

Village of Winfield, Illinois
Winfield Town Center Redevelopment Project Area



REDEVELOPMENT PLAN AND PROGRAM
April 16, 2004



FINAL
DRAFT

Prepared by Teska Associates, Inc.

WINFIELD TOWN CENTER REDEVELOPMENT PLAN AND PROGRAM

**This draft is an updated version
of the draft presented to the
Village Board prior to its
meeting on April 15, 2004**

**FINAL
DRAFT**
April 16, 2004



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INTRODUCTION

Tax Increment Financing

Tax increment financing is permitted in Illinois under the “Tax Increment Allocation Redevelopment Act” (Chapter 65 ILCS 5/11-74.4-1, et seq.) of the Illinois Statutes, as amended (“Act”). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. This document has been prepared in accordance with the provisions of the Act in effect after the effective date of Public Act No. 91-478, known as the TIF Reform Law. It shall serve as a guide to all proposed public and private actions in the Redevelopment Project Area (see Figure A). Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program sets forth, in general terms, the overall program to be undertaken to achieve these objectives.

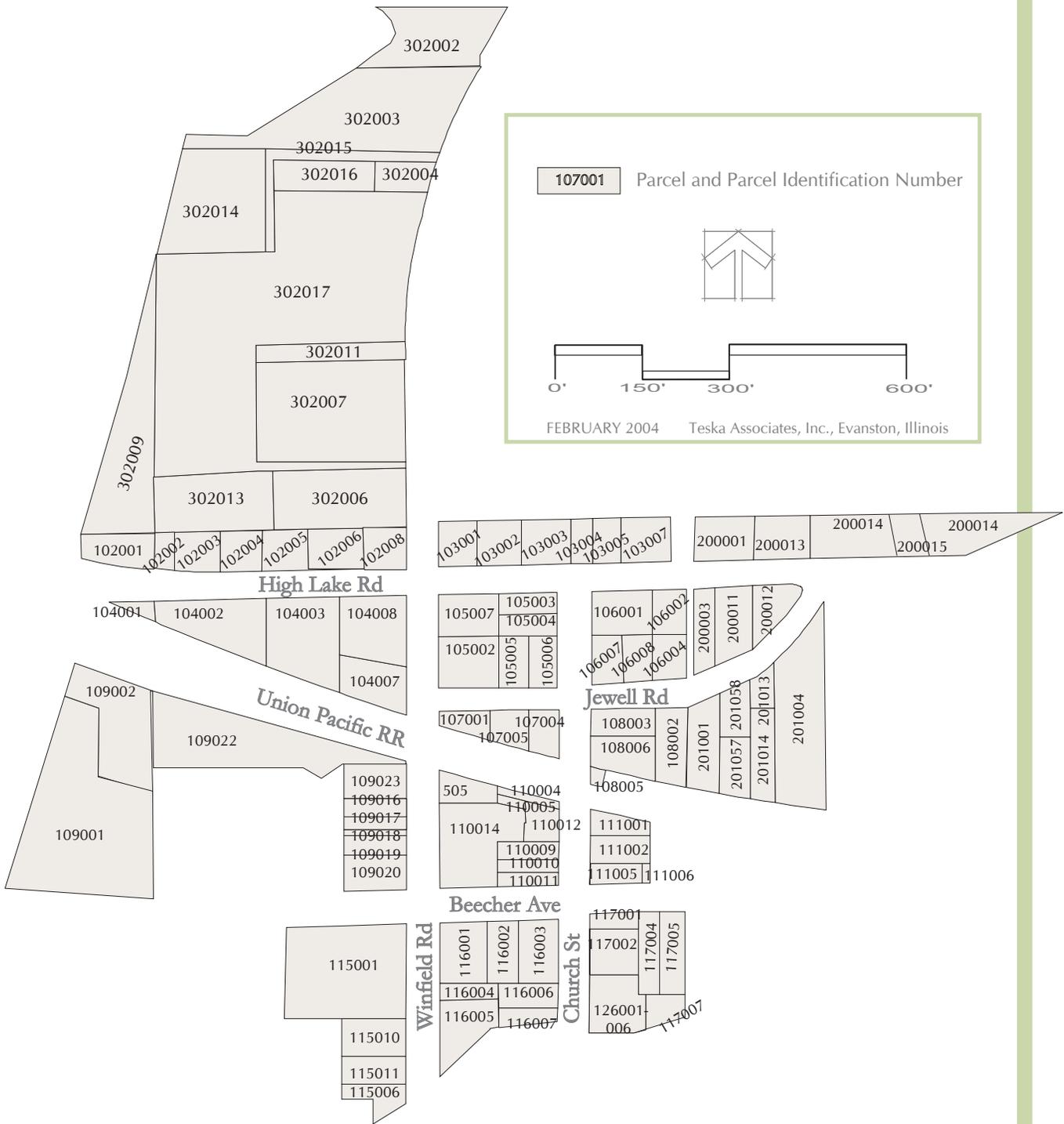
The Act permits municipalities to improve eligible “conservation” or “blighted” areas in accordance with an adopted redevelopment plan over a period not to exceed 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. The key to this financing tool is that funding does not rely on the taxing power of the municipality alone. The property taxing power of all taxing districts with jurisdiction over the land within the project area can be employed to retire the necessary financial obligations. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.

Town Center Plan

In October 2000, the Village of Winfield adopted the Town Center Development Plan. The plan was subsequently amended in February 2002. This document noted that the Town Center “is surrounded by diverse, attractive, residential neighborhoods, and is uniquely positioned in the midst of the natural amenities of the Forest Preserve, the DuPage River, and several public parks and open areas.” The Town Center Plan envisioned a downtown area that would be the center of community life—an area that would be economically vibrant, offer a wide range of business, service, cultural and recreational activities, and be a desirable residential environment. To transform the current downtown area into such a place, the Town Center Plan outlined specific development goals.

The Village, however, came to the conclusion that these development goals and the realization of the vision for the Town Center would not be possible without direct municipal involvement and financial assistance. The Village Board decided to explore the feasibility of tax increment financing as a financial tool to encourage and facilitate the desired development. In September 2003, the Village identified a Downtown Redevelopment Project Area (“the Project Area”) of over 100 parcels for possible designation as a TIF district. A feasibility study was conducted to see if the Project Area met the statutory requirements for designation as a TIF district.

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MAP A:
TIF Redevelopment Project Area
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois

Eligibility of the Proposed TIF District

The results of the eligibility study were presented in a tax increment financing feasibility report in December 2003. The study identified several factors which met statutory requirements for eligibility as a “Tax Increment Financing Redevelopment Project Area:” age of the buildings, deterioration of buildings and surface improvements, inadequate utilities (storm water), lack of planning, and lag in growth of Equalized Assessed Value (“EAV”). The detailed findings of this study are described in Appendix B of this report.

REDEVELOPMENT PROJECT AREA DESCRIPTION

General

The boundaries of the Project Area have been established to include those properties that will gain a direct and substantial benefit from the proposed redevelopment project improvements and Redevelopment Plan. The planned public improvements will reduce conflicts between incompatible uses, enhance the appearance of the downtown, stabilize and improve existing historic buildings, and upgrade utility infrastructure necessary to support desired new development as envisioned in the Village’s downtown plan.

The Project Area consists of over a 100 parcels and totals over 48 acres. The Union Pacific Railroad (UPRR) tracks run east-west through the middle of the area. Land uses within the Project Area include: single-family and multiple-family residential, commercial, transportation, warehousing, institutional/government, office, and public and private open space. An elementary school is also within the boundaries. Sixteen residential units are located on eleven different parcels. Nine are single-family homes, and two multi-family buildings contain the other seven residential units. Most of the lots are within the Town Center zoning district.

On its western side, the Project Area is bounded, generally, by the DuPage River north of the UPRR tracks, and by and including the parcels west of Winfield Road south of the tracks. On its northern side, the Project Area is bounded by the property occupied by Scheffler’s Flowers to the west of Winfield Road, and by and including the row of parcels north of High Lake Road. On its eastern side the Project Area includes the parcels in between Jewell Road the UPRR tracks and parcels extending approximately 150 feet to the east of Church Street. Winfield Creek forms the southern edge of the Project Area.

Map A illustrates the boundaries of the Project Area.

The legal description of the Project Area is as follows:

DOWNTOWN WINFIELD TIF DISTRICT DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12 AND THAT PART OF THE NORTH HALF OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER AT THE SOUTHEAST CORNER OF THE HIGH LAKE CONDOMINIUM, 13TH AMENDMENT, AS SHOWN ON A PLAT RECORDED NOVEMBER 21, 1984 IN BOOK 114 OF PLATS ON PAGE 59, AS DOCUMENT NO. R84-94381; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE EASTERLY LINE OF THE HIGH LAKE CONDOMINIUM, UNIT TWO, AS SHOWN ON A PLAT RECORDED NOVEMBER 10,

F I N A L D R A F T

1989 IN BOOK 143 OF PLATS ON PAGE 140, AS DOCUMENT NO. R89-142387 TO A SOUTH LINE OF BLISS ADDITION, AS SHOWN ON A PLAT RECORDED MARCH 24, 1908 IN BOOK 6 OF PLATS ON PAGE 44A, AS DOCUMENT NO. 93063, SAID POINT BEING THE SOUTHERLY LINE OF A PLATTED NORTH HALF OF A PROPOSED ROADWAY; THENCE EASTERLY, ALONG THE SOUTHERLY LINE OF SAID ROADWAY (VACATED BY ORDINANCE NO. 88-11-2 AND RECORDED AS DOCUMENT NO. R88-138769) TO THE EASTERLY LINE OF LOT 7 OF SAID BLISS ADDITION EXTENDED SOUTHWESTERLY; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER OF SAID LOT 7, ALSO BEING THE NORTHWEST CORNER OF LOT 1 OF WINFIELD VILLAGE CENTER, AS SHOWN ON THE PLAT RECORDED JULY 28, 1967 IN BOOK 53 OF PLATS ON PAGE 8, AS DOCUMENT NO. R67-27762; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 1 TO THE EASTERLY RIGHT OF WAY OF WINFIELD ROAD; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY TO THE NORTH LINE OF SAID SECTION 13; THENCE EASTERLY, ALONG SAID NORTH LINE, TO THE CENTER LINE OF JEWELL ROAD; THENCE SOUTH, TO THE SOUTHERLY RIGHT OF WAY OF JEWELL ROAD; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY, TO THE EASTERLY LINE OF LOT 2 OF BERKES' WINFIELD SUBDIVISION, AS SHOWN ON THE PLAT RECORDED MAY 9, 1917 IN BOOK 8 OF PLATS ON PAGE 86, AS DOCUMENT NO. 129358; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE TO THE NORTHERLY RIGHT OF WAY OF THE UNION PACIFIC RAILROAD (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY); THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY, TO THE SOUTHWEST CORNER OF LOT 1 OF BLOCK 7 OF THE ORIGINAL TOWN OF FRIEDRICKSBURG (NOW WINFIELD), AS SHOWN ON THE PLAT RECORDED FEBRUARY 8, 1853 IN BOOK 14 OF DEEDS ON PAGE 163, AS DOCUMENT NO. 6843; THENCE SOUTHERLY, TO THE NORTHWEST CORNER OF LOT 5 OF SAID BLOCK 7; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 5, TO THE NORTHERLY RIGHT OF WAY OF BEECHER AVENUE; THENCE EASTERLY, ALONG SAID NORTHERLY RIGHT OF WAY, TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTHERLY, TO THE NORTHEAST CORNER OF LOT 7 OF ENDER'S ADDITION, AS SHOWN ON THE PLAT RECORDED JUNE 19, 1923 IN BOOK 10 OF PLATS ON PAGE 72, AS DOCUMENT NO. 16675; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 7 AND ALONG THE EASTERLY LINE OF LOT 13 OF SAID ENDER'S ADDITION, TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT 13 AND ALONG THE SOUTHERLY LINE OF LOT 12 OF SAID ENDER'S ADDITION, TO THE EASTERLY RIGHT OF WAY OF CHURCH STREET; THENCE WESTERLY, TO THE INTERSECTION OF THE NORTHERLY LINE OF THE DRAINAGE ACROSS BLOCK 13 OF SAID ORIGINAL TOWN OF FRIEDRICKSBURG AND THE WESTERLY RIGHT OF WAY OF SAID CHURCH STREET; THENCE WESTERLY, ALONG SAID NORTHERLY LINE TO THE EAST LINE OF LOT 3 OF SAID BLOCK 13; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE NORTHERLY LINE OF WINFIELD FARMS SUBDIVISION, AS SHOWN ON THE PLAT RECORDED APRIL 3, 1908 IN BOOK 6 ON PAGE 46, AS DOCUMENT NO. 93153; THENCE WESTERLY, ALONG SAID NORTHERLY LINE, TO THE WESTERLY RIGHT OF WAY OF WINFIELD ROAD; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT OF WAY TO THE SOUTHERLY LINE OF LOT 30 OF SAID WINFIELD FARMS; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF THE EASTERLY 80 FEET OF SAID LOT 30; THENCE NORTHERLY, ALONG SAID WEST LINE TO A POINT THAT IS 43 FEET SOUTHERLY OF THE NORTH LINE OF SAID WINFIELD FARMS; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 4 OF BLOCK 12 OF SAID ORIGINAL TOWN OF FRIEDRICKSBURG; THENCE NORTHERLY, ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID WEST LINE, TO A POINT THAT IS 225 FEET SOUTHERLY OF THE NORTH LINE OF SAID BLOCK 12; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, TO THE EASTERLY RIGHT OF WAY OF PARK STREET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTHERLY RIGHT OF WAY OF BEECHER AVENUE; THENCE EASTERLY, ALONG SAID NORTHERLY RIGHT OF WAY TO THE SOUTHWEST CORNER OF LOT 4 OF BLOCK 9 OF SAID ORIGINAL TOWN OF FRIEDRICKSBURG; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 4 AND ALONG THE NORTH-SOUTH CENTERLINE OF SAID BLOCK 9, TO THE SOUTHERLY LINE OF LOT 1 OF WINFIELD FUEL & MATERIAL CO.'S CONSOLIDATION PLAT, AS SHOWN ON THE PLAT RECORDED IN BOOK 48 OF PLATS ON PAGE 21 AS DOCUMENT NO. R1964-048512; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE, TO THE EASTERLY LINE OF LOT 1 OF HICKORY SHORES SUBDIVISION, AS SHOWN ON THE PLAT RECORDED OCTOBER 24, 1958 IN BOOK 37 OF PLATS ON PAGE 220, AS DOCUMENT NO. 899950; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID LOT ONE, TO THE EASTERLY LINE OF LOT 2 OF SAID HICKORY SHORES; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE AND ALONG THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTHERLY RIGHT OF WAY OF BEECHER AVENUE; THENCE NORTHWESTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY, TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2; THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY EXTENSION AND ALONG SAID WESTERLY LINE AND ALONG THE WESTERLY LINE OF LOT 1 OF SAID HICKORY SHORES, TO THE NORTHWEST CORNER OF SAID LOT 1, BEING ON THE SOUTHERLY RIGHT OF WAY OF SAID UNION PACIFIC RAILROAD; THENCE NORTHERLY, TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, SAID POINT BEING AN ANGLE POINT IN THE SOUTHERLY LINE OF SAID HIGH LAKE CONDOMINIUM, 13TH AMENDMENT THAT IS 87.47 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID SOUTHERLY LINE, 87.47 FEET TO THE POINT OF BEGINNING, ALL IN WINFIELD TOWNSHIP, DUPAGE COUNTY, ILLINOIS.

