

ST. CHARLES ROAD COMMERCIAL CORRIDOR REDEVELOPMENT PROJECT AREA PLAN AND PROGRAM

*Village of Villa Park
DuPage County, Illinois*



February 2024

TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT

*St. Charles Road Commercial Corridor
Redevelopment Project Area*



February 2024

Prepared By:
Teska Associates, Inc.



TABLE OF CONTENTS

INTRODUCTION	3
Tax Increment Financing.....	4
REDEVELOPMENT PROJECT AREA DESCRIPTION.....	5
Summary of the Eligibility of the Proposed TIF District	9
REDEVELOPMENT PLAN AND PROJECT	10
Purpose of the Redevelopment Plan.....	10
Redevelopment Plan Goals and Objectives	11
Future Land Use Plan.....	14
Redevelopment Opportunity Sites.....	15
Eligible Project Costs.....	16
Acquisition and Clearance	17
Land Disposition	17
Public Improvements	17
Phasing of Project	18
Estimated Project Costs	19
Sources of Funds.....	20
Nature and Term of Obligations to be Issued.....	21
Initial Equalized Assessed Valuation	21
Anticipated Equalized Assessed Valuation	22
Payment in Lieu of Taxes	22
Provision for Amending the Redevelopment Plan and Project	22
FINANCIAL IMPACT OF REDEVELOPMENT.....	23
FINDINGS OF NEED FOR TAX INCREMENT FINANCING	26
Project Area Not Subject to Growth.....	26
Conformance with Comprehensive Plan	27
Date of Completion.....	27

LIST OF TABLES AND EXHIBITS

Table 1: Existing Land Use.....	5
Table 2: Housing Units	5
Table 3: Redevelopment Opportunity Sites.....	15
Table 4: Public Improvements.....	19
Table 5: Estimated Redevelopment Project Costs.....	20
Table 6: Equalized Assessed Valuation.....	22
Exhibit A: Project Area Boundary	6
Exhibit B: Existing Land Use.....	7
Exhibit C: Existing Residential Uses.....	8
Exhibit D: Future Land Use Plan	12
Exhibit E: Redevelopment Opportunity Sites.....	13

APPENDICES

APPENDIX A: Tax Increment Financing Eligibility Report

APPENDIX B: Housing Impact Study

APPENDIX C: Legal Description

INTRODUCTION

This report documents the Tax Increment Redevelopment Plan and Project (the “Redevelopment Plan”) for the Village of Villa Park St. Charles Road Commercial Corridor Tax Increment Financing District Redevelopment Project Area (the “Project Area”). This Redevelopment Plan has been prepared for use by the Village of Villa Park (the “Village”) by Teska Associates, Inc. This proposed Redevelopment Plan seeks to respond to a number of deficiencies, challenges and needs within the Project Area, and is indicative of a strong commitment and desire on the part of the Village to improve and revitalize the Project Area. This document is intended to provide a framework for improvements and reinvestment within the Project Area over the next twenty-three (23) years.

