Emmon Street.

The Project Area consists of 168 parcels containing 133 structures. The total area of the Project Area (including right-of-way) is approximately 86.6 acres. The report that follows is an assessment of the eligibility of the Downtown Redevelopment Project Area #2.

EXHIBIT A - PROJECT AREA BOUNDARY



TAX INCREMENT FINANCING

The Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11 - 74.4-1, et seq., as amended (the "Act"), stipulates specific procedures which must be adhered to in designating a Redevelopment Project Area and amendments thereto. A Redevelopment Project Area is defined as:

"...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas" (65 ILCS 5/ 11-74.4-3(p)).

Section 5/11-74.4-3(a) defines a "conservation area" as:

"...any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of 3 or more of the following factors: dilapidation; obsolescence; deterioration; presence of structures below minimum code standards; illegal use of individual structures; excessive vacancies; lack of ventilation, light, or sanitary facilities; inadequate utilities; excessive land coverage and overcrowding of structures and community facilities; deleterious land use or layout; lack of community planning; environmental remediation costs impede development; decline or minimal marginal increase in equalized assessed valuation; is detrimental to the public safety, health, morals, or welfare and such an area may become a blighted area."

This report summarizes the analyses and findings of the City's Community Development Department.

The Downtown TIF District #2 Study Area (the "Project Area") is eligible for designation as a conservation area based on the presence of vacant parcels that exhibit:

- (1) Deterioration of structures and site improvements in neighboring areas adjacent to the vacant land;
- (2) Need for environmental remediation;
- (3) Declining total equalized assessed value, as defined by the act;

As well as the presence of improved parcels that exhibit:

- (1) Age of buildings averaging greater than 35 years;
- (2) Deterioration of site or structures on the subject parcels;
- (3) Obsolescence;
- (4) Inadequate utilities;
- (5) Lack of community planning; and
- (6) Declining total equalized assessed value, as defined by the Act.

The present condition of the Project Area inhibits development potential. This report elaborates further on the specific conditions, which have contributed to this decline.

ELIGIBILITY FINDINGS

The United City of Yorkville Community Development Department conducted a field survey of every property within the Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. This survey occurred on July 10, 2017. Photographs further document the observed conditions. Field observations were supplemented with additional City information.

The Act indicates different qualifying criteria for vacant land and improved land. As illustrated in Exhibit B - Vacant and Improved Land, the Project Area contains a mix of vacant and improved land uses. To ensure proper designation, the vacant and improved parcels were evaluated according to the criteria for each respective land use.

VACANT LAND

In order to be designated as a blighted area, a combination of at least two (2) of the qualifying factors outlined in the Act must be present to a meaningful extent and reasonably distributed throughout the Project Area (or in this case, reasonably distributed throughout the vacant portion of the Project Area). Exhibit B illustrates the vacant properties in the Project Area (50 parcels).

OBSOLETE PLATTING

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

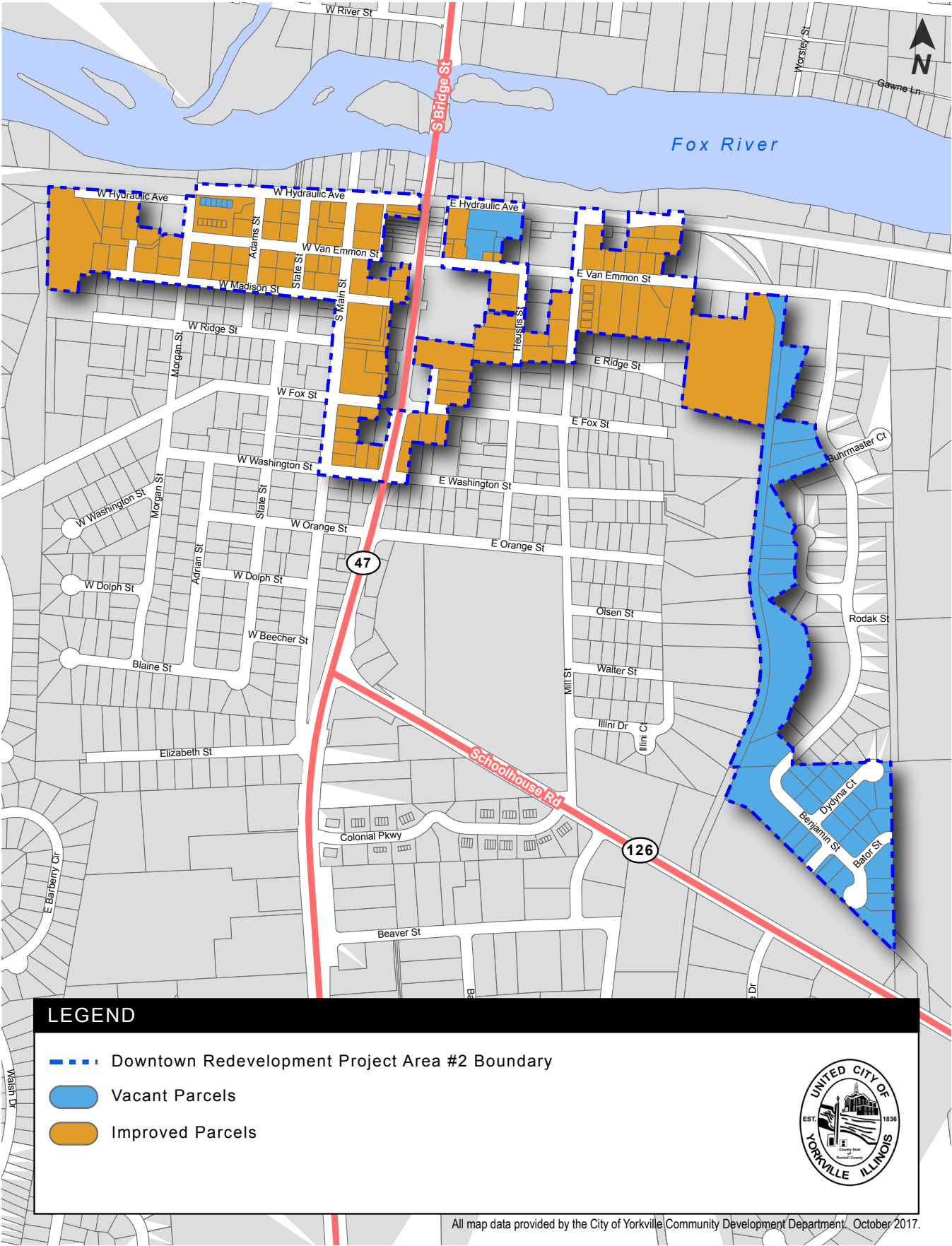
The layout, shape, and size of vacant parcels located throughout the Project Area do not demonstrate obsolete platting. Many of the parcels are located in the Kendallwood Estates subdivision which is platted specifically for new single family home development. Additionally, the other vacant properties are an adequate size and shape to develop the uses intended in their respective zones. Due to the lack of presence and distribution of parcels exhibiting obsolete platting, this factor **does not contribute** to the designation of the Project Area as a conservation area.