REDEVELOPMENT PLAN AND PROGRAM

The revitalization of the Redevelopment Project Area is a large and complex undertaking that presents challenges and opportunities for the Village. The success of this effort will depend on the cooperation between the private sector and the local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization as envisioned in the Village's Town Center Plan. Through public investment the area will become an environment that will attract private investment.

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act," the purpose of the Redevelopment Plan and Program is to promote the health, safety, morals, and welfare of the general public by:

Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment;

Improving existing public utilities within the area; and

Enhancing the overall quality of the Village of Winfield.

Redevelopment Plan Objectives

The Redevelopment Plan and Program advances the goals articulated in the Winfield Town Center Plan. It seeks the revitalization of the Project Area as a vibrant mixed-use urban center that contributes to the health and vitality of the Village of Winfield. More specifically, the goals and related objectives are:

- ❑ Eliminate substandard conditions in a portion of the Village characterized by age, deterioration, inadequate storm water management, and lack of community planning
- ❑ Improve and encourage, through public and private investment, the appearance of public rights-of-way, attractive building design, maintenance of buildings, signage, surface improvements, and streetscape enhancements. The streetscape enhancements may include theme lighting, masonry pavers, landscaping, and street furniture.
- ❑ Improve accessibility and internal circulation for vehicles within the downtown.
- ❑ Encourage centralized parking locations, to include multi-level parking structures.
- ❑ Establish shared parking with Metra in order to provide additional spaces for downtown activities and events.
- ❑ Improve pedestrian safety at railroad crossings and the intersection of High Lake Road and Winfield Road.

- ❑ Establish a comprehensive pathway system for pedestrians and bicyclists that connects the downtown area with residential neighborhoods, parks, forest preserves, schools and regional trail systems.
- ❑ Provide new retail and service businesses to support the community's residents, and expand the Village's tax base.
- ❑ Expand the existing Village Hall or, as an alternative, seek out a new site and building for an expanded Village Hall and seek a private user for the existing Village Hall site.
- ❑ Retain, expand, and attract small- to medium-sized businesses and public and quasi-public activities. Such businesses and activities should be available in the evenings as well as the day, on weekends as well as during the week.
- ❑ Create a pedestrian-oriented retail and entertainment core.
- ❑ Create a downtown of relatively uniform height, with most buildings either two or three stories (but not necessarily limited to a three-story height).
- ❑ Provide a variety of housing choices and living arrangements not already existing in the downtown.
- ❑ Develop medium-density condominium and townhouse residences. In the retail core, commercial activities should be on the ground floor, with office and residential uses above.
- ❑ Increase pedestrian traffic in the downtown area, by including residential uses that provide a customer base for the expanded retail.
- ❑ Establish a strong sense of place—centralize the Village's downtown as an attractive area that fulfills a variety of community business, social, and civic needs.

Redevelopment Land Use Plan

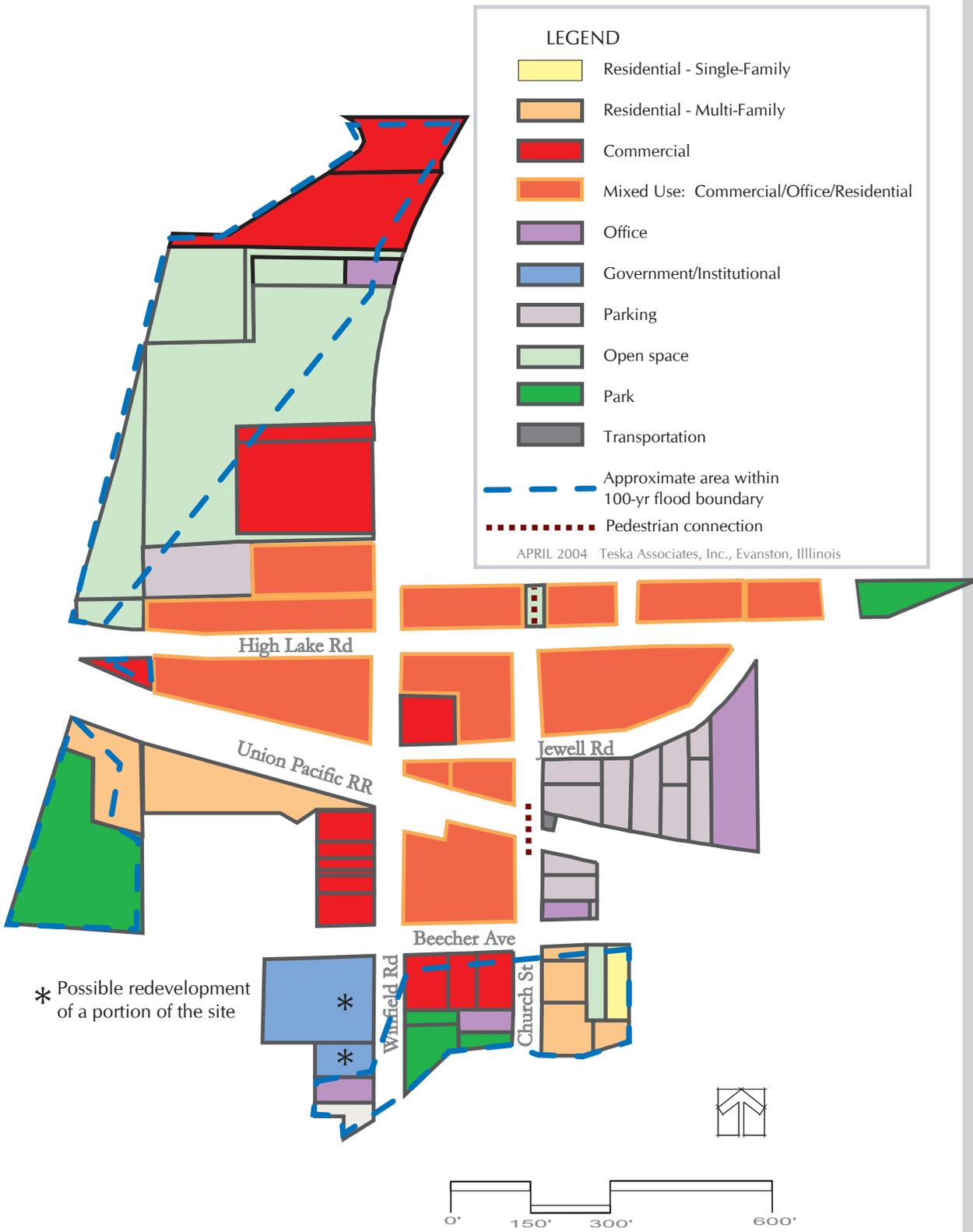
The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan and Program are largely based upon the guidelines and development opportunities presented in the Town Center Development Plan.

Map B depicts current land uses. Map C shows anticipated land uses at completion of project activities. Key redevelopment sites shown as Mixed Use are envisioned for pedestrian-oriented development featuring a mixture of uses typical in traditional downtowns. Street-level space should be reserved for office, retail, restaurants, or other commercial activities. Depending upon market demand, upper stories should be office space or residential dwellings.

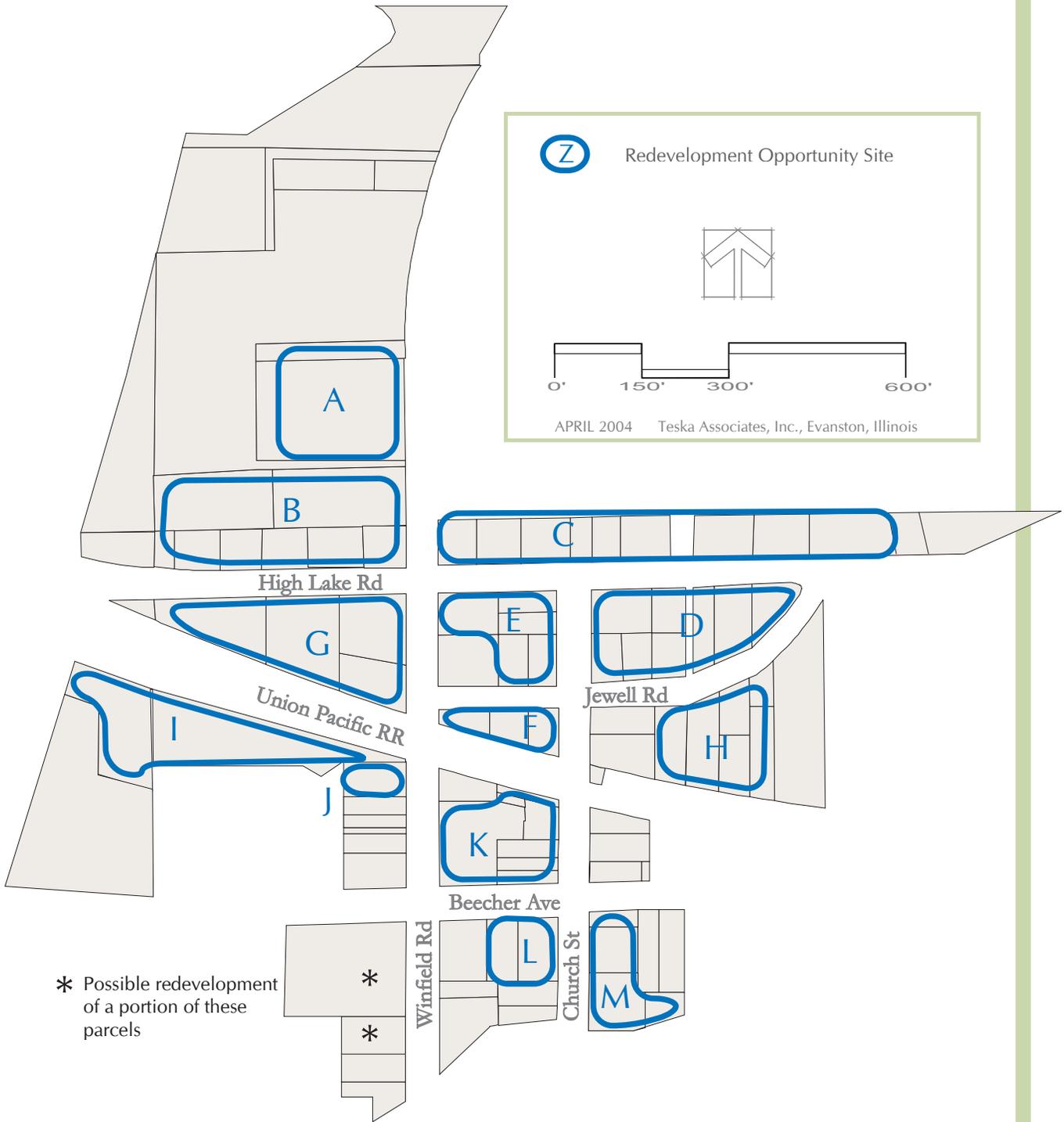
The locations and provision of accessible parking will have a large impact on the success of specific redevelopment efforts and the downtown area as a whole. A multi-level parking garage and surface parking lots are situated in close proximity to redevelopment areas and to the existing Metra station.



MAP B:
Existing Land Use
DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois



MAP C:
Proposed Land Uses
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois



MAP D:
Redevelopment Opportunity Sites
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois

Two sites within the Project Area are reserved exclusively for multi-family residential use: immediately south of the railway tracks and west of Winfield Road, and immediately north of Winfield Creek and east of Church Street.

Although the Redevelopment Land Use Plan shall serve as a guideline for the Project Area, it is not meant to establish specific requirements. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the Village's overall goals and objectives for the Downtown Area.

Development Opportunity Sites

Numerous development and redevelopment opportunity sites exist in the Project Area. This Redevelopment Plan is consistent with the 2000 Town Center Redevelopment Plan, and is intended to be the primary vehicle for implementing that Plan. Map D shows the locations of the redevelopment activities listed below. The maximum height of all buildings in the Project Area shall be three stories. Recommendations for these sites are listed below.

Retail Corridor A

The most ambitious portion of the Town Center Development Plan, labeled Retail Corridor A," envisioned a mixed-use core where "the appearance and character of the area should resemble neighboring, traditional downtown...[and] where 2-3 story buildings are located close to the street." This redevelopment plan subdivides this Retail Corridor A into six sub-areas. All of these sub-areas should be redeveloped in a similar fashion: with building built to or close to the lot line; two to three stories in height; ground floors with retail, and office and/or residential units above; and design measures employed to ensure a pleasant, pedestrian-oriented environment.