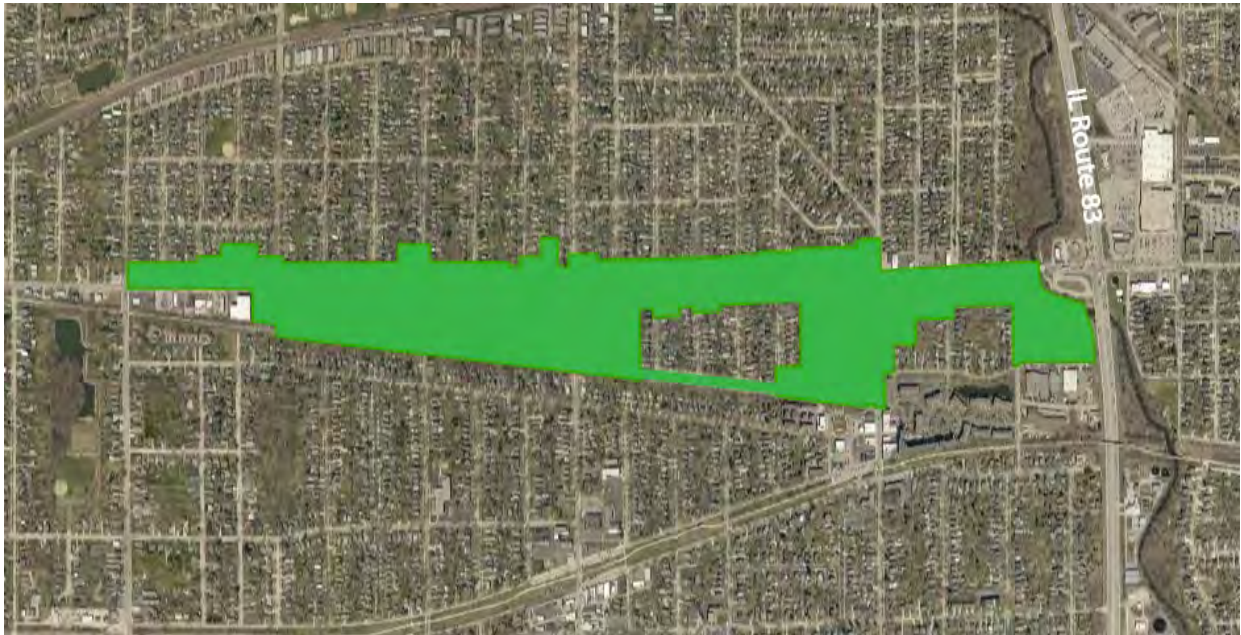
The Project Area primarily consists of commercial properties (as well as industrial, institutional and a small number of residential) located on St. Charles Road in the Village of Villa Park. Future redevelopment impediments, as outlined in Appendix A, and the resulting extraordinary challenges necessary for redevelopment, have led the Village to explore Tax Increment Financing. To this end, the Village retained the planning consulting firm Teska Associates, Inc. to assist the Village in the creation of a new TIF district covering the site. Teska has conducted the necessary field surveys, site evaluations, and identified key redevelopment opportunities and necessary public improvements within the Project Area, and this Redevelopment Plan summarizes the analyses and findings of the consultant’s work. The Village is entitled to rely on the findings and conclusions of this Redevelopment Plan in designating the Project Area as a “redevelopment project area” under the State of Illinois Tax Increment Allocation Redevelopment Act, **65 ILCS 5/11-74.4-1** as amended (the “Act”). Teska has prepared this Redevelopment Plan and the related Eligibility Study with the understanding that the Village would rely on: (a) the findings and conclusions of the Redevelopment Plan and associated Eligibility Report in proceeding with the designation of the Project Area and the adoption and implementation of the Redevelopment Plan; and (b) the fact that Teska has obtained the necessary information so that the Redevelopment Plan and the related Eligibility Study will comply with the requirements of the Act.



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 (hereinafter the “Act”). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. In addition to describing the redevelopment objectives, this Redevelopment Area Plan and Project report 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 twenty-three (23) years. The municipal cost of certain public improvements and projects can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. 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 Project, principally increased equalized assessed valuation from new private development.



Aerial Location Map

REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include only those parcels which would benefit by the proposed Redevelopment Plan and Project. The Project Area includes parcels located on St. Charles Road, roughly between Westmore Avenue on the west and Monterey Avenue on the east, as shown on “Exhibit A – Project Area Boundary.” The Project Area contains **one-hundred and sixty-five (165)** structures on **one-hundred and ninety-seven (197)** parcels, totaling approximately **one-hundred and twenty-three (123)** acres in area (or 107 acres excluding rights-of-way). The property within the Project Area is primarily commercial but contains a mix of uses including industrial, residential and municipal/institutional, as illustrated on “Exhibit B - Existing Land Uses.”