DIVERSITY OF OWNERSHIP

Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development. While there are several different owners of the vacant land within the Project Area, it is not considered a major impediment to development. Therefore, diversity of ownership **does not contribute** to the Project Area as a conservation area.

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 5 years. There are no significant known tax or special assessment delinquencies present on the vacant parcels within the Project Area, and therefore, tax delinquency **does not contribute** to the Project Area as a conservation area.



DETERIORATION OF NEIGHBORING STRUCTURES OR SITES

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land refers to physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. Examples of deterioration of buildings and surface improvements on improved parcels within the Project Area are outlined in the following section, "Improved Land." Additionally, the parcels adjacent to the Kendallwood Estate properties which are not in the proposed Project Area show minor site and building deterioration as determined by field observations.

Due to the presence of structures and site improvements demonstrating deterioration in neighboring areas adjacent to vacant parcels within the Project Area, deterioration **is a contributing factor** towards designation of the Project Area as a conservation area.

ENVIRONMENTAL REMEDIATION

This factor is relevant when 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.

There is approximately 2.4 acres of vacant property within the Project Area which require environmental remediation per the Illinois Environmental Protection Agency (IEPA). A Comprehensive Site Investigation Report was conducted in 2007 and the parcels are generally located between E Van Emmon Street and Hydraulic Street and west of Heustis Street. The site is recognized by the IEPA as "Grainco" and is LPC# 0930255064. This accounts of nearly 10% of the vacant property within the TIF and is a major site for redevelopment. The quantity of environmental remediation sites compared to the overall vacant properties within the Project Area is significant and **does contribute** to the Project area as a conservation area.

DECLINE OR MINIMAL MARGINAL INCREASE IN THE EQUALIZED ASSESSED VALUE

This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined 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 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, for which information is available.

Levy Year	2011	2012	2013	2014	2015	2016
Project Area Parcels (EAV)	\$163,460	\$146,309	\$145,109	\$211,109	\$213,493	\$226,909
Percent Change		-10.49%	-0.82%	45.48%	1.13%	6.28%
City's Total EAV	\$490,538,275	\$443,686,399	\$420,637,121	\$418,661,883	\$426,766,690	\$458,924,589
Percent Change		-9.55%	-5.19%	-0.47%	1.94%	7.54%

The equalized assessed value for all the vacant parcels in the Project Area has decreased two out of the past five levy years. The rate of growth of the vacant properties over the past five years compared to the City's overall EAV growth has been slower in 3 of the past 5 years (2012, 2015, 2016).

Decline in the equalized assessed value (EAV) contributes toward the designation of the Project Area as a conservation area based on decline in EAV compared to the City's total EAV over the past five years.

IMPROVED LAND

In order to be designated as a conservation area, at least 50% of the structures must be 35 years or more in age. Additionally, a combination of at least three of the other qualifying factors outlined in the Act must be present to a meaningful extent and reasonably distributed throughout the Project Area. There are a total of 118 improved lots within the Project Area.

AGE OF BUILDINGS

Based on field analysis and data collected from Kendall County, a total of 109 out of 126 (83.2%) structures within the Project Area were built more than 35 years ago (1982). This exceeds the statutory requirement that at least 50% of the buildings in the conservation area be 35 years of age or older.

DILAPIDATION

Dilapidation refers to 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.