Redevelopment Opportunity Site A. This area was not specifically addressed in the Town Center Redevelopment Plan. The site is located to the west of Winfield Road, directly across from the hospital. The site consists of a former supermarket and a narrow parcel used for parking. The supermarket building is one story, and totals 27,000 square feet. Because it is along Winfield Rd, the site has been identified as a suitable location for auto-oriented retail. Retail building(s) should be close to the front lot line, with amply landscaped parking provided to the rear or side of the retail building(s). The redevelopment program for this site may include:

- ❑ Acquisition of two parcels
- ❑ Rehabilitation of existing structures (or demolition and construction of new structure[s] on the approximate footprint of the current building)
- ❑ Reconfiguration of the parking lot to include landscaping
- ❑ Surface improvements
- ❑ Landscaping along Winfield Road

Redevelopment Opportunity Site B. Most of this site area was not specifically addressed in the Town Center Redevelopment Plan. The site is located on the north side of High Lake Road between the DuPage River and Winfield Rd. The fire station and a parking lot for the station occupy the northwest corner of High Lake and Winfield Roads. One parcel is currently used as a bank and another parcel is occupied by a commercial use; the remainder of the area is either vacant or used for parking. The relocation of the fire station would provide an opportunity to create a strong commercial presence on all four corners of the High Lake-Winfield intersection. Site B has three components:

- ❑ A three-story retail/office building on the northwest corner of High Lake and

Winfield

- ❑ Two-story office and/or retail buildings fronting High Lake Rd. Parking will be provided behind the buildings, which should be built near or on the lot lines
- ❑ Public open space and a pedestrian/bike path in the parcel adjacent to the DuPage River

The redevelopment plan for this site may include:

- ❑ Assembly of ten parcels
- ❑ Site clearance and preparation
- ❑ Construction of retail/office buildings, sited on or near front lot line
- ❑ Creation of parking areas to rear of buildings; landscaping of parking areas
- ❑ Landscaping along streets
- ❑ Creation of pedestrian/bike path along the river

Redevelopment Opportunity Site C. This site is a row of nine parcels on the north side of High Lake Road between Winfield Road and a hospital access drive. The current use of these parcels is open space.

Because these nine parcels have a depth limited to 100 feet, they should be developed with smaller specialty shops on zero lot lines, with offices located above. The parcels' lack of depth may hinder the placement of adequate on-site parking. To ensure the parking needs of the occupants and customers are met, three options should be explored:

- ❑ Inclusion of underground parking, accessed from the rear of the buildings
- ❑ Devotion of the easternmost parcel in the redevelopment area to surface parking
- ❑ Leasing of parking spaces in the hospital parking garage to the immediate north of the development site

Redevelopment elements for this site may include:

- ❑ Assembly of nine parcels
- ❑ Site preparation
- ❑ Construction of two-story buildings on zero lot line
- ❑ Provision of on-site parking, either underground, or to rear of buildings
- ❑ Landscaping
- ❑ Preservation/enhancement of access to hospital and

hospital parking garage

Redevelopment Opportunity Site D. Five single-family residences, one multi-family residence, one office, and one commercial use currently occupy this site. This area should be redeveloped as mixed use, with retail on the ground floor, residential and offices in floors above. The site's irregular shape will present opportunities and challenges. Surface parking for tenants or a plaza are two options that might be incorporated into the site design. Redevelopment elements include:

- ❑ Assembly of eight parcels
- ❑ Site clearance and preparation on all eight parcels
- ❑ Construction of three-story buildings on zero lot lines; mixed use to include retail, residential, and office
- ❑ Provision of on-site parking, either underground or internalized on the redevelopment site
- ❑ Creation of a strong pedestrian environment (e.g., wide sidewalks, special paving, street furniture, decorative lampposts, planters)

Redevelopment Opportunity Site E. This site is currently occupied by one auto-oriented commercial use, a commercial use in a former residential building, one single-family residence, and a service station. This area should be redeveloped as mixed use, with retail on the ground floor and residential and office uses in the floors above. The parcel used by John's Buffet for parking is included in this Redevelopment Opportunity Site. It should remain as parking, but not necessarily be limited to use by John's Buffet patrons. Surface improvements and landscaping should be earmarked for this parking lot. A service station has been located on this site for decades—environmental issues may need to be addressed. A plaza—as indicated on the Town Center Concept Plan—should be included in either Redevelopment Site D or E. Redevelopment elements include:

- ❑ Assembly of five parcels
- ❑ Site clearance and preparation on all five parcels
- ❑ Determination of need for environmental clean-up and, if necessary appropriate measures that address the clean-up
- ❑ Construction of buildings on zero lot lines; mixed use to include retail, residential, and office
- ❑ Creation of strong pedestrian environment, with possible provision of plaza, as well as wide sidewalks, special paving, decorative lampposts, street furniture, planters and landscaping.

Redevelopment Opportunity Site F. These three parcels are currently occupied by the Village Square and the Village Hall. This small, triangular area could become a redevelopment opportunity if the Village government were to move to a new location. If the Village Hall were to move, the site should be redeveloped in a manner consistent with the redevelopment of adjacent sites: mixed use, combining retail and office. Due to the relatively narrow depth of the site, plus the heavy

amount of freight and passenger train service on the tracks adjacent to this site, residential units should be excluded from the redevelopment. *If the Village Hall were to move and redevelopment become an option, the following elements should be included:*

- ❑ Demolition of Village Hall and site preparation
- ❑ Construction of two-story building, situated toward eastern edge of site; building would provide retail and office
- ❑ Landscaping of site

Redevelopment Opportunity Site G. The site is currently occupied by the U.S. Post Office, a municipal parking lot, an auto-commercial use, and a vacant lot on the corner of High Lake and Winfield Roads. The one commercial use is relocating to another site within the Project Area, and the U.S. Postal Service may relocate the postal facility to another site outside of the Project Area. A small postal facility offering walk-up service, however, should remain within the downtown area. Parking should remain, but may be reconfigured and enhanced with landscaping and surface improvements. The goal should be to redevelop this area as a mix of retail and office uses. Environmental issues may need to be addressed, especially on the two parcels along Winfield Road. Redevelopment elements may include:

- ❑ Determination of need for environmental clean-up and, if necessary, appropriate measures that address the clean-up
- ❑ Determine feasibility of re-use of post office building and either rehabilitate or demolish the building
- ❑ Additional site clearance and preparation
- ❑ Construction of two- and three-story buildings on zero lot lines; mixed use of retail and office
- ❑ Improvements to existing parking lot (e.g., resurfacing, additional landscaping)
- ❑ Provision for on-site parking, either underground or to rear of buildings
- ❑ Streetscape improvements

Redevelopment Opportunity Site H. This area includes one commercial use and surface parking for Metra commuters. The Town Center Development Plan envisioned a multi-story parking garage for this area. The remainder of the site will remain or become surface parking. The site topography may allow a parking structure that has four levels, yet maintains the appearance of a two- or three-level structure when viewed from Jewell Street. The height and bulk of the parking structure should not dominate the surrounding area. Moreover, the materials and design of the structure should be in harmony with the other redevelopment projects. Traffic circulation in the surrounding area and within the surface parking lot need to be addressed. Redevelopment elements include:

- ❑ Assembly of six parcels
- ❑ Site clearance and preparation
- ❑ Surface and landscaping improvements to existing parking lots

- ❑ Construction of a multi-story parking garage

Redevelopment Opportunity Site I. This site, on the south side of the UPRR tracks west of Winfield Road, consists of two parcels. Both are currently used by Winfield Fuel, and include large areas of open storage. The site's location near the Metra line and station makes it ideal for multi-family residential development. (Unlike Site F, however, the depth and shape of the site offer possibilities to create a buffer between the railway tracks and housing.) The Town Center Redevelopment Plan suggested medium-density residential for this area. Such development could be townhouse or condominium construction. Current access to the site is limited to Winfield Road and redevelopment efforts should ensure additional access to Beecher Street to the south. Possible contamination of the site could hinder redevelopment. Redevelopment elements will include:

- ❑ Determination of need for environmental clean-up and, if necessary, appropriate measures that address the clean-up
- ❑ Acquisition of two parcels
- ❑ Provision for additional site access to the south
- ❑ Site clearance and preparation
- ❑ Construction of townhouse/condos with adequate on-site parking
- ❑ Site landscaping

Redevelopment Opportunity Site J. Winfield Fuel also occupies this site along the west side of Winfield Road and south of the railway tracks. The present building should be demolished and replaced with a new commercial building that respects the height, site placement, and the historical style of the 19th century buildings to the immediate south along Winfield Road (salon and café). Redevelopment elements will include:

- ❑ Determination of need for environmental clean-up and, if necessary appropriate measures that address the clean-up
- ❑ Acquisition of one parcel
- ❑ Construction of commercial/office building on zero lot line with parking to the rear
- ❑ Landscaping

Redevelopment Opportunity Site K. The 2000 Town Center Redevelopment Plan did not suggest any redevelopment for this area beyond streetscape improvements. To take advantage of its location immediately adjacent to Metra boarding platforms and across from the station, the area should be redeveloped as mixed use, with retail, office, and residential sharing the site. The relatively large size should allow for adequate on-site surface parking. Consideration should be given to preserving a 19th century commercial structure located on the southeast corner of the redevelopment site. Redevelopment elements will include:

- ❑ Assembly of parcels

- ❑ Site clearance and preparation
- ❑ Construction of two- to three-story buildings intended for commercial, office, and residential uses
- ❑ Provision of on-site parking, with minimal use of parking spaces near front lot lines
- ❑ Creation of pedestrian environment to include pedestrian access to Metra platforms, special paving, decorative lampposts, street furniture, planters and other landscaping

Redevelopment Opportunity Site L. The site consists of two parcels: one vacant parcel at the southwest corner of Beecher and Church and an adjacent parcel occupied by a commercial use. This site has historically experienced drainage problems that need to be addressed. Despite these drainage issues, the development of the site for commercial and/or office uses should be explored. If an adequate, economically viable solution to the drainage issues cannot be found, then the site could be used for storm water retention and be developed into an additional village green south of the railway tracks. Redevelopment elements include:

- ❑ Acquisition of two parcels
- ❑ Exploration of options to mitigate drainage issues
- ❑ Site clearance and preparation
- ❑ Redevelopment of site for commercial and/or office uses
OR
- ❑ Conversion of the parcels into village green/open space (e.g., drainage, landscaping)

Redevelopment Opportunity Site M. Currently this area has three vacant parcels and a building that houses five residential units and one commercial use. The 2000 Town Center Redevelopment Plan proposed a surface parking lot for the vacant lot at the southeast corner of Beecher Ave and Church St. New housing units—townhouses or perhaps condominiums—should be incorporated into the redevelopment. Senior housing is an additional option for this site. Any surface parking that is provided should be pushed back away from the corner and hidden behind the residential units. The vacant parcel at the northwest corner of the redevelopment site could help fulfill the parking requirements for uses south of the railroad tracks. Redevelopment elements will include:

- ❑ Assembly of parcels
- ❑ Site clearance and preparation
- ❑ Construction of housing (senior, townhouse, condo) with on-site parking
- ❑ Landscaping

Although not included as a separate redevelopment opportunity site, a *portion* of the elementary school site (southwest corner of High Lake and Beecher) could possibly become available for redevelopment. In such a case, future uses could include commercial, office, or mixed use. (The location of this possible redevelopment site is marked on Map D with an asterisk.)

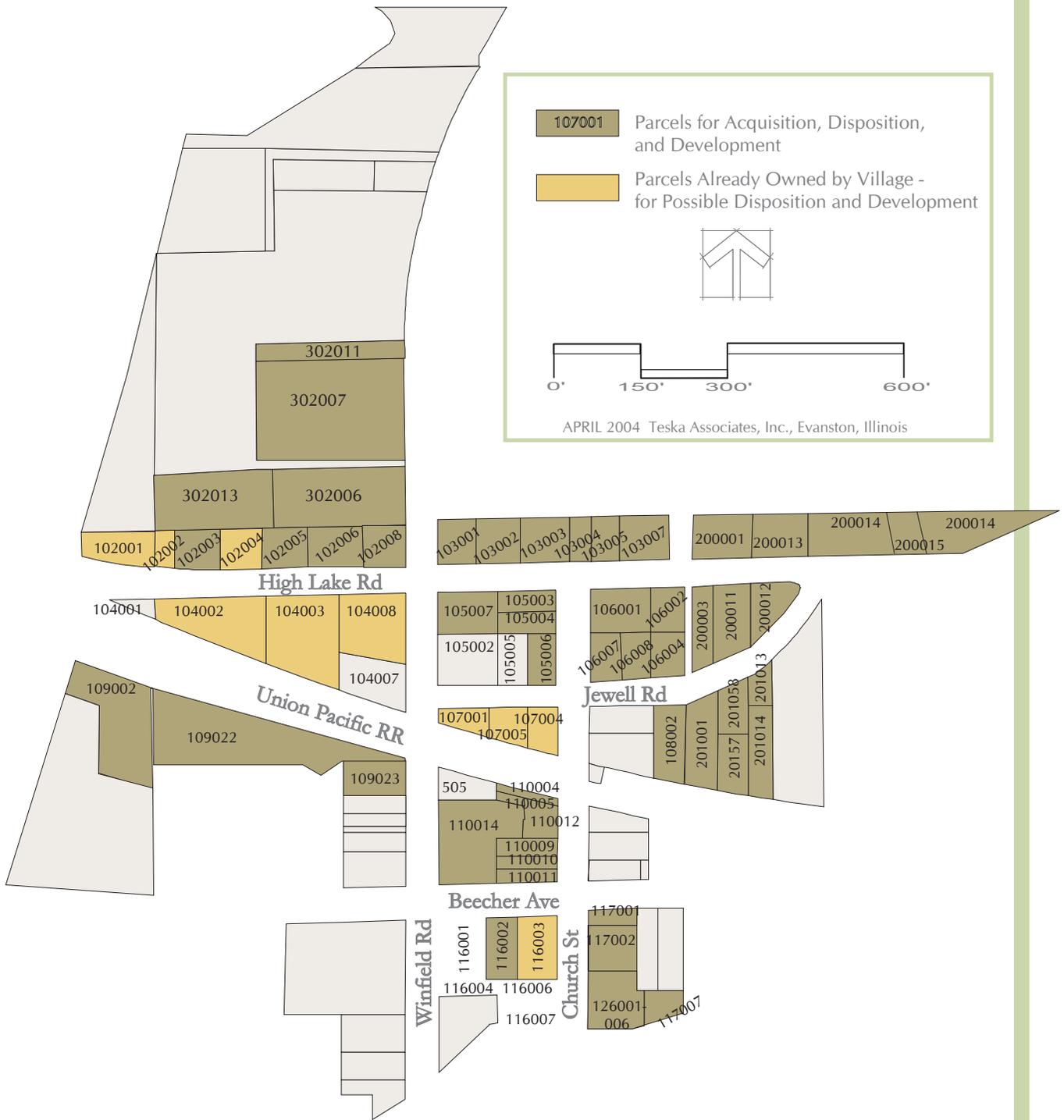
In addition to the site-specific development opportunities, an event pavillion, to be used for community events, is envisioned for a location south of the railway tracks. Additional public-sector redevelopment activities are anticipated for the Project Area. These activities are identified in the Public Improvements section of this report. All of the public and private redevelopment activities should follow the guidance and guidelines of the 2000 Town Center Redevelopment Plan.