Table 1: Existing Land Use

Existing Land Use	Land Area (Acres)
Commercial/Mixed-Use	63
Industrial	5
Residential	3
Municipal/Institutional	7
Parks/Open Space	21
Parking Lots	8
Rights-of-Way (streets)	16
TOTAL	123

Table 2: Existing Housing Units

Unit Type	Units *
Single-family	14
Multi-family	37
TOTAL	51

** The intended relocation of 10 or more residential units, or the presence of 75 or more residential units requires preparation of a Housing Impact Study. Therefore, a Housing Impact Study is included in this analysis/report (Appendix B).*

EXHIBIT A – PROJECT AREA BOUNDARY

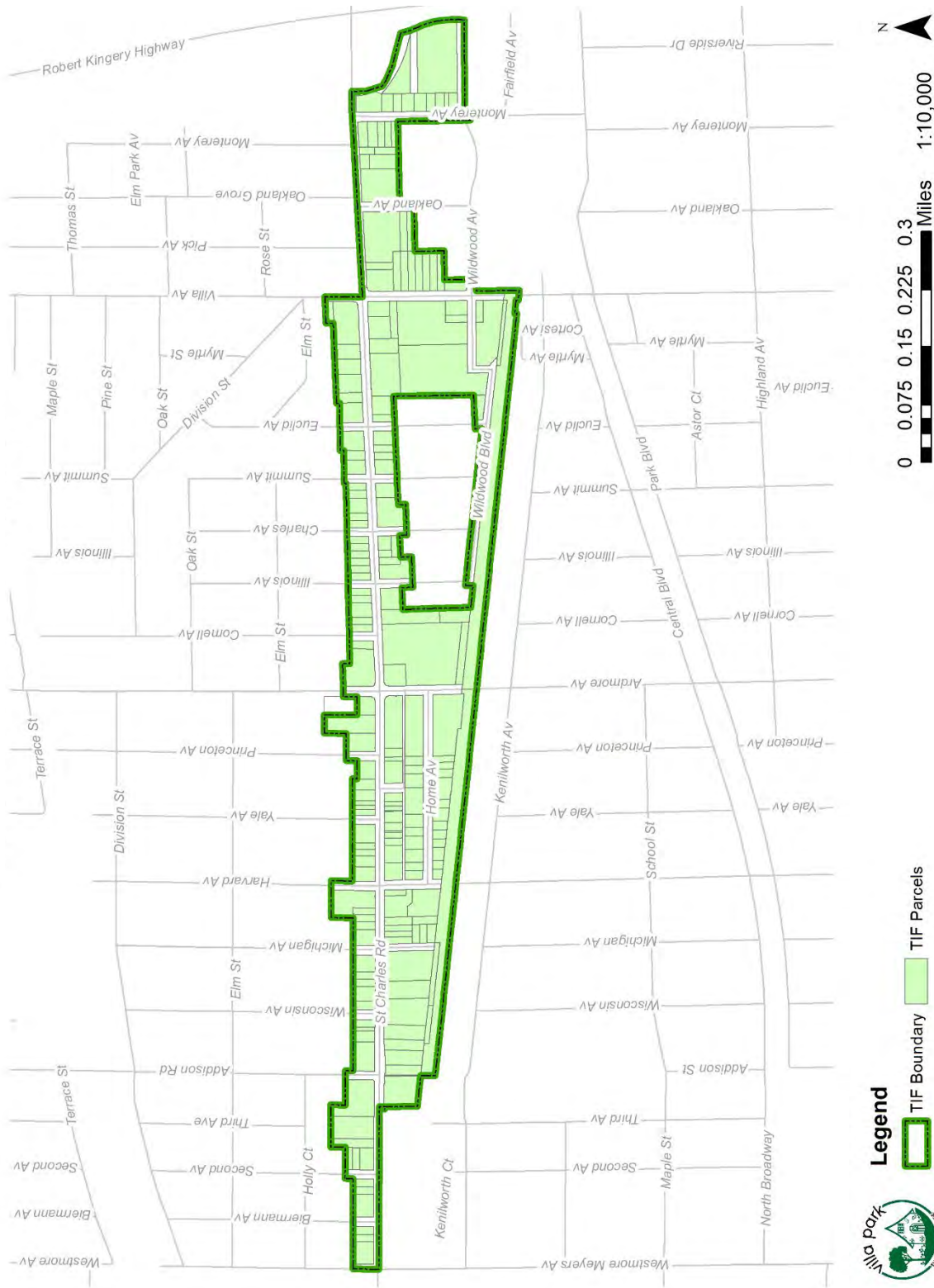
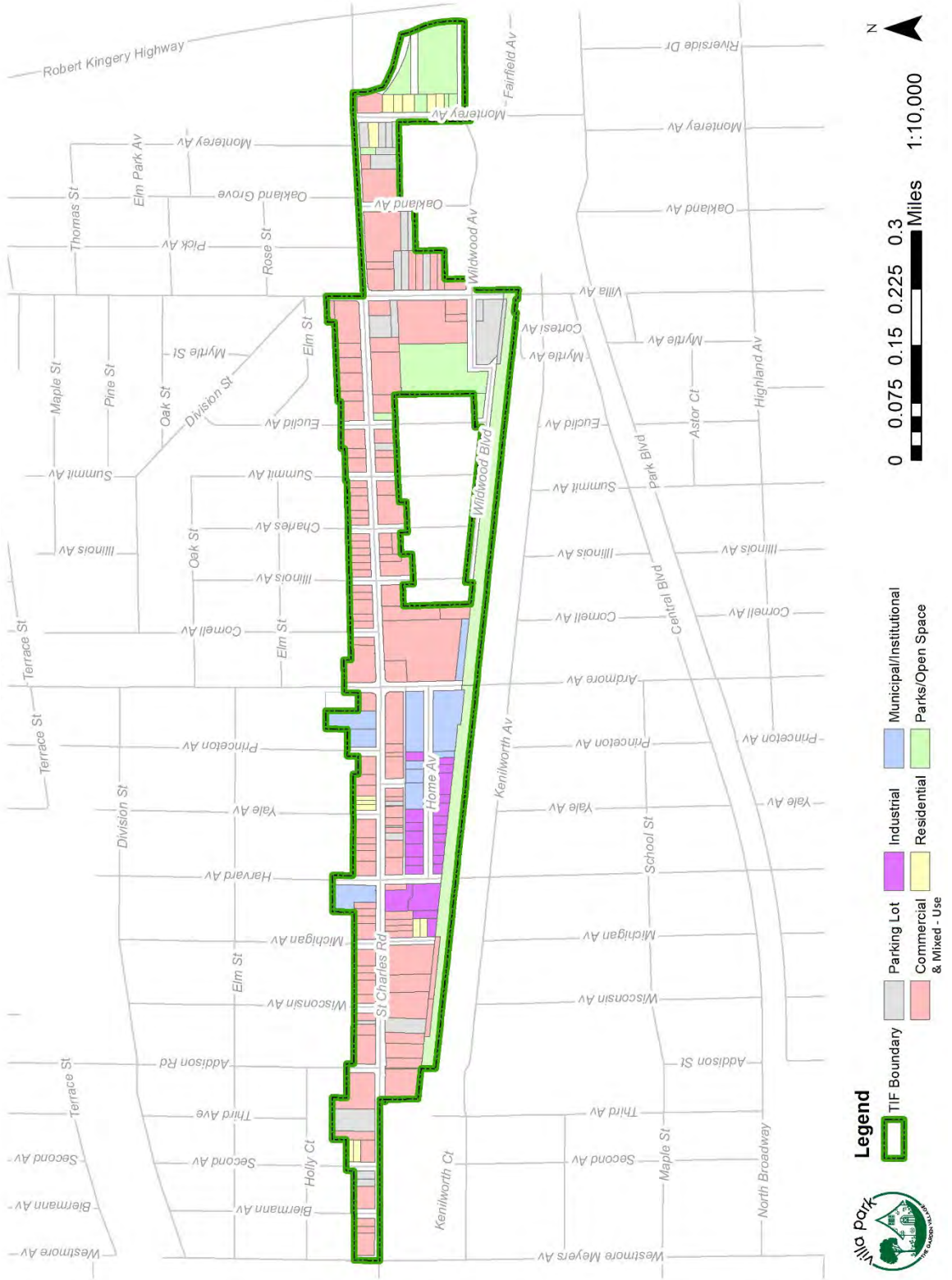