No structures in the Project Area display this extreme physical state of disrepair. Therefore, **dilapidation does not significantly contribute** towards the designation of the Project Area as a conservation area.

OBSOLESCENCE

Obsolescence is the condition or process of falling into disuse. Obsolete structures have become ill-suited for the original use. With respect to properties and buildings, the nature of obsolescence may be functional or economic, or a combination of both. Generally, functional obsolescence relates to the physical utility of a property or structure, and economic obsolescence relates to the ability of a property or building to compete in the market place.

A. Functional Obsolescence

The design and spatial layout of buildings and site improvements and their geographical location respond to market needs for specific uses at the time those buildings and improvements are constructed. Additionally, buildings and improvements are designed within the technological constraints of the time. Design and spatial layout characteristics of buildings and site improvements include, but are not limited to, floor area, height, column spacing, loading and service areas, building orientation, on-site parking and storage areas, and vehicular circulation. Over time, geographical and structural changes occur within industries and real estate markets causing properties to become ill suited for their original use, resulting in deficiencies in those buildings that limit their ability to function for their original purpose. This loss in functionality and overall usefulness or desirability of a property, diminishes the value of the property and the building.

B. Economic Obsolescence

Economic obsolescence is generally a result of building or site improvements that cause some degree of market rejection, resulting in a diminished market value of the property for its original intended use. Symptoms of economic obsolescence include excessive vacancies, lack of maintenance, deterioration, and dilapidation of buildings and site improvements. Site improvements, including sewer and water lines, public utility lines (gas, electric, and telephone), roadways, parking areas, parking structures, sidewalks, curbs and gutters, lighting, etc., may also evidence obsolescence in terms of their relationship to contemporary development standards for such improvements. Factors of this type of obsolescence may include inadequate utility capacities, outdated designs, etc.

Typically, buildings with excessive vacancies or those classified as deteriorating or dilapidated contain

undesirable building or site improvement conditions that may be infeasible to cure, resulting in an accelerated decline in market value. When not corrected, these building and site improvement deficiencies adversely impact neighboring areas, thereby detracting from the physical, functional, and economic vitality of the overall area.

Obsolescence, both functional and economic, is widely present within the Project Area. There are a few structures which are functionally and economically obsolete from their original use north of East Van Emmon Street. Additionally, almost all of the parcels within the Project Area are functionally obsolete. The lot sizes and shapes of the parcels do not conform to the standards the City currently maintains. This includes flag lots, parcels without an access point, structures located on more than one parcel, and structures encroaching in required yards. The layout of the parcels and the structures upon them are no longer functional and are a deterrent to development. Therefore, the presence of both **functional and economic obsolescence of buildings and site improvements does significantly contribute** towards the designation of the Project Area as a conservation area.

DETERIORATION

With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia.

The field survey found that 38 out of 126 buildings (29%) exhibit these types of deteriorating characteristics. These deteriorating effects include cracks in masonry walls and foundations, aging windows and doors, deteriorating columns, and roofs and gutters in need of repair. These issues are widely distributed throughout the Project Area.

With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas may evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Deterioration of surface improvements was found on 66 out of 126 parcels (52.4%) in the Project Area. Poor condition of streets, sidewalks, paved parking areas, driveways, and curbs were the most common examples.