Undertaking these redevelopment activities will generate increased tax revenues, create housing opportunities, expand the availability of high-quality retail, residential and office space in downtown Winfield, and provide a stimulus for additional development in surrounding areas of the Village.

Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated, and any such costs incidental to the Redevelopment Plan and Program. Such costs may include, without limitation, the following:

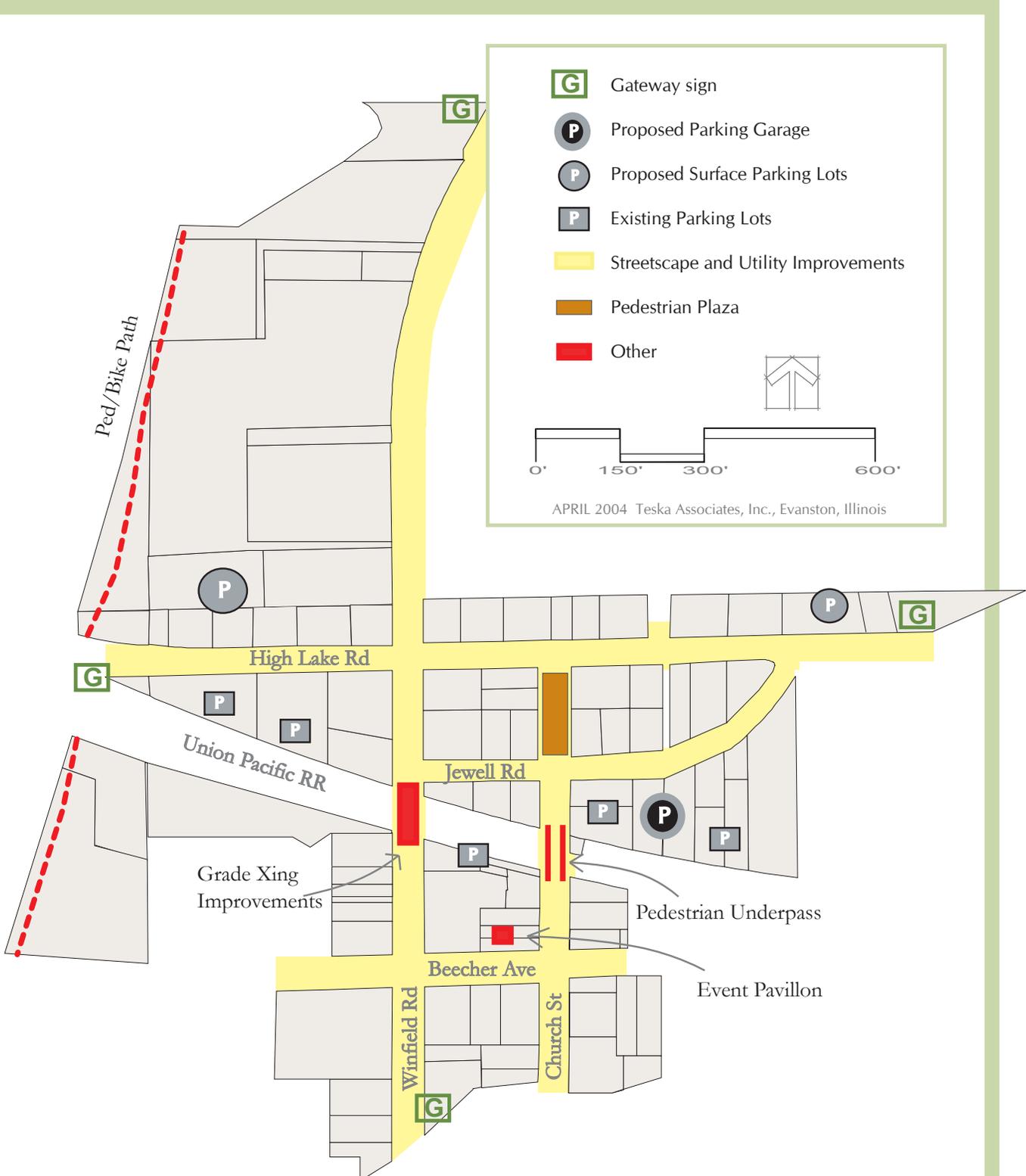
- ❑ Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services.
- ❑ The cost of marketing sites within the Project Area to prospective businesses, developers, and investors.
- ❑ Property assembly costs including, but not limited to: acquisition of land and other property, rights or interests, real or personal; demolition of buildings; site preparation; and 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.
- ❑ Costs of rehabilitation, reconstruction, repair, or remodeling of existing 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.
- ❑ Costs of the construction of public works or improvements.
- ❑ Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the Project Area, and costs of 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, as provided in the Act.
- ❑ Financing costs, including but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued, and not exceeding 36 months thereafter



MAP E:

Acquisition and Disposition for Redevelopment

DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois



MAP F:
Public Improvements
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois

to include reasonable reserves.

- ❑ To the extent the Village 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.
- ❑ An elementary, secondary, or unit school district's increased costs attributable to assisted housing units as provided in the Act.
- ❑ Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.
- ❑ Payment in lieu of taxes.
- ❑ Interest cost incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.
- ❑ Up to 50% of the cost of construction, renovation, and/or rehabilitation of all low- and very low-income housing units as defined in Section 3 of the Illinois Affordable Housing Act, as provided by the Act.

Acquisition and Clearance

To meet redevelopment objectives, it may be necessary for the Village of Winfield to assemble properties in the Project Area. Due to their importance as key parts of redevelopment opportunity sites, several parcels have been identified for possible acquisition. Anticipated property acquisition is shown on Map E. Any clearance of existing structures will be scheduled to coincide with redevelopment activities, thus minimizing the adverse effects of rehabilitation or clearance activities and ensuring facilities do not remain unused for extended periods of time.

Land Disposition

Property, which may be currently owned or acquired under this Plan by the Village, may be assembled into appropriate redevelopment sites. These properties may be sold or leased by the Village to other public bodies or to private developers, in whole or in part. Map E also identifies properties that may potentially be disposed of to facilitate redevelopment. The Village may in the future modify this disposition plan in accordance with the objectives of this Redevelopment Plan and Program, without amending the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village. Furthermore, no conveyance, lease, mortgage, or other disposition of land or agreement relating to the development of property shall be made without providing reasonable opportunity for the submission of alternative proposals or bids.

Public Improvements

Public improvement activities which are planned as part of this Redevelopment Plan and Program are illustrated in Map F. These activities are based upon recommendations and design guidelines contained in the 2000 Town Center Redevelopment Plan and include:

- *Streetscape.* Streetscape improvements should be made on all streets throughout the Project Area. Enhancing the streetscape should be aimed, to a large extent, at creating a pleasant pedestrian environment. Specific streetscape enhancements for the Project Area should include, but may not necessarily be limited to, the following:
 - Install thematic lighting along public rights-of-ways and in parking lots
 - Landscape public rights-of-way with shade trees and plantings for seasonal color
 - Create pedestrian spaces, such as small plazas with shelters and street furniture
 - Define all intersections and improve pedestrian safety by adding brick paver crosswalks with push-button activated traffic signals
- *Street improvements.* Many of the streets in the Project Area will need to be improved. Curb and gutters should standard throughout the area, and street widening and the creation of on-street parking spaces should be targeted for, at a minimum, Jewell Road and Church Street.
- *Entry features.* Entry features may be constructed at the major gateways into the downtown area: both ends of Winfield Road and both ends of High Lake Road. These entry features could include identity features or monument signs, trees, landscaping, special paving, or special illumination.
- *Railroad underpass for pedestrians.* A pedestrian underpass should replace the railroad pedestrian grade crossing at Church Street. This will improve commuter access to both east and westbound platforms, and serve to unite the more retail-oriented north side of the downtown area with the more residential-oriented south side of the downtown.
- *Enhanced pedestrian railway crossing at grade level on Winfield Road.* Special treatment should be given the pedestrian grade crossing at Winfield Road: decorative fencing/guardrails, brick paving and special illumination. Historic markers with historic photographs highlighting the role of the railroad in Winfield could be placed at the crossing.
- *Public parking facility.* A multi-level public parking facility should be constructed on Redevelopment Site H. This location is ideal to serve two purposes: increase available commuter parking during the day, and provide parking for visitors to the commercial core on weekends and evenings.
- *Public parking—surface.* Parking demand will go beyond what will be provided in a new parking garage. Therefore, public parking should include the possible addition of surface parking lots, possibly in Redevelopment

Sites B and C.

- ❑ *Water main and sewer improvements.* Water mains throughout the Project Area will need to be upgraded to accommodate future uses.
- ❑ *Storm sewer system and stormwater facility.* Flooding and drainage issues for portions of the Project Area will need to be mitigated. Such measures may include a new storm sewer system for the Town Center and possibly a stormwater facility (i.e., retention facility).
- ❑ *Utility relocation.* In order to improve the appearance of the area, any existing overhead power lines should be relocated underground.
- ❑ *Event pavillon.* An event pavillon, for civic and community gatherings, should be added south of the railway. This pavillon could be included in any of the redevelopment sites.

The Village and individual developers, pursuant to an agreement between the parties, may share the costs associated with these improvements. The Village may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list which are consistent with the objectives of this Redevelopment Plan.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Major development and redevelopment projects may be completed within ten (10) years. Facade improvements, building rehabilitations, and other activities on individual properties will be encouraged during the first ten years of the Tax Increment Finance District, but may occur throughout the life of the TIF. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

Estimated Project Costs

Estimated public project costs are listed in Table 1. These costs are based on 2004 dollars and are therefore subject to inflation.

Table 1: Estimated Redevelopment Project Costs

<u>Use of Funds</u>	<u>Overall Costs</u>
Electric, Water and Sewer	\$3,785,050
Storm Sewer, Streets, Sidewalks, Street Trees, and Street Furniture	\$6,271,700
Construction of Garages	\$2,332,000
(Potential) Construction of Stormwater Facility	\$1,200,000
Construction of Event Pavilion	\$200,000
Façade Grants	\$1,500,000
Property Assembly and Acquisition Costs	\$9,564,400
Demolition	\$503,600
Site Remediation	\$2,400,000
Job Training	\$500,000
Rehabilitation, Reconstruction, Repair, or Remodeling of Existing Public or Private Buildings and Fixtures	\$1,485,000
Environmental, Market and Planning Studies, Surveys, Development of Engineering and Architectural Plans, Specifications, Implementation and Administration Fees	\$2,863,000
Relocation of US Post Office and Fire Dept	\$2,000,000
Residential Relocation costs	\$397,200
Eligible Costs of Taxing Districts (Including Schools)	\$3,139,800

Total: **\$38,141,750**

Note: Actual costs for each category identified above may vary. In addition, this table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.

Sources of Funds

The Act provides a way for municipalities to finance public redevelopment costs with incremental real estate tax revenues. Incremental tax revenue is derived from the increase in the current equalized assessed valuation (EAV) of real property within the Project Area over and above the certified initial EAV of the real property. Any increase in EAV is then multiplied by the current tax rate, resulting in the tax increment revenue.

Funds necessary to pay redevelopment project costs may be derived from a number of authorized sources. These may include, but are not limited to, the following:

FINAL DRAFT



MAP G:
EAV BY BLOCK, 2003
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois

- ❑ Real property tax increment revenues from the Project Area.
- ❑ Tax revenues resulting from the establishment of any Special Service Area districts within the Project Area.
- ❑ Interest earned on temporary investments.
- ❑ Gifts, grants, and contributions.
- ❑ Sale or lease of land proceeds.
- ❑ User fees.
- ❑ Municipal sales taxes.
- ❑ The Village’s general revenue fund.

The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the project area over the initial equalized assessed value of each such lot, block, tract or parcel. It is estimated that the incremental increase in property taxes over the term of the TIF District in 2004 dollars will be \$44,967,887. There may also be other eligible local sources of revenue, such as the sale or lease of Village owned property that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

Nature and Term of Obligations to be Issued

The financial plan of this Redevelopment Plan is intended to establish a conservative public expenditure approach. Revenues will be accumulated in the special tax allocation fund to pay for public purpose expenditures identified in this Redevelopment Plan, and whenever practical, expenditures will be made on a cash basis. This method of financing shall not preclude the Village from undertaking initiatives designed to stimulate appropriate private investment in the Project Area.

Certain redevelopment projects may be of such a scale or on such a timetable as to preclude financing on a cash basis. These projects may be funded by the use of tax increment revenue obligations issued pursuant to the Act for a term not to exceed 20 years. Consistent with the conservative nature of the financial plan for this Redevelopment Program, the highest priority for the issuance of tax increment revenue obligations shall occur when the commitment is in place for private sector investment necessary to fund the amortization of such obligations.

All obligations are to be covered after issuance by projected and actual tax increment revenues and by such debt service reserved and sinking funds as may be provided by ordinance. Revenues not required for the retirement of obligations providing for reserves, sinking funds, and anticipated redevelopment project costs may be declared surplus and become available for distribution annually to the taxing districts in the Project Area.

One or more issues of obligations may be sold at one or more times in order to implement this plan, as now or hereafter amended, in accordance with law.

The Village may, by ordinance, and in addition to obligations secured by the special tax allocation fund provided by law, pledge for a period not greater than the term of

the obligations any part or any combination of the following:

- ❑ Net revenues of all or part of a Redevelopment Project,
- ❑ Taxes levied and collected on any or all property in the municipality.
- ❑ The full faith and credit of the municipality.
- ❑ A mortgage on part or all of a Redevelopment Project.
- ❑ Any other taxes or anticipated receipts that the municipality may lawfully pledge.

Equalized Assessed Valuation

Map G lists the most recent (2003) equalized assessed valuation of properties in the Project Area by block. The total 2003 equalized assessed valuation of the Project Area is **\$4,414,160**.

Upon the completion of anticipated redevelopment projects it is estimated that the equalized assessed valuation of real property within the Project Area will be in excess of **\$62,011,000**, an increase of 1,300%. This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in the Redevelopment Project Plan section of this report.

Affirmative Action

The Village of Winfield will require each private developer entering into an agreement with the Village, in connection with development in the Project Area, to utilize fair employment practices, including an affirmative action program.

Payment in Lieu of Taxes

No payments in lieu of taxes are anticipated as part of the Redevelopment Plan and Program.

Amendments

The Redevelopment Plan and Program may be amended pursuant to provisions of the Act.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the *Winfield Downtown TIF Feasibility Report* (Appendix B) and this Redevelopment Plan and Program, the Village Board of Winfield, Illinois, can adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

Project Area Not Subject to Growth

The Project Area on the whole has not been subject to appropriate growth and redevelopment through investment by private enterprise, and would not reasonably be anticipated to be developed consistent with Village policies without adoption of this Redevelopment Plan.