EXHIBIT B – EXISTING LAND USE



Summary of the Eligibility of the Proposed Project Area

Beginning in April 2022 and then again in April 2023, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the St. Charles Road Commercial Corridor Project Area. These 'Eligibility Findings' indicate that the proposed Project Area meets the statutory requirements of a 'conservation area' and is therefore eligible for designation as a 'Tax Increment Finance Redevelopment Project Area.'



As detailed in Appendix A – Tax Increment Financing Eligibility Report of this Redevelopment Plan, the Project Area is eligible for designation as a 'conservation area' based on a majority of structures in excess of thirty-five (35) years in age and meeting a minimum of three (3) eligibility criteria. The following eligibility criteria apply:

1. Deterioration;
2. Code Violations;
3. Deleterious Land Use or Layout; and
4. Decline in Equalized Assessed Value.

In addition, the following eligibility factors are present within the Project Area to a lesser degree or in isolated locations, but not to a significant extent to be considered as a major qualifying factor:

5. Obsolescence;
6. Excessive Vacancies; and
7. Lack of Community Planning.

REDEVELOPMENT PLAN & PROJECT

The revitalization of the Project Area presents challenges and opportunities for the Village of Villa Park. The success of this effort will depend upon cooperation between private investment and local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the Project Area. The adoption of this Redevelopment Area Plan and Project will assist with the implementation of the development goals and objectives of the Village of Villa Park, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Project. Through public investment, the Project Area will become more attractive to private investment.

The Act 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 blighted area or conservation area ..., and thereby serves to enhance the tax bases of the taxing districts which extend into the redevelopment project area.”*

The successful implementation of the Project Area Plan and Project requires that the Village take full advantage of the real estate tax increment attributed to the Project Area as provided for by the Act. The Project Area will not reasonably be improved and/or redeveloped without the use of such incremental revenues.

Purpose of the Redevelopment Plan

Pursuant to the "Tax Increment Allocation Redevelopment Act" (**Chapter 65 ILCS 5/11-74.4-1, et seq.**) of the Illinois Statutes as amended (hereinafter the "Act"), the purpose of a Redevelopment Plan and Project is to promote the health, safety, morals, and welfare of the general public by:

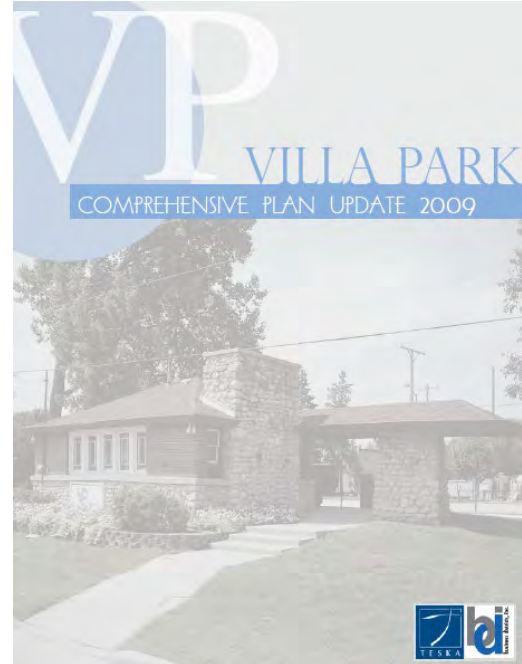
- < Eradicating blighting conditions and instituting conservation measures;
- < Removing and alleviating adverse conditions by encouraging private investment of underutilized and vacant properties which will strengthen the economy, tax base, business environment, and living environment within the Village of Villa Park; and
- < Improving existing public utilities and infrastructure within the Project Area.