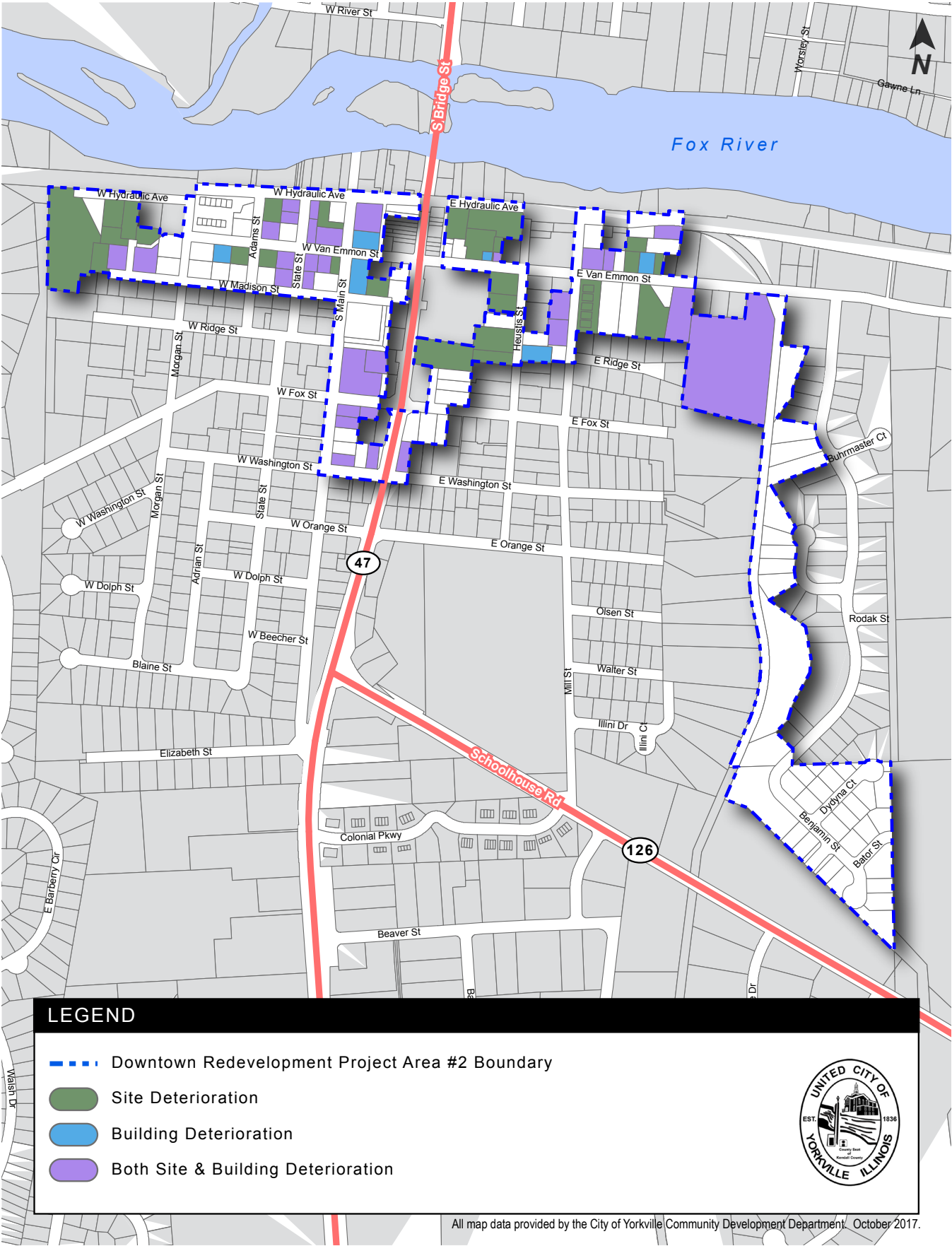
The distribution of deterioration, both of buildings and surface improvements, is widely distributed throughout the Project Area (Exhibit C – Deterioration). In terms of overall deterioration, 22.7 acres of the 33.7 acres (67.4%) of all parcels within the Project Area exhibit either building deterioration, site deterioration, or a combination of both.

The presence of **deterioration of buildings and surface improvements and its is reasonable distribution throughout the area contributes** towards the designation of the Project Area as a conservation area.

ILLEGAL USE OF INDIVIDUAL STRUCTURES

Illegal use of individual structures refers to the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

The exterior field survey conducted by United City of Yorkville found no obvious instances of illegal use of structures within the Project Area. Therefore, **illegal use of individual structures does not contribute** to the designation of the Project Area as a conservation area.



SITE DETERIORATION EXAMPLES



BUILDING DETERIORATION EXAMPLES



EXCESSIVE VACANCIES

Excessive vacancies refer to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Four of the 126 buildings are vacant or partially vacant throughout the Project Area (3.2%). Although vacancies are present within the Project Area, they are concentrated, not evenly distributed throughout the Project Area, and not numerous enough in quantity to be considered excessive. Therefore, **excessive vacancies do not contribute** towards designation of the Project Area as a conservation area.

LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES

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

None of the buildings in the Project Area are known to exhibit this characteristic of lack of ventilation, light or sanitary facilities. Therefore, **lack of ventilation, light, or sanitary facilities does not contribute** to the designation of the Project Area as a conservation area.

INADEQUATE UTILITIES

This factor relates to all 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.

An evaluation of utilities within the Project Area was conducted by the City Engineer and Director of Public Works. In terms of water services, there are several locations where the water mains are not sufficient in size to meet capacity standards. This includes stretches along Madison Court, Main Street, and W Washington Street. The sanitary sewer lines are sufficient in size for capacity in all of downtown but they are old clay pipes and require lining. The deteriorating conditions of the existing sanitary sewer lines is a existing condition the City has been actively trying to remedy. Finally, storm sewers are lacking within the entire Project Area. Since this is the oldest part of the Yorkville community, the presence of storm sewers is below capacity. Additionally, the sewer lines which do exist are old and deteriorating.

After the analysis conducted by the City Engineering Department and Public Works Department, there are many utilities in the Project Area which are insufficient in capacity and quality. Therefore, the presence of **inadequate utilities is a contributing factor** to the designation of the Project Area as a conservation area.

DELETERIOUS LAND USE OR LAYOUT

Deleterious land uses include 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.

While there are several locations within the Project Area which have incompatible land uses next to each other, for example manufacturing next to residential, a majority of the land uses in the area are residential and compatible with on another. Therefore, **deleterious land use does not significantly contribute** to the designation of the Project Area as a conservation area.

EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES

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

There are 6 out of the 131 structures (4.6%) which excessively cover the parcels where they are located. Therefore, **excessive land coverage and overcrowding of structures and community facilities does not contribute** to the designation of the Project Area as a conservation area.

LACK OF COMMUNITY PLANNING

Lack of community planning occurs when 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.

The United City of Yorkville adopted its first Comprehensive Plan in 1974. A majority of the parcels and structures within the Project Area were platted and constructed before the City had a plan for the area's development. Additionally, there are an abundant amount of parcels which are oddly shaped, have structures on them which are oddly laid out and have small setbacks from neighbors, and there are many incompatible land uses adjacent to each other. All of these factors illustrate a lack of community planning throughout the entire Project Area.