First, the Village finds that the Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise, based on the physical condition and the lag in growth in property values as follows:

- As described in the Winfield Downtown TIF Feasibility Report, the physical condition of the Project Area testifies to the lack of maintenance and improvement activities. In particular, the Eligibility Study identifies a prevalence of deterioration both of buildings and surface improvements. Such deterioration is a direct consequence of a lack of investment in the Project Area. While each individual property may not be deteriorated, the Project Area as a whole is characterized by a reasonable extent and meaningful distribution of this lack of investment.
- The total Equalized Assessed Value (EAV) of the Project Area has consistently lagged that of the balance of the Village of Winfield between 1999 and 2002. Relative to the immediate surroundings, the Project Area has not experienced appropriate growth in the tax base or shown evidence of private investment that increases the value of properties. Further, this is a significant trend that has persisted over a majority of the time period under analysis.

Second, the Village finds that development of the Project Area would not reasonably be anticipated without adoption of this Redevelopment Plan. This conclusion is based upon the findings in the Feasibility Report, a study conducted on behalf of the Village of Winfield.

Conformance with the Town Center Development Plan

This Redevelopment Plan and Program conforms to the Village's Town Center Development Plan as adopted in 2000 and amended in 2002. The plan was prepared with the goal of creating an attractive, mixed use urban downtown within the Village. It further provides a series of recommendations for enhancing the business mix and physical nature of the corridor in order to achieve this goal. The Town Center Development Plan identified opportunity sites that served as a starting point for the planning of redevelopment projects and public improvements contemplated in this TIF Redevelopment Plan and Program.

The Town Center Development Plan did not specifically recommend the use of tax increment financing as a financial tool to implement the land use and redevelopment recommendations. However, development that is consistent with the recommendations of the Town Center Development Plan is not anticipated to occur without financial and other incentives available through tax increment financing.

Date of Completion

The estimated year of completion of the redevelopment projects is the year 2027 (23 years from the date of adoption of the ordinance approving the Redevelopment Plan and Program).

FINANCIAL IMPACT OF REDEVELOPMENT

Implementation of the Redevelopment Plan and Program is expected to have significant short and long-term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the Village’s effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, the completion of redevelopment projects and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from any enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Program.

The following taxing districts cover the proposed Project Area:

- ❑ College of DuPage
- ❑ DuPage Airport Authority
- ❑ DuPage County
- ❑ DuPage County Forest Preserve
- ❑ DuPage Water Commission
- ❑ West Chicago High School District 94
- ❑ West Chicago Mosquito Abatement District
- ❑ Winfield Fire District
- ❑ Winfield Library
- ❑ Winfield Township
- ❑ Winfield Township Road District
- ❑ Winfield Park District
- ❑ Winfield School District 94

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□ Village of Winfield

Impact on DuPage County

Approximately 285 new residents may live in the Project Area at full build out, and some of these new residents may take advantage of programs offered by DuPage County. However, the number of new residents is not a significant increase in the total population of the county, and it is likely that many of the new residents already live in the county. Therefore, there will be minimal increased demand for services from or financial impact upon DuPage County, and no program is set forth in the Redevelopment Plan.

Impact on DuPage County Forest Preserve District

Approximately 285 new residents may live in the Project Area at full build out, and some of the residents of these new dwellings may seek recreational opportunities in Forest Preserve facilities. The impact on the Forest Preserve will be incidental, as this increase in population is only a small percentage of the total population served, and many of the new residents may already use the Forest Preserve facilities. No program is set forth in the Redevelopment Plan.

Impact on Winfield Township

Winfield Township offers various welfare programs: Low Income Home Energy Assistance, Adopt-a-Family, General Assistance, Emergency Assistance. The increased demand for these services by new residents will be incidental in relation to the total operations of the Township. Therefore, no program is set forth in the Redevelopment Plan.

Impact on Winfield Township Road District

The Winfield Township Road District maintains township roads. No new township roads are anticipated as a result of this Redevelopment Plan, and therefore, no program is set forth in the Redevelopment Plan

Impact on Winfield Park District

Approximately 285 new residents may live in the Project Area at full build out, and some of the residents of these new dwellings may seek recreational opportunities in Park District facilities. This new residential development should have minimal impacts on the Park District, and this increase in population is only a small percentage of the total population served. No program is set forth in the Redevelopment Plan.

Impact on School Districts

The Redevelopment Plan assumes a build-out of 193 residential units, including townhome, condominium and rental apartments. The bedroom mix of these units should average two bedrooms per unit. Based on 1996 Illinois School Consulting Service/Associated Municipal Consultants, Inc. factors, approximately 34 new school aged children might be anticipated to live in the Project Area at full build out. These figures are relatively small, and the increase in services required to support the additional student population is incidental and should not require any new capital

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expenditures. Therefore, no program is set forth in the Redevelopment Plan.

Impact on on College

Approximately 233 new adult residents will live in the Project Area at full build out. Whereas, some of the residents of these new dwellings may seek educational opportunities at the College of DuPage, the impact will be incidental, as this increase in population is only a small percentage of the total population served. No program is set forth in the Redevelopment Plan.

Impact on Village of Winfield

As a result of new development in the Project Area, the Village of Winfield may experience increased demand for police services. This increased demand should not be so substantial that, on its own, warrants the hiring of additional police officers or related equipment. Therefore, no program is set forth in the Redevelopment Plan.

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HOUSING IMPACT STUDY

INTRODUCTION

As described in the Tax Increment Financing Feasibility Report for the Winfield Downtown Redevelopment Project Area, officials of the Village of Winfield have determined that, without direct municipal involvement and financial assistance, planning objectives for this area cannot be met. To encourage new investment in the downtown area, the Village has decided to explore the feasibility of the use of tax increment financing (TIF) as the financial tool 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 Winfield Downtown Redevelopment Project Area ("Project Area"), as described in the Feasibility Report, contains 16 residential units. Some of these units may be displaced in order to facilitate redevelopment opportunities and/or to remove substantially deteriorated structures. Therefore, the Village of Winfield has prepared this report to satisfy the requirements of Section 11-74.4-3(n)(5). For the locations of the residential units, see Map 2.

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, where appropriate, physical building surveys, data received from the Village of Winfield, and census data.

PART I: 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."

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Type of Residential Units

The Project Area contains eighteen residential units. There are ten single-family homes, and eight units in two multiple-family buildings. See Map 1-A for the locations of the units.

Number and Type of Rooms

No data is available regarding the number or type of rooms within the residences in the Project Area.

Inhabited Units

The occupancy status of the residential units in the Project Area must be determined not less than forty-five days prior to the adoption of an ordinance or resolution fixing the time and place for public hearing. The Village of Winfield **adopted an ordinance fixing the time and place for public hearing on April 29, 2004, and the occupancy status of the residential units was determined on February 2, 2004.** As of that date, there were no units that were definitively determined to be uninhabited.

Racial and Ethnic Composition

The 2000 Federal Census contains data regarding the racial and ethnic composition of the residents in the Project Area. The Project Area includes portions of two Census Tract Block Groups. Eleven census tracts cover the portions of the Project Area where residential units are located. The boundaries of several of these census blocks extend beyond the boundary of the Project Area; therefore, exact racial and ethnic figures for the those portions of the census blocks within the Project Area cannot be determined. Nevertheless, the census figures reveal that population within the Project Area is predominately White and non-Hispanic.

Of the census blocks that are totally or partially within the Project Area, over ninety-three percent of the population is "White Alone." The next largest category, "Asian Alone," comprises 2.46% of the total population within those census blocks. Enclosure 1 shows the extracts from the census tables, and lists numbers and percentages of the various racial and ethnic categories.

PART II: 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."

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Residential Units Which May be Displaced

As provided by the Feasibility Study and Downtown Winfield Redevelopment Plan, residential units may be displaced from the Project Area in order to facilitate potential redevelopment opportunities and/or remove substantially deteriorated structures. The removal of any of these buildings containing residential units and any displacement of residents of inhabited units are expressly within the intent of the Downtown Winfield Redevelopment Plan. All of the eighteen residential units may be displaced. See Map 2 for the locations of these units.

Availability of Replacement Housing

Real estate listings available during January 2004 indicate that there are many more homes available in proximity to the Project Area than the number of units that may be displaced by this Redevelopment Plan. There are sixty-one units listed as available in the same zip code as the Project Area (60190). Of these units, forty-six are single-family homes and fifteen are condo/townhouse units. For the available single-family homes, the listing prices ranged from \$198,500 to \$850,000, with a median price of \$268,950. For the available condo/townhouse units, the listing prices ranged from \$167,900 to \$441,500, with a median price of \$324,900. See Enclosure 2 for details on the data collection and prices.

Ample rental properties are available. During the same week, twenty-seven different apartment complexes within zip code 60190 listed multiple vacancies. Monthly rental prices listed ranged from \$639 to \$1,025, and units ranged from studio to three-bedroom apartments.

Type and Extent of Relocation Assistance

The Village of Winfield will provide relocation assistance to residents displaced by this Redevelopment Plan. Such assistance will include reimbursement for actual reasonable expenses for moving, including real estate transaction costs up to eight percent of the value of the replacement housing unit.

In addition, to the extent that any removal or displacement will affect households of low-income and very low-income persons, the Village will provide affordable housing and relocation assistance not less than what would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the attendant regulations, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing, and the Village 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.

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MAP 1-A:
Location of Housing Units in Project Area
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois

FINAL DRAFT

Enclosure 1 - Racial and Ethnic Composition of Census Blocks Encompassing Project Area

Racial Categories

Blocks Within Census Tract 8414.02, DuPage County, Illinois

Racial Categories	Block 2005	Block 2014	Block 2015	Block 2016	Block 2017	Block 2018	Block 2035	Block 4016	Block 4017	Block 4023	Block 4024	TOTALS	Pct of Total Population
Total:	45	0	18	0	0	11	51	98	18	3	0	244	
White alone	45	0	17	0	0	11	43	96	14	3	0	229	93.85%
Black or African American alone	0	0	0	0	0	0	0	0	4	0	0	4	1.64%
American Indian and Alaska Native alone	0	0	0	0	0	0	0	0	0	0	0	0	-
Asian alone	0	0	0	0	0	0	6	0	0	0	0	6	2.46%
Native Hawaiian and Other Pacific Islander alone	0	0	0	0	0	0	0	0	0	0	0	0	-
Some other race alone	0	0	1	0	0	0	1	0	0	0	0	2	0.82%
Two or more races	0	0	0	0	0	0	1	2	0	0	0	3	1.23%
Hispanic or Latino	0	0	1	0	0	0	2	1	0	0	0	4	1.64%

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

U.S. Census Bureau
Census 2000

Summary File SF-1, Tables:

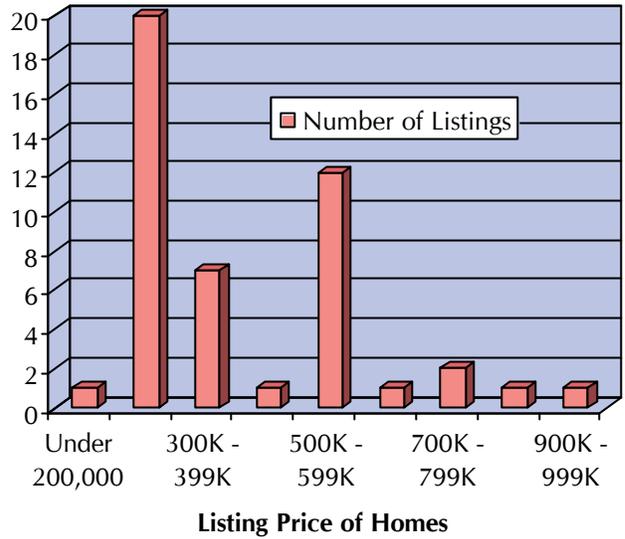
P7. RACE [8] - Universe: Total population

P11. HISPANIC OR LATINO [1] - Universe: People who are Hispanic or Latino

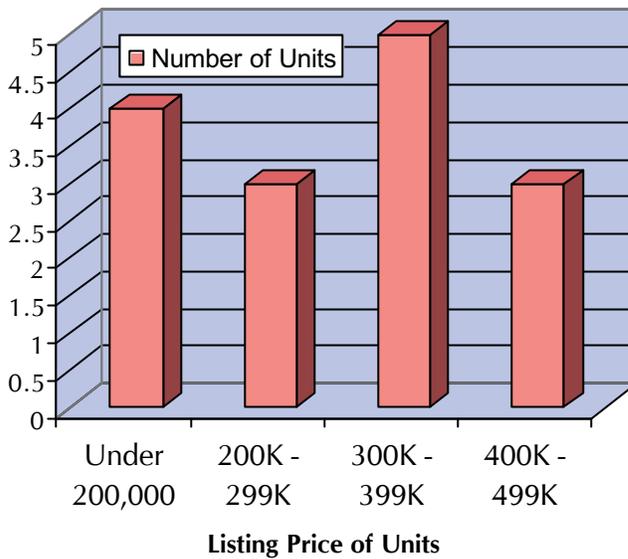
Census Tract 8414.02, DuPage County, Illinois

ENCLOSURE 2 – Prices of Available Housing

DRAFT FINAL REPORT



The above chart shows the distribution of price ranges for single-family homes on the market within zip code 60190. Most of the homes are listed between \$200,000 and \$299,999. The average listing price was \$415,695; the median listing price was \$268,950. Prices ranged from \$198,500 to \$925,000.



The chart above shows the distribution of listing prices for condominiums and townhomes in zip code 61090 for the week of January 14, 2004.

Source: www.Realtor.com

*Winfield Downtown Redevelopment Project Area
Village of Winfield, Illinois*



TAX INCREMENT FINANCING FEASIBILITY REPORT
December 2003



Prepared by
Teska Associates, Inc.

F I N A L D R A F T

Introduction

The Downtown Winfield Redevelopment Project Area occupies the approximate geographic center of the Village, with the Village Hall, U.S. Post Office, a fire station, and a Metra station located within its boundaries. Despite these civic and transportation-oriented land uses, the adjacent Central DuPage Hospital, and growth of the community as a whole, the project area has lacked the private investment necessary to create a vibrant downtown. With the recognized goals of conserving the taxable value of land and buildings and stimulating commercial growth and activity, the Village of Winfield has decided to take direct measures to encourage redevelopment efforts in the project area. Village officials have determined that without direct municipal involvement and financial assistance the goals and objectives of this area cannot be met. The Village decided to explore the feasibility of tax increment financing (TIF) as the financial tool to encourage and facilitate redevelopment.