Redevelopment Plan Goals and Objectives

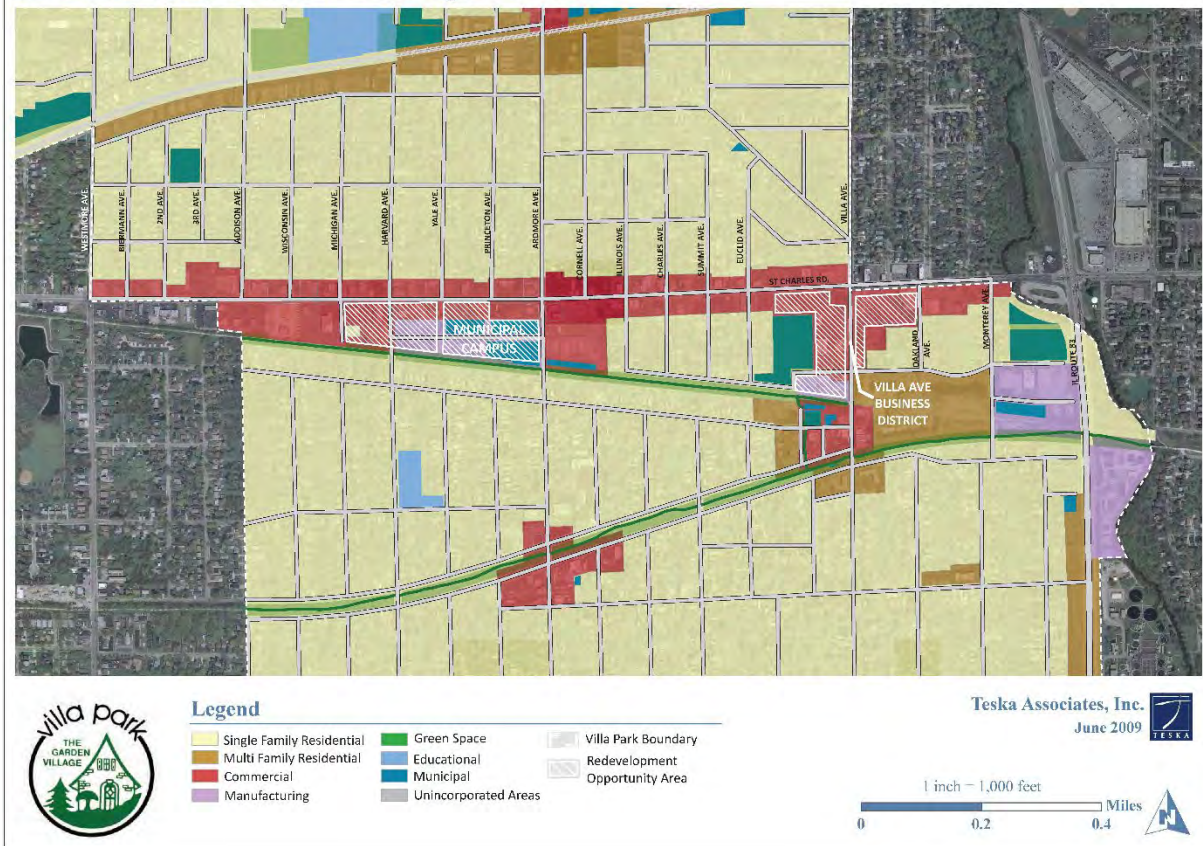
The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong and attractive commercial/mixed-use corridor (St. Charles Road corridor), which will contribute to the health and vitality of the Village of Villa Park. The goals and objectives of the Redevelopment Plan include those articulated in the Illinois Tax Allocation Redevelopment Act and the Village's Comprehensive Plan (2009), as identified below:

“Economic Development: To bolster its economy, the Village should enhance its tax base, acquire key properties for larger-scale, higher-density mixed-use redevelopment, continue to utilize TIF, implement “complete street” strategies, revitalize existing neighborhood “mini-downtown” business districts and strengthen linkages among them, seek destination stores and restaurants, and attract larger companies to provide high quality, well-paid jobs.” (Page 8)

“St. Charles Road Corridor: The St. Charles Road corridor is an important east-west linkage through the heart of Villa Park. Currently, the right-of-way is geared toward the automobile. Numerous curb cuts provide direct access to adjacent properties. The corridor lacks landscaping and appropriate pedestrian facilities, and the width of the roadway makes this corridor more of an edge between residential areas to the north and south rather than a seam that binds them together. The goal for the future of the St. Charles Road corridor should be to transform it into a “complete street” that encompasses safe and sufficient space for vehicles, bicyclists, pedestrians, transit, and persons with disabilities. It also needs to be more attractive and to unite both sides of the roadway. To achieve this, the roadway width could be narrowed to a three-lane cross-section, enhanced with streetscape improvements and a landscaping plan, coordinated access management, and context sensitive design. The narrowing of St. Charles Road is an option that will be highly dependent on the findings of thorough traffic studies. The roadway re-design would need to be beneficial for the overall community, while also enhancing the quality-of-life on St. Charles Road. Depending on what the traffic studies determine best, other alternatives include enhancing the roadway with landscape buffers, installing additional crosswalks and pedestrian amenities, as well as other streetscape elements without any lane reductions.” (Page 14)



St. Charles Road Corridor - Existing Conditions