Lack of community planning is prevalent throughout the Project Area, and therefore, qualifies as a factor towards designation of a conservation area.

ENVIRONMENTAL REMEDIATION

This factor is relevant when 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.

There are no improved properties which require environmental remediation. Therefore, this factor **does not contribute to the designation** of the Project Area as a conservation area.

PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards include 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.

In 2013, the City began a substantive and concentrated effort to address ongoing building code violations throughout the downtown. Over the past four (4) years of conducting these “downtown sweeps”, the City has issued nearly 80 citations resulting in numerous violations and judgments. While a majority of these citations were property maintenance related, the more significant building code violations were related to either exterior damage or structural soundness, which have been addressed with the recent demolition of several buildings. At the time the field survey was conducted, information was gathered from the City’s Building Official; it was determined that there were no presence of structures below minimum code standards. While there are several buildings showing deterioration or violation of current zoning bulk regulations, these structures are considered legally non-conforming uses and therefore do not qualify as they are currently legal structures. The City maintains but for future redevelopment in this area, continual building code violations will occur.

The presence of structures below minimum code standards does not contribute towards the designation of the Project Area as a conservation area.

DECLINE OR MINIMAL MARGINAL INCREASE IN THE EQUALIZED ASSESSED VALUE

This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined 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 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, for which information is available.

Levy Year	2011	2012	2013	2014	2015	2016
Project Area Parcels (EAV)	\$4,857,551	\$4,641,064	\$4,255,518	\$4,217,153	\$4,273,954	\$4,487,777
Percent Change		-4.46%	-8.31%	-0.90%	1.35%	5.00%

The equalized assessed value for all the parcels in the Project Area has decreased three out of the past five levy years.

Decline in the equalized assessed value (EAV) contributes toward the designation of the Project Area as a conservation area based on decline in EAV of the Project Area over the previous five years.

CONCLUSION

Based on the findings contained herein, the Project Area qualifies as a conservation area according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following primary characteristics:

VACANT LAND

- (1) Deterioration of structures and site improvements in neighboring areas adjacent to the vacant land;
- (2) Need for environmental remediation;
- (3) Declining total equalized assessed value, as defined by the act.

IMPROVED LAND

- (1) Age of buildings averaging greater than 35 years;
- (2) Deterioration of site or structures on the subject parcels;
- (3) Obsolescence
- (4) Inadequate utilities;
- (5) Lack of community planning; and
- (6) Declining total equalized assessed value, as defined by the Act.

Each of these factors contributes significantly to the eligibility of the Project Area as a conservation area. All of these characteristics point to the need for designation of the Project Area as a conservation area, to be followed by public intervention in order that redevelopment might occur.

PINS

The Following is a list of the PINs within the Downtown Redevelopment Project Area #2:

02-32-252-001	02-32-284-002	02-32-434-005	02-33-307-003	05-04-131-002
02-32-252-003	02-32-284-003	02-33-154-009	02-33-307-004	05-04-131-003
02-32-252-004	02-32-284-004	02-33-154-015	02-33-307-005	05-04-130-004
02-32-252-005	02-32-284-005	02-33-154-019	02-33-307-014	05-04-130-003
02-32-252-006	02-32-284-006	02-33-154-020	02-33-307-016	05-04-130-002
02-32-252-008	02-32-285-001	02-33-154-022	02-33-307-018	05-04-130-001
02-32-252-010	02-32-285-002	02-33-154-023	02-33-307-020	05-04-129-001
02-32-252-011	02-32-285-003	02-33-156-004	02-33-307-021	05-04-129-002
02-32-253-001	02-32-285-004	02-33-156-005	02-33-307-022	05-04-129-003
02-32-253-002	02-32-286-001	02-33-156-006	02-33-326-008	05-04-129-004
02-32-253-003	02-32-286-002	02-33-156-007	02-32-280-004	05-04-129-005
02-32-253-004	02-32-286-003	02-33-156-008	02-32-280-005	05-04-129-006
02-32-280-002	02-32-286-004	02-33-156-009	02-32-280-006	05-04-129-007
02-32-280-003	02-32-286-005	02-33-156-014	02-32-280-007	05-04-129-008
02-32-280-010	02-32-287-001	02-33-156-018	02-32-280-008	05-04-129-009
02-32-280-011	02-32-287-005	02-33-157-007	02-32-280-009	05-04-128-001
02-32-280-012	02-32-287-007	02-33-157-008	02-33-154-013	05-04-128-002
02-32-280-013	02-32-287-008	02-33-158-004	02-33-154-014	05-04-128-003
02-32-280-014	02-32-291-001	02-33-177-001	02-33-154-018	05-04-128-004
02-32-280-015	02-32-291-002	02-33-177-002	02-33-326-004	05-04-128-005
02-32-280-016	02-32-292-002	02-33-177-013	02-33-377-001	05-04-128-006
02-32-281-001	02-32-429-001	02-33-178-001	02-33-377-007	05-04-128-007
02-32-281-002	02-32-429-002	02-33-301-002	02-33-377-008	05-04-128-008
02-32-281-003	02-32-429-003	02-33-301-003	02-33-377-009	05-04-128-009
02-32-281-006	02-32-429-009	02-33-301-004	02-33-377-020	
02-32-281-007	02-32-429-010	02-33-301-008	02-33-377-021	
02-32-282-001	02-32-433-001	02-33-301-011	02-33-377-022	
02-32-282-003	02-32-433-002	02-33-301-013	02-33-377-023	
02-32-282-004	02-32-433-003	02-33-301-015	02-33-377-024	
02-32-282-005	02-32-433-004	02-33-302-017	02-33-377-034	
02-32-282-006	02-32-433-005	02-33-302-021	02-33-377-033	
02-32-283-001	02-32-433-008	02-33-304-004	05-04-127-001	
02-32-283-002	02-32-433-009	02-33-304-005	05-04-127-002	
02-32-283-003	02-32-433-011	02-33-304-019	05-04-127-003	
02-32-283-004	02-32-433-013	02-33-304-020	05-04-127-004	
02-32-284-001	02-32-434-004	02-33-307-002	05-04-131-001	