Furthermore, the Village President and Board of Trustees believe it is in the Village's best interests to conduct a feasibility study with respect to the potential creation of a Town Center TIF District.

On September 12, 2003, Teska Associates, Inc. ("TAI") conducted a field survey of every property in the area proposed as the potential TIF district ("the Project Area"). Information provided by Village officials supplemented data from the field survey. The results of the survey and analysis are presented in this feasibility study. Based on the findings contained in this study, the Project Area is eligible for designation as a "conservation area." This is based on the predominance and extent of parcels exhibiting the following characteristics: age, deterioration, inadequate utilities, lack of community planning, and decline in Equalized Assessed Value.

Purpose of the TIF District and Redevelopment Plan

The Village's Town Center Development Plan, adopted by the Village Board in 2002, endorsed the concept of downtown redevelopment, with the intention of making the downtown area the focal point of business and civic life in the community. A TIF Redevelopment Plan would not only be consistent with the Town Center Development Plan, but also would be the primary vehicle for its implementation.

Moreover, Winfield lacks the commercial tax base needed to support an expanding residential community. Although several businesses exist in the downtown area, it has neither the range of activities nor the sense of place normally provided by a central business district. A redevelopment plan will fill that void.

The Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, et seq) describes the Redevelopment Plan as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a...conservation area...and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area." The Act declares the improvement of conservation areas by redevelopment projects "to be essential to the public interest."

Overall goals and objectives of a of establishing a TIF district and a subsequent Redevelopment Plan, therefore, would be to:

- ❑ Eliminate substandard conditions in a portion of the Village characterized by age, deterioration, inadequate stormwater management, and lack of community planning, among others;
- ❑ Provide new retail and service businesses to support the community's residents;
- ❑ Provide a variety of housing choices and living environments not already existing in the Village downtown;
- ❑ Establish a strong sense of place—create a new Village downtown that is attractive and fulfills a variety of community business, social, and civic needs.

Description of the Project Area

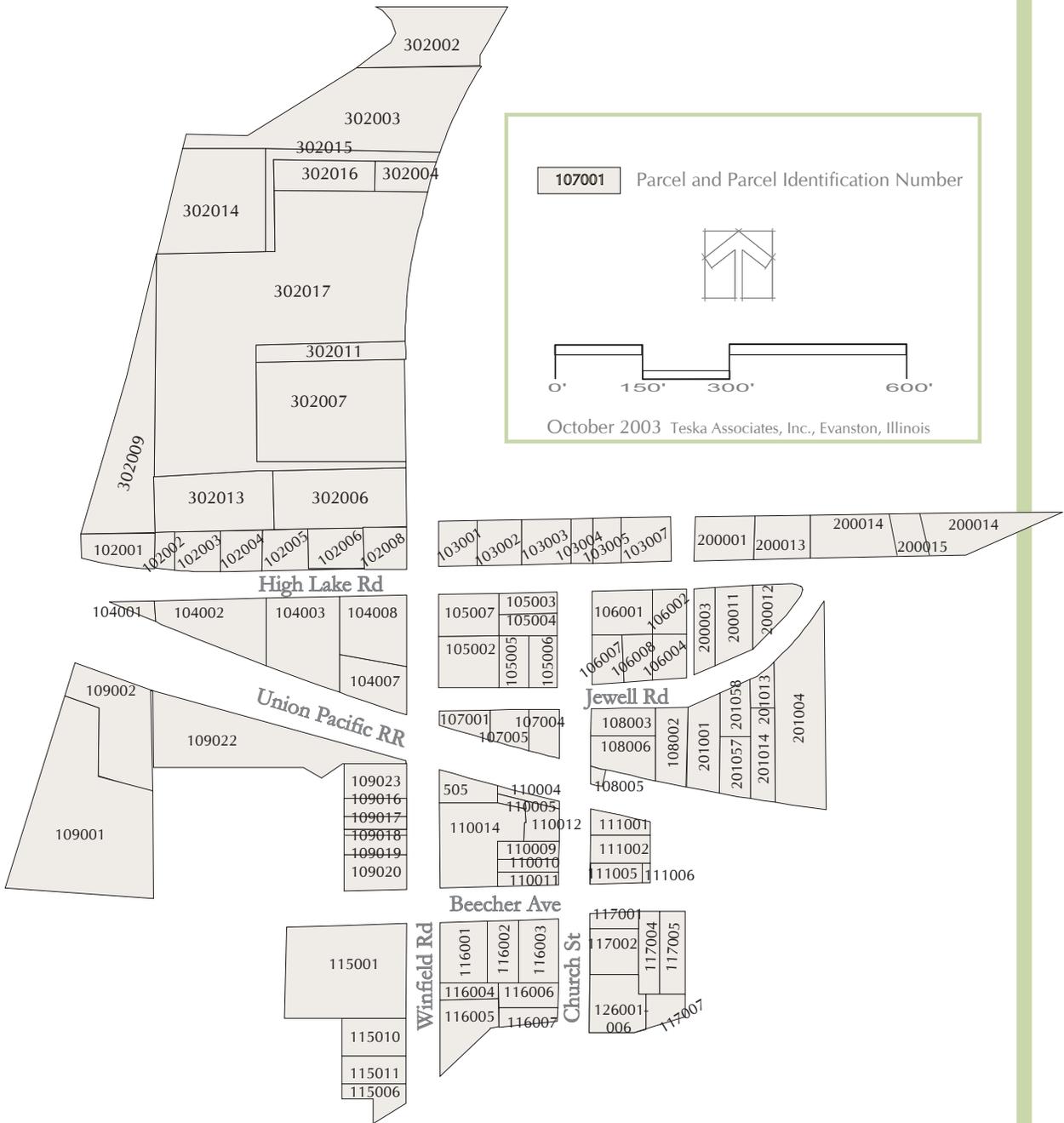
The Project Area consists of 104 parcels and an area that totals over 48 acres. The Union Pacific Railroad (UPRR) tracks run east-west through the middle of the area. Land uses within the Project Area include: single-family residential, multi-family residential, retail, commercial, recreation, and institutional.

On its western side, the Project Area is bounded, generally, by the DuPage River north of the UPRR tracks, and by and including the parcels west of Winfield Road south of the tracks. On its northern side, the Project Area is bounded by the property occupied by Scheffler's Flowers to the west of Winfield Road, and by and including the row of parcels north of High Lake Road. On its eastern side the Project Area includes the parcels in between Jewell Road the UPRR tracks and parcels extending approximately 150 feet to the east of Church Street. Winfield Creek forms the southern edge of the Project Area.

Map 1 illustrates the boundaries of the Project Area.

F I N A L D R A F T

FINAL DRAFT



MAP 1:
TIF District Redevelopment Area
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois

Tax Increment Financing

The Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) (the “Act”) stipulates specific procedures, which must be adhered to in designating a Redevelopment Project Area. By definition, a Redevelopment Project Area is:

“...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 (Section 11-74.4-3).”

Section 11-74.4-3 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 is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area...”

The factors named by the statute with regard to conservation areas are as follows: 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 clean-up, and decline of equalized assessed value (EAV).

Findings of the Eligibility Study

On September 12, 2003, TAI conducted a field survey of every property in the Project Area. The exterior conditions of buildings and grounds were observed and recorded. Photographs were taken to document the observations. Village officials provided information to supplement the field data. TAI found that—based on the criteria set forth in the Act—the Project Area is eligible for designation as a “conservation area.”

Age of Buildings

Based on field analysis and tax records, 31 of the 42 primary buildings are more than 35 years old. Tax records did not indicate the age of garages or accessory structures, but observations made during the field survey placed the age of accessory buildings similar to those of the primary structures. Thus, at least 74% of the buildings are more than 35 years old. This exceeds the statutory requirement that at least 50% of the buildings in a conservation area be 35 years of age or older. These buildings are well distributed throughout the district as a whole. Map 2 indicates the parcels on which these older buildings are located. **Therefore, age is a contributing factor in the eligibility of the Project Area as a TIF District.**

Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements, or the neglect of necessary repairs, causing the buildings or improvements to fall into a state of decay. At a minimum, dilapidated buildings should be those with critical defects in primary structural components (roof, bearing walls, floor structure, and foundation), building systems (heating, ventilation, lighting, and plumbing), and

secondary structural components in such combination and extent that major repairs are required or, the defects are so serious and so extensive that the buildings must be removed.

Because such characteristics were observed only once during the field survey—at the southwest corner of Church St and High Lake Rd—they do not contribute to the classification of the Project Area as conservation area.

FINAL DRAFT



MAP 2:
TIF Eligibility Factor: Age
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois

OBSOLESCENCE

An obsolete building is one that has become ill-suited for the original use. Structures are typically built for specific uses or purposes and their design, location, height and space arrangement are each intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies that limit the reuse and marketability of such buildings. The characteristics may include loss in value to a property resulting from an inherent deficiency existing from poor or outdated design or layout, improper orientation of buildings on a site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct.

Five buildings were judged obsolete. This number is insignificant and does not contribute to the designation of the Project Area as a conservation area.

DETERIORATION

With respect to buildings, deterioration means defects including, but not limited to, major defects in the secondary building components (e.g., doors, windows, porches, gutters and down spouts, fascia materials), and major defects in primary building components (e.g., foundations, frames, roofs, heating, ventilation, lighting and plumbing). Deterioration of structures occurs on 19 of the 39 parcels with buildings (48%) in the Project Area. Deterioration ranges from roofs that need replacing to extensive cracks in foundations.

With respect to surface improvements, deterioration refers to the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may also evidence deterioration through surface cracking, crumbling, potholes, depressions, loose paving materials, and weeds protruding through the surface. The characteristics listed above are evident on numerous parcels throughout the Project Area. Overall, 19 of the 104 parcels (18%) exhibit characteristics of deteriorated site improvements.

Deterioration—of both buildings and surface improvements—contributes to the designation of the Project Area as a conservation area. Map 3 illustrates the distribution of both building and surface deterioration in the Project Area.

PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

Structures below minimum code standards are those that do not meet the standards of zoning, subdivision, building, housing, property maintenance, fire, or other governmental codes applicable to the property. The principal purposes of such codes are to require buildings to be constructed in such a way as to sustain safety of loads expected from this type of occupancy, to be safe for occupancy against fire and similar hazards, and/or establish minimum standards essential for safe and sanitary habitation. Structures below minimum code are characterized by defects or deficiencies which presume to threaten health and safety.

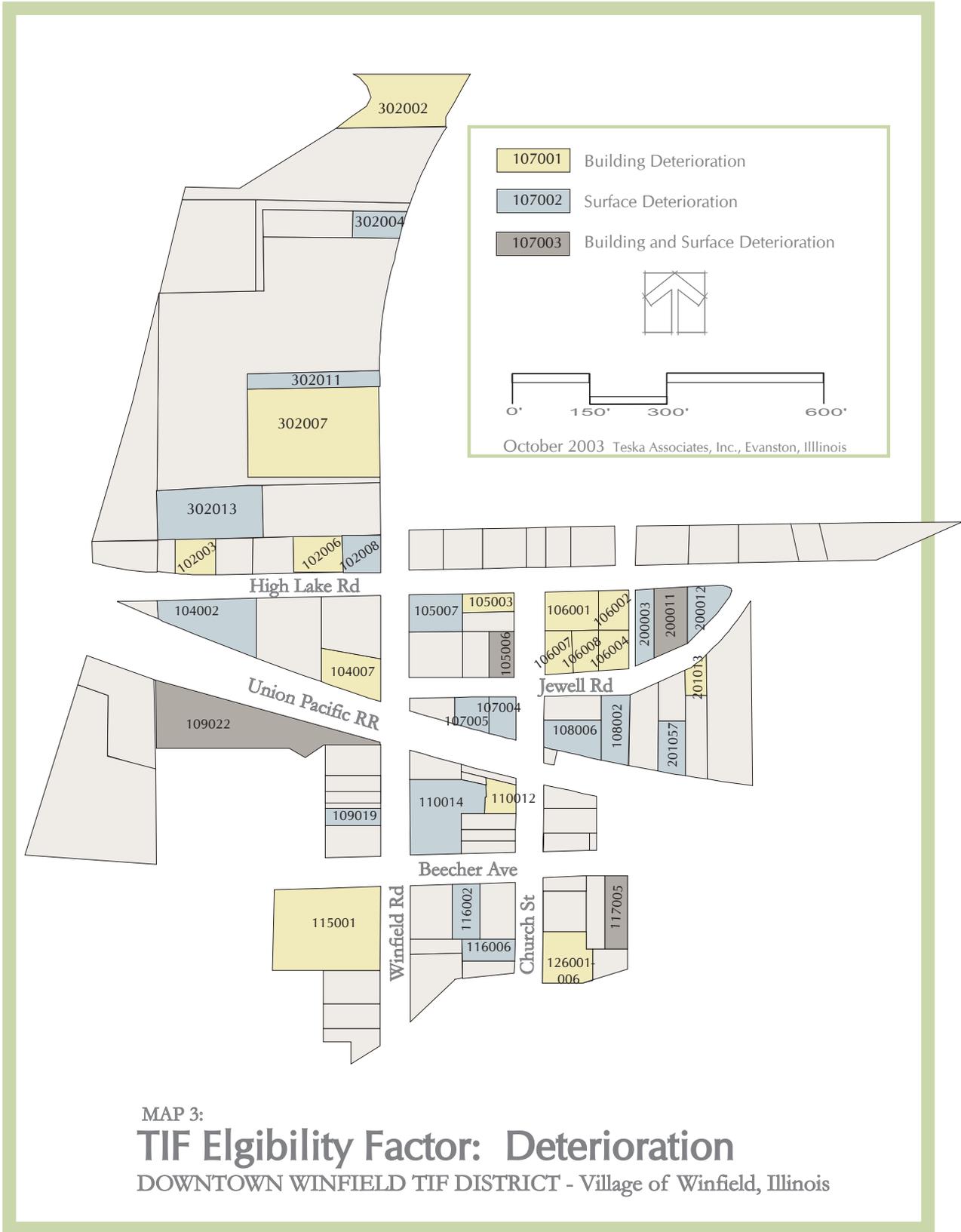
Although some sites are cluttered with open storage of scrap metal, woodpiles and other debris, the extent of parcels with such clutter is not enough to contribute to the designation of the Project Area as a conservation area.

Illegal Use of Individual Structures

This factor applies to the use of structures in violation of applicable national, state, or local laws, and not to legal, nonconforming uses. Examples of illegal uses may include, but not be limited to the following:

- ❑ Illegal home occupation
- ❑ Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors.

FINAL DRAFT



MAP 3:
TIF Eligibility Factor: Deterioration
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois

- Uses not in conformance with local zoning codes and not previously grandfathered in as legal conforming uses.
- Uses in violation of national, state or local environmental and occupational safety and health regulations.
- Uses involving manufacture, sale, storage or use of dangerous explosive firearms.

Based on the field survey and subsequent discussion with Village officials, the illegal use of individual structures appears minimal and therefore is not a factor that contributes to the conservation area designation.

Excessive Vacancies

Establishing the presence of this factor requires the identification, documentation, and mapping of the presence of vacant buildings and vacant portion of buildings. Excessive vacancy refers to the presence of buildings which are unoccupied or underutilized and which represent an adverse influence on the area because of frequency, extent, or duration of such vacancies.

On the date of our field survey we did not note any vacant buildings within the Project Area. Excessive vacancies do not contribute to the designation of the Project Area as a conservation area.

LACK OF VENTILATION, LIGHT, OR SANITARY FACILITIES

Many older structures fail to provide adequate ventilation, light, or sanitary facilities as required by local building or housing codes. This is also a characteristic often found in illegal or improper building conversions. The criteria used for determining the presence of this factor can be found in local codes and ordinances, or in locally adopted national codes such as the Uniform Building Code, Building Officials Code of America (BOCA), and the Model Housing Code of the American Public Health Association (APHA). Lack of ventilation, light, or sanitary facilities is presumed to adversely affect the health of building occupants (residents, employees, visitors, etc.).

Typical requirements for ventilation, light, and sanitary facilities include:

- Adequate mechanical ventilation for air circulation in space/rooms without windows (i.e., bathrooms) and dust, odors, or smoke producing activity areas.
- Adequate natural light and ventilation by means of skylights or windows for interior rooms/spaces, and proper window sizes and amounts by room area to window area ratios.
- Adequate sanitary facilities, which includes garbage/storage enclosure, bathroom facilities, hot water, and kitchens.
- Adequate ingress and egress to and from all rooms and units.

This factor does not contribute to the designation of a conservation area.

Inadequate Utilities

This factor relates to all underground and overhead utilities, including, but not limited to, storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone and electric service which may be shown to be inadequate. Inadequate utilities would include those which are of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, deteriorated, antiquated, obsolete, or in disrepair or are lacking.

Major water system improvements—upgrades from 6" to 8" lines—along both Winfield Road and Jewell Road are needed. Moreover, the Project Area lacks stormwater facilities, which contributes to flooding in the area and on downstream properties. As depicted on the most recent FEMA flood insurance rate map (1983), many properties are in the flood plain. Anecdotal evidence provided by Village Staff indicates many properties periodically flood: in the southern portion of the Project Area near Winfield Creek, including the parcels occupied by Creekside Park, and properties along the DuPage River. **Inadequate utilities contribute the designation of the Project Area as a conservation area.**

EXCESSIVE LAND COVERAGE AND OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

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 one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and multiple buildings on a single parcel. For 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 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. Such conditions were not observed within the Project Area boundaries and therefore do not contribute to the classification of the Project Area as a conservation area.

DELETERIOUS LAND USE OR LAYOUT

Deleterious land uses include all instances of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses which may be considered noxious, offensive or environmentally unsuitable.

Instances of inappropriate land use relationships exist in the Project Area: the Winfield Fuel properties immediately south of the UPRR tracks; the condominiums and Light Heart Center immediately north of Winfield Creek on Church Street, and the Winfield Service station on the northwest corner of Jewell and Church. However, the limited extent of these deleterious land uses does not warrant consideration as a contributing factor for a conservation area.

Environmental Clean-Up

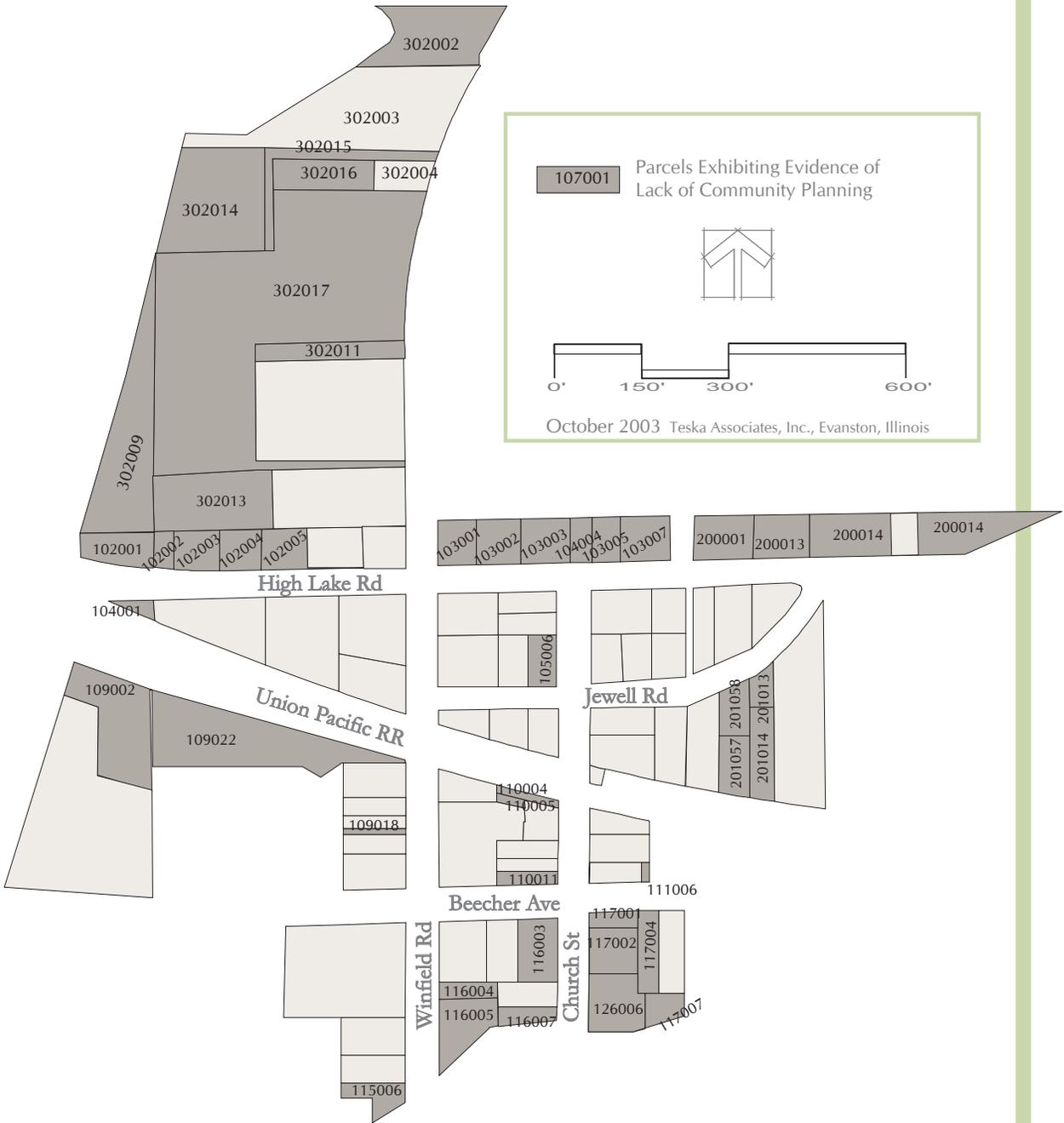
This factor is relevant when the area has incurred Illinois Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of 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.

Despite known contamination of the site of a former gas station at the northwest corner of Winfield and High Lake, and the possible contamination of other parcels that have a history of oil, gas, and chemical storage, environmental clean-up is not a contributing factor.

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 (including dead end streets), improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

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MAP 4:
TIF Eligibility Factor: Lack of Planning
 DOWNTOWN WINFIELD TIF DISTRICT - Village of Winfield, Illinois

Winfield was incorporated in 1921, and 10 of the existing 39 primary structures pre-date this incorporation. Twenty-eight of the 104 parcels (27%) either do not have direct road access or are of inadequate size or shape. Twenty-nine of the parcels (28%) are vacant. These indicate that the area was developed prior to the guidance of a community plan. Plans for the downtown development were adopted in 1978, 1985, and most recently, in 2000. All of these factors indicate that the area developed prior in the absence of effective community planning.

The deterioration of buildings and surface areas, the number of vacant parcels, and instances of deleterious land uses or layouts are additional indications that the area developed without the benefit of a community plan. **Lack of community planning is a factor that contributes to the designation of the Project Area as a conservation area.** Map 6 illustrates the number and distribution of parcels that exhibit a lack of planning.

R A F T

Decline of the Equalized Assessed Value (EAV)

This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years in which information is available; or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available. The table below displays the EAV data. The two charts illustrate two different ways to highlight the discrepancy between the EAV of the Project Area and the EAV of the balance of the Village: annual percentage change, and cumulative percentage change from the base year of 1997.

Table 1: Change in EAV for the Project Area and the Balance of the Village

	2002	2001	2000	1999	1998	1997
The Project Area						
Total EAV of Project Area	4,509,164	4,270,637	4,205,291	4,334,117	4,069,900	3,955,989
Change from previous year	238,527	65,346	-128,826	264,217	113,911	-
Pct change from previous year	5.59%	1.55%	-2.97%	6.49%	2.88%	-
The Village of Winfield						
Total EAV of Village	248,400,845	228,972,631	214,572,936	204,663,375	193,123,670	180,026,015
Village EAV - Project EAV	243,891,681	224,701,994	210,367,645	200,329,258	189,053,770	176,070,026
Change from previous year	19,189,687	14,334,349	10,038,387	11,275,488	12,983,744	-
Pct change from previous year	8.54%	6.81%	9.58%	5.96%	7.37%	-

F

Overall, the EAV of the Project Area does not indicate substantial growth or investment, with the largest increase occurring between the years 2000 and 2001. Most significantly, the percent change in the EAV of the Project Area was less than the percent change in EAV of the balance of the Village of Winfield in four of the five years for which the most recent data is available: 2002, 2001, 2000, 1998. The increase in total Equalized Assessed Value (EAV) of the Project Area has consistently and significantly lagged that of the balance of the Village of Winfield for the last five years that data are available. While the EAV for the Project Area increased at an average rate of 2.70 percent annually, the remainder of the Village was increasing at a rate of 7.65 percent annually. In one instance (1999-2000) the change in total EAV of the Project Area actually declined. As Chart 2 below illustrates, the Project Area EAV has grown at a relatively flat rate while the EAV of the balance of the Village has grown at a much higher—and steadier—rate.

The EAV data suggest that, relative to the immediate surroundings, the Project Area has not experienced appropriate growth or shown evidence of a level of private investment, which substantially increases the value of properties.

The two charts below illustrate two different ways to highlight the discrepancy between the EAV of the Project Area and the EAV of the balance of the Village: annual percentage change, and cumulative percentage change from the base year of 1997.

Based on this evidence, lag in growth of EAV is a contributing factor toward the designation of the Project Area as a conservation area.

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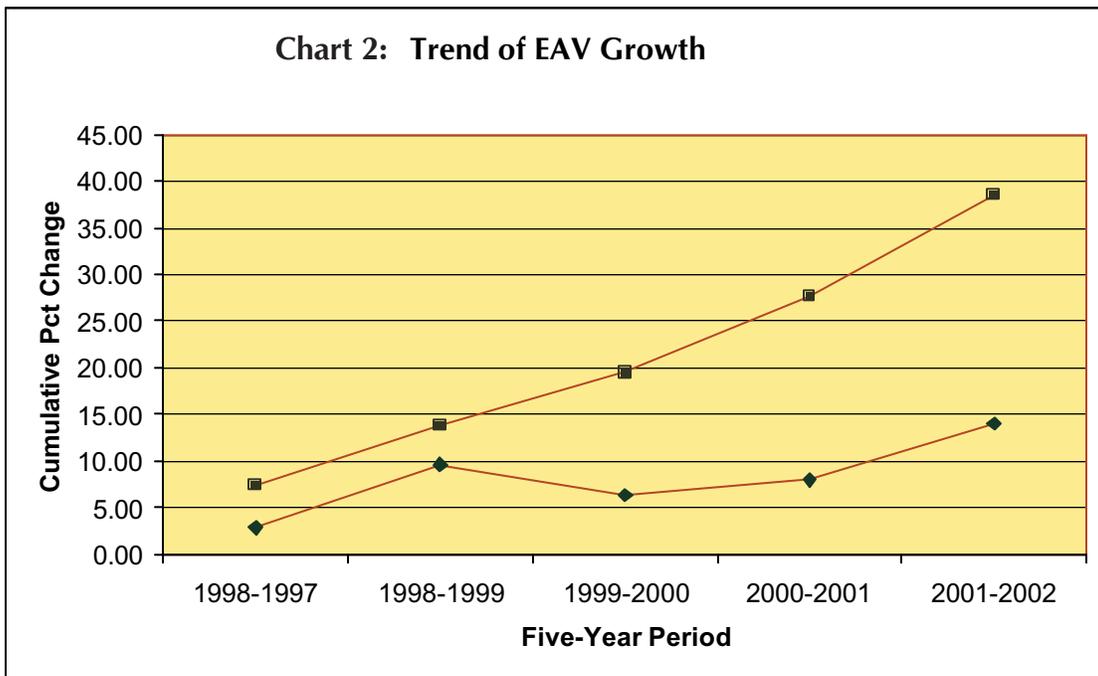
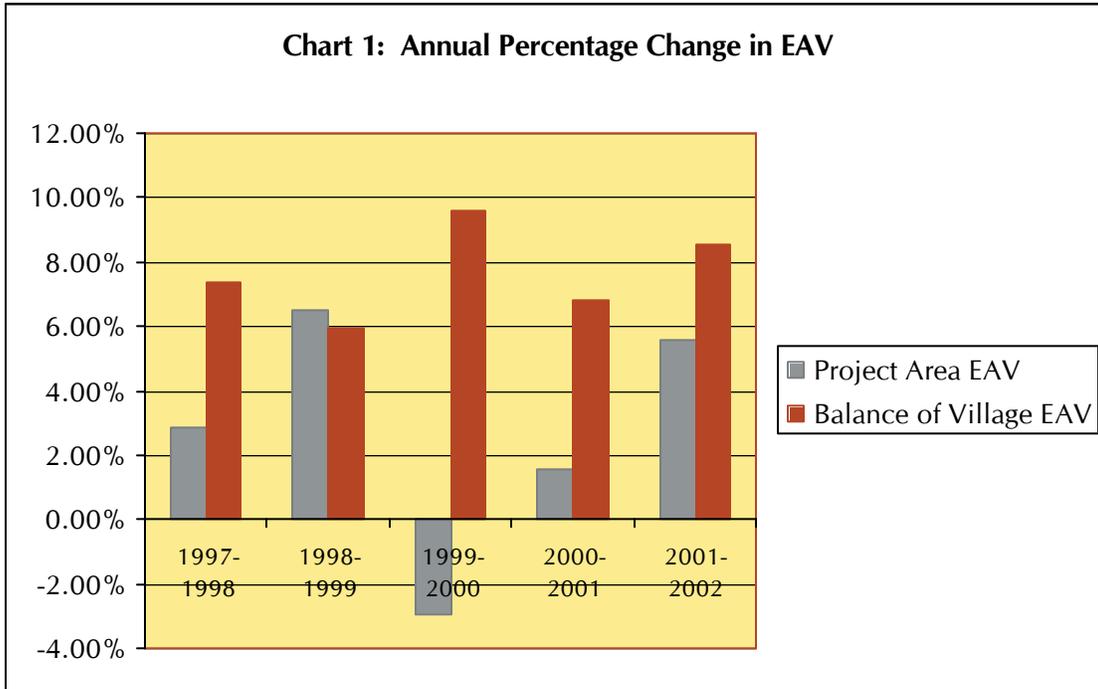


Chart 2: Trend in EAV Growth, shows the cumulative annual percentage increase in EAV for the five-year period 1997 to 2002, using 1997 as the base year.