DOWNTOWN REDEVELOPMENT PROJECT AREA #2

UNITED CITY OF YORKVILLE, ILLINOIS

DRAFT

DECEMBER 1, 2017

PREPARED BY:
JASON ENGBERG
SENIOR PLANNER

CITY OF YORKVILLE, ILLINOIS

INTRODUCTION

For the Downtown Redevelopment Project Area #2 Study Area, officials of the United City of Yorkville have determined that, without direct municipal involvement and financial assistance, planning objectives for the area cannot be met. To encourage new investment in the Yorkville Downtown Redevelopment Project Area #2, the City has decided to utilize Tax Increment Financing (TIF) as one of several potential financial tools to facilitate redevelopment.

As a part of the feasibility study for a proposed TIF district, the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) (the Act) stipulates that a Housing Impact Study must be prepared when:

“the redevelopment plan 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 no certification is made [that the redevelopment plan will not result in displacement of residents]... (Section 11-74.4-3(n)(5))”

The implementation of the Downtown Redevelopment Project Area #2 Redevelopment Plan may result in the displacement of as many as 8 residential units. While this does not exceed the displacement of 10 or more inhabited residential unit’s threshold, the redevelopment project area contains 102 inhabited residential dwelling units, which is greater than the threshold of 75 or more inhabited dwelling units. Therefore, completion of this Housing Impact Study is required. This estimate is based on a field inventory completed as a part of the TIF Eligibility Study, conducted on July 10, 2017. The City has recently prepared a Comprehensive Plan which recommends future land uses within the proposed Yorkville Downtown Redevelopment Project Area #2. Some of the existing residential units have been projected to be displaced in order to facilitate redevelopment opportunities. Therefore, the United City of Yorkville has prepared this report to satisfy the requirements of Section 11-74.4-3(n)(5).

The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Project Area. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited, and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including physical building surveys, data received from the City of Yorkville, and the 2015 American Community Survey (ACS).

PART 1: HOUSING INVENTORY

The Act stipulates specific information that must be provided in a Housing Impact Study. According to 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 is passed, and
- iv. data as to the racial and ethnic composition of the residents in the inhabited residential units. The data requirement as to the racial and ethnic composition of the residents in the inhabited residential units shall be deemed to be fully satisfied by data from the most recent federal census.

TYPE OF RESIDENTIAL USES

Table 1 describes the residential units by type.

TABLE 1 | DWELLING UNITS BY TYPE

Housing Type	# of Housing Units	% of Housing Units
Single-Family	64	62.7%
Multi-Family	38	37.3%
Total	102	100%

Source: Field Survey - July 10, 2017

NUMBER OF RESIDENTS

For purposes of this study, data has been gathered from the United States Census 2015 American Community Survey and represented in the form of Block Groups. A Block Group is a combination of census blocks. The Block Group is the lowest level of geography for which the Census Bureau has tabulated data. In this study, Yorkville has relied on the 2015 American Community Survey because it contains the best available information regarding the structures and residents of the Downtown TIF District #2. The Project Area contains portions of the block group 1 and block group 4 of Census Tract 8906.00. In total, there are 102 housing units and approximately 264 residents within the Project Area (Table 2).

TABLE 2 | HOUSING UNITS AND POPULATION

Census Tract	Block Group	Average Household Size	Housing Units	Estimated Number of Residents
8906.00	1	2.91	64	186
8906.00	4	2.05	38	78
Total			102	264

Source: 2015 American Community Survey

NUMBER OF BEDROOMS

Table 3 shows the estimated number of bedrooms in residential units in the Downtown Redevelopment Project Area #2. 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 residential unit consisting of only one room, such as a one-room efficiency apartment, is classified by definition as having no bedroom.

TABLE 3 | ESTIMATED NUMBER OF BEDROOMS PER DWELLING UNIT

Census Tract 8906.00 Number of Bedrooms	Block Group 1		Block Group 4	
	Dwelling Units	Percentage	Dwelling Units	Percentage
0 Bedrooms	1	2%	0	0%
1 Bedroom	3	4%	1	3%
2 Bedrooms	12	18%	25	65%
3 Bedrooms	21	34%	8	21%
4 Bedrooms	20	31%	3	9%
5 or More Bedrooms	7	11%	1	2%
Total	64	100%	38	100%

Source: 2015 American Community Survey

UNITS WITH KITCHEN AND PLUMBING FACILITIES

Table 4 shows the estimated number of conventional residential units in the Downtown Redevelopment Project Area #2 with kitchen and plumbing facilities. As defined by the Census Bureau, a unit has complete kitchen facilities when it has all of the following: (1) an installed sink with piped water; (2) a range, cook top and convection or microwave oven, or cook stove; and (3) a refrigerator. All kitchen facilities must be located in the structure. They need not be in the same room. Portable cooking equipment is not considered a range or cook stove. An ice box is not considered to be a refrigerator. As defined by the Census Bureau, complete plumbing facilities include hot and cold piped water, a flush toilet, and a bathtub or shower. All three facilities must be located inside the house, apartment, or mobile home, but not necessarily in the same room. Housing facilities are classified as lacking complete plumbing facilities when any of the three facilities are not present.

TABLE 4 | ESTIMATED NUMBER OF UNITS WITH KITCHEN AND PLUMBING FACILITIES

Facility	Units with Facility	% of Units	Units without Facility	% of Units
Kitchen	94	92%	8	8%
Plumbing	100	98%	2	2%

Source: 2015 American Community Survey

INHABITED UNITS

The occupancy status of the residential units in the Project Area must be determined not less than 45 days prior to the adoption of an ordinance or resolution fixing the time and place for public hearing. As of that date, as determined initially by a building-by-building field survey, an estimated 1.1% of units in the Downtown Redevelopment Project Area #2 were determined to be uninhabited (1 Dwelling Unit). Therefore, 93 residential units in the Project Area are assumed to be inhabited.

RACIAL AND ETHNIC COMPOSITION

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units is determined according to the most recent Federal census data. As noted, there are an estimated 264 residents in project area. Racial and ethnic composition is available from the 2015 American Community Survey. Table 5 identifies residents by their racial and ethnic composition, and estimates the racial and ethnic composition of the estimated 264 residents of the Downtown Redevelopment Project Area #2.

TABLE 5 | ESTIMATED RACIAL AND ETHNIC COMPOSITION OF RESIDENTS

Race	8906.00, Block Group 1	8906.00 Block Group 4	Total	Percent of Population	Estimated in Project Area
White Only	3,493	973	4466	96.7%	255
Black or African American Only	71	14	85	1.8%	5
American Indian and Alaskan Native Only	0	0	0	0.0%	0
Asian Only	0	0	0	0.0%	0
Native Hawaiian and Other Pacific Islander Only	0	0	0	0.0%	0
Other Single Race	15	12	27	0.6%	2
Two or More Races	30	12	42	0.9%	2
TOTAL	3,609	1011	4620	100.0%	264

Source: 2015 American Community Survey

ECONOMIC COMPOSITION

The distribution of household income for residents within the Project Area is based on 2015 American Community Survey data. In order to estimate the number of moderate, low, very low, and extremely low-income households in the Project Area, Census Tract household incomes from the 2015 American Community Survey were used. As determined by the US Department of Housing and Urban Development ("HUD"), the definitions of the income categories, adjusted for household size, are as follows:

- An extremely low-income household has an adjusted income of not more than 30% of the area median income.
- A very low-income household has an adjusted income of more than 30% and not more than 50% of the area median income.
- A low-income household has an adjusted income of more than 50% and not more than 80% of the area median.
- A moderate-income household has an adjusted income of more than 80% and not more than 120% of the area median.

The median household income for the City of Yorkville is \$89,850, based on data from the 2015 American Community Survey. The estimates of households at or below the moderate-income level collectively represent approximately 61.4% of the total inhabited residential units in the Project Area. As a result, the City will implement the Redevelopment Plan (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by extremely low, very low, low, or moderate income households.

TABLE 6 | STUDY AREA EXTREMELY LOW, VERY LOW, LOW, AND MODERATE HOUSEHOLD INCOME LEVEL

Median Household Income Level	Income Categories Based on Level	% of Households within Study Area
Extremely Low Income (1)	\$0-\$26,955	11.4%
Very Low Income (2)	\$26,956-\$44,925	12.1%
Low Income (3)	\$44,926-\$71,880	16.1%
Moderate Income (4)	\$71,881-\$107,820	21.8%

Source: 2015 American Community Survey

1. Definition of Extremely Low Income Household as defined by the Illinois Affordable Housing Act: "Extremely low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 30% of the median income of the area of residence.
2. Definition of Very Low Income Household as defined by the Illinois Affordable Housing Act: "Very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence.
3. Definition of Low Income Household as defined by the Illinois Affordable Housing Act: "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence.
4. "Moderate income household" means a single person, family or unrelated persons living together whose adjusted income is more than 80% but less than 120% of the median income of the area of residence.
5. The percentages of the study area households that qualify as extremely low, very low, low, and moderate income were determined at the block group level, as per 2014 American Community Survey data.

PART 2: RELOCATION PLANS

The Act specifies that the second part of a Housing Impact Study must:

“...identify the inhabited residential units in the proposed redevelopment project area 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 or may be removed, (ii) the municipality’s plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed, (iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.”