Conclusions

FINDINGS OF ELIGIBILITY STUDY

Based on the results of the field investigation by TAI and information provided by Village of Winfield, the Project Area, as depicted in Map 1, qualifies as a conservation area as described in the Act. This finding is based on the predominance and extent of parcels and structures exhibiting the following characteristics:

- ❑ Age
- ❑ Deterioration (buildings and surface improvements)
- ❑ Inadequate utilities (stormwater)
- ❑ Lack of community planning
- ❑ Decline in EAV

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 tax increment financing district, which will make possible public intervention in order that redevelopment might occur.

Housing Displacement

The Project Area is a mixture of land uses that includes residential properties. These properties are concentrated in two portions of the Project Area: single-family homes and one multi-family building located in the triangle area bordered by Jewell Road, High Lake Road, and Church Street; a multi-unit building located along the east side of Church Street, immediately north of Winfield Creek. Additional residential units are found south of Jewell Street and near the southwest corner of the intersection of High Lake Road and Church Street. The total number of residential units in the Project Area is at least 17.

Trend in Building Permits

In addition to the factors contained in the Eligibility Study, the trend in building permits points to a lack of private investment in the area. Information provided by the Village staff indicates that the issuance of building permits has been flat for at least the past five years. Within the project area there have been a number of permits for minor remodeling or signs, but significant building or remodeling has been limited to three events:

- ❑ Brach's Garage, 27 W 555 High Lake Rd – building permit issued on April 10, 2003, for new building;
- ❑ Front Door Café, 0 S100 Winfield Rd – exterior and interior remodeling completed Fall 2001;
- ❑ Backdoor Salon, 0 2 104 Winfield Rd – exterior and interior remodeling completed Fall 2001.

The one instance of a new building permit—for Brach's Garage—is simply a transfer of a business already located within the Project Area to another location within the Project Area. Therefore it is not a net gain for the area or an indication of developer interest in the Project Area.

The Need for Tax Increment Financing

On the basis of the Eligibility Study, and in particular the EAV data, it is clear that the Project Area as a whole has not been subject to growth and redevelopment through private investment. Moreover, the physical condition of the Project Area testifies to the lack of maintenance and improvement activities. The Eligibility Study identifies a prevalence of deterioration in both buildings and surface improvements. Such deterioration is a direct

consequence of a lack of investment in the Project Area. While certain individual properties may not exhibit signs of deterioration, the area as a whole is characterized to a reasonable extent and by a meaningful distribution of evidence of this lack of investment. **It is important to note that this lack of growth and development has persisted despite several site advantages of the Village downtown area that seemingly would attract private investment:**

- ❑ Winfield Road—a heavily traveled arterial road—runs the length of the Project Area
- ❑ The intersection of two regional roads—Winfield and High Lake—within the Project Area
- ❑ A Metra station and park & ride lots located near the center of the Project Area
- ❑ A hospital staffed 7 days a week, 24 hours a day, and with over 3,000 employees, located immediately adjacent to the Project area
- ❑ Medical clinics located within and adjacent to the Project Area
- ❑ Numerous vacant or underutilized lots within the Project Area
- ❑ Civic buildings—the Village Hall, a U.S. post office, and a fire station—within the Project Area
- ❑ A growing, affluent population surrounding the Project Area

The Village's recent discussion with a potential developer group that expressed interest in the area revealed that any investment on the group's part would be contingent upon the potential use of funds made available through TIF.

The Village, in its Town Center Development Plan adopted in October 2000, articulated its vision for a vibrant downtown. The facts presented above indicate that the project area has lacked the private investment necessary to create such a downtown. Moreover, there is no reasonable expectation that the Project Area will see more than marginal investment and growth without direct municipal involvement and financial assistance. Tax increment financing can be used to make the project area attractive for redevelopment by eliminating the conditions that: inhibit private investment, weaken the Village's tax base, affect the safety of community residents, and hinder the Village's ability to promote a cohesive development of compatible land uses. With TIF, public improvements may be constructed and incentives provided to encourage the type of private investment that will allow the Village to achieve its goals for the downtown area.

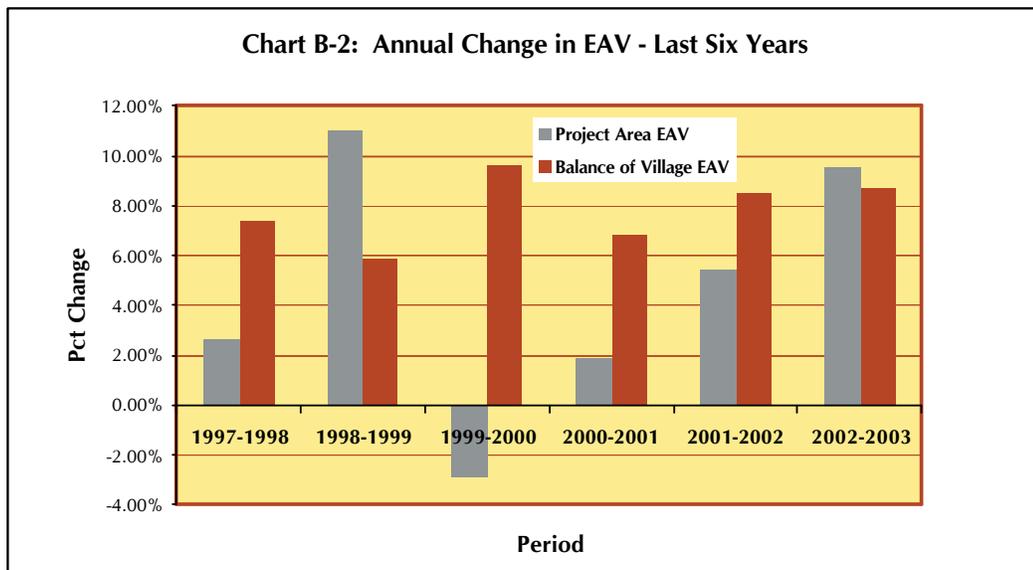
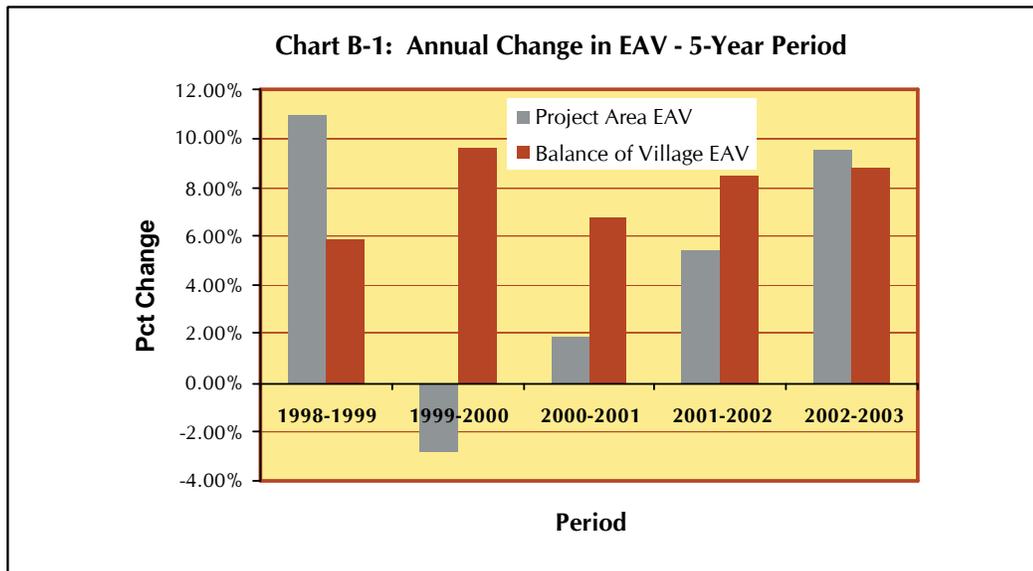
Addendum to Appendix B (Feasibility Study)

The Feasibility Study concluded that “relative to the immediate surroundings, the Project Area has not experienced appropriate growth or shown evidence of a level of private investment, which substantially increases the value of properties.” This statement was based on an analysis of the Equalized Assessed Values (EAV) of properties within the Project Area and comparing those data with the EAV for the balance of the Village of Winfield. In four of the five years analyzed, the growth of the Project Area’s EAV lagged the growth of the balance of the Village’s EAV.

At the time the Feasibility Study was completed and submitted, December 2003, the most recent available EAV data were used (2002). Since that time, however, the EAV for 2003 has become available. This addendum updates the Feasibility Report’s statements on EAV as well as:

- Table 1: Change in EAV for Project Area and the Balance of the Village
- Chart 1: Annual Percentage Change in EAV
- Chart 2: Trend in EAV Growth

The updated versions of these tables and charts are presented below.

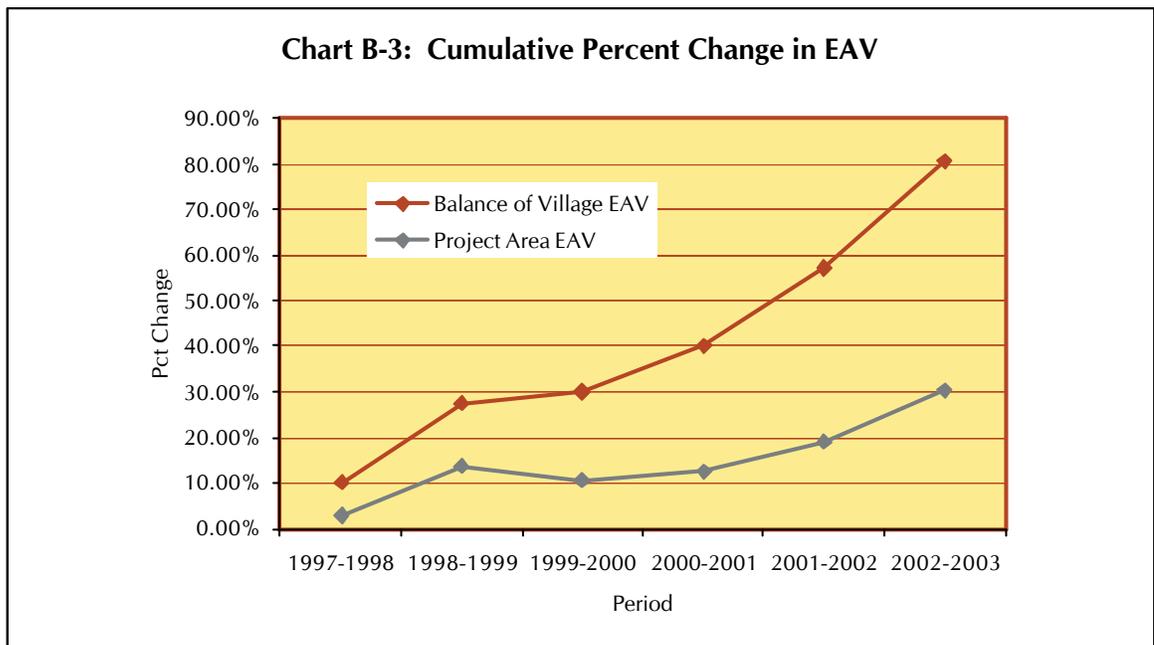


The table was updated in two ways: it includes EAV data from 2003 that was previously unavailable, and it includes EAV data for three parcels within the Project Area that had previously been omitted. The inclusion of the EAV for the three parcels does not change the overall trend in EAV growth and does not substantially change any of the annual percentage growth rates in EAV. Also, the EAV for railroad property has been excluded from both the total EAV for the Project Area and the EAV total for the balance of the Village. Analysis was conducted that included the railway property in (1) the EAV total for the Project Area and (2) the EAV total for the balance of the Village. Since the EAV of the railway property was a relatively small portion of the total EAV values (approximately \$100,000), its inclusion did not effect neither the overall trend in EAV growth nor did it substantially alter the annual percentage change figures.

Overall, the updated Table on EAV change does not indicate substantial growth or investment in the Project Area over the last five-six years. The percent change in EAV of the Project Area was less than the percent change in EAV for the balance of the Village in three of the last five years and in four of the last six years for which data are available.

As Chart 1 indicates, the EAV of the Project Area has consistently lagged behind the growth in EAV for the balance of the Village. And as Chart 2 indicates, the cumulative growth in EAV of the Project Area has been substantially less than the cumulative growth of the EAV for the balance of the Village.

Although in the most recent year the Project Area's EAV grew more than the balance of the Village's EAV, the difference in growth rates was minimal (9.56% to 8.75%). Moreover, the 2003 data do not alter the long-term trend in comparable growth rates. Therefore, based on the updated data, the lag in growth of EAV remains a contributing factor toward designation of the Project Area as a conservation area.



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