RESIDENTIAL UNITS WHICH MAY BE DISPLACED

The Redevelopment Plan indicates that inhabited residential units may be redeveloped during the 23-year lifetime of the TIF. Residential units may be displaced from the Downtown Redevelopment Project Area #2 in order to facilitate potential future development opportunities. The potential removal of any buildings containing residential units and any displacement of residents of inhabited units will be done within the intent of the Redevelopment Plan. These units, if displaced, are likely to be displaced over time throughout the life of the Redevelopment Plan.

AVAILABILITY OF REPLACEMENT HOUSING

According to data in the 2015 American Community Survey, approximately 79% of housing units in the Downtown Redevelopment Project Area #2 are owner occupied. Conversely, approximately 20% of housing units in TIF District #2 are estimated to be renter occupied. The remaining 1% of residential units are vacant. Therefore, both for-sale and for-rent units are considered for potential replacement housing.

TABLE 7 | OWNER VS. RENTER OCCUPANCY

	Number	Percentage
Owner Occupied	81	79.4%
Renter Occupied	20	19.6%
Vacant	1	1.0%
Total:	102	100.0%

Source: 2015 American Community Survey

In order to determine appropriate replacement housing, real estate listings were examined in areas in close proximity to the Downtown Redevelopment Project Area #2. According to the 2015 American Community Survey, the median home value in Yorkville is \$232,500, and according to www.trulia.com the median rent per month for a single family home is \$1,595. Listings were obtained for homes with list prices approximately equivalent to the market values of homes which may be displaced (\$260,000 and below). The location, type, and cost of a sample of possible replacement housing units in these areas are shown in Tables 8 and 9. The information presented is based on classified advertisements from multiple sources, including Trulia.com and Zillow.com during July 2017. If relocation for displaced residents of the Downtown Redevelopment Project Area #2 is required, there are similar priced single-family homes and rental units available both within the City of Yorkville and in the immediate vicinity.

TABLE 8 | REAL ESTATE FOR SALE NEAR DOWNTOWN TIF DISTRICT #2

Similar Nearby For Sale:	City	Price	# Bedrooms/Baths	Type
22 Gawne Ln	Yorkville	\$180,000	3 Bedroom	Single-Family Home
19 Maple St	Yorkville	\$164,900	3 Bedroom	Single-Family Home
706 Morgan St	Yorkville	\$184,900	3 Bedroom	Single-Family Home
502 W Dolph St	Yorkville	\$199,000	3 Bedroom	Single-Family Home
703 S Main St	Yorkville	\$235,000	3 Bedroom	Single-Family Home
3403 Veronica St	Plano	\$137,300	3 Bedroom	Single-Family Home
207 Pleasure Dr #A	Yorkville	\$155,000	4 Bedroom	Single-Family Home
2342 Emerald Ln	Yorkville	\$190,095	4 Bedroom	Single-Family Home
2203 Ryan Dr	Yorkville	\$219,990	5 Bedroom	Single-Family Home
57 Stanfield Dr	Plano	\$169,713	5 Bedroom	Single-Family Home

TABLE 9 | REAL ESTATE FOR RENT NEAR DOWNTOWN TIF DISTRICT #2

Similar Nearby For Rent:	City	Rent	# Bedrooms/Baths	Type
302 E Kendall Dr	Yorkville	\$1,710	3 Bedroom	Apartment
221 Fairhaven Dr #00	Yorkville	\$1,985	3 Bedroom	Multi-Family Home
4201 Foli St	Plano	\$1,795	3 Bedroom	Single-Family Home
1386 Carolyn Ct	Yorkville	\$1,695	3 Bedroom	Single-Family Home
477 E Barberry Cir	Yorkville	\$1,850	4 Bedroom	Single-Family Home
1393 Carolyn Ct #C	Yorkville	\$1,595	2 Bedroom	Townhome
3821 Bailey Rd #336010	Yorkville	\$1,695	3 Bedroom	Townhome
302 Morgan St	Yorkville	\$1,550	3 Bedroom	Townhome
3935 Havenhill Ct	Yorkville	\$1,695	3 Bedroom	Townhome
3821 Bailey Rd	Yorkville	\$1,695	3 Bedroom	Townhome

CITY'S PLANS FOR RELOCATION ASSISTANCE AND TYPE AND EXTENT OF RELOCATION ASSISTANCE

The TIF Act allows the City of Yorkville to provide relocation assistance to residents displaced by the Redevelopment Plan. The City plans on providing relocation assistance to those individuals who qualify under the TIF Act. As stated, the City will utilize guidelines from the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and other federal guidelines as the basis for its relocation assistance where appropriate.

In addition, to the extent that any removal or displacement will affect households of low-income and very low income persons, the City will provide affordable housing and relocation assistance not less than that which would be provided under the URA and the regulations thereunder, including the eligibility criteria. Affordable housing may either be existing or newly constructed housing and the City shall make a good faith effort to ensure that the affordable housing is located in or near the Project Area. For the purposes of this Housing Impact Study, "low-income households", "very low-income households", and "affordable housing" shall have the meanings set forth in the Illinois Affordable Housing Act.

As of the date of this Redevelopment Plan, these statutory terms have the following meaning: (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 (“Section 8”); (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 so determined by HUD for the 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 for such households, as applicable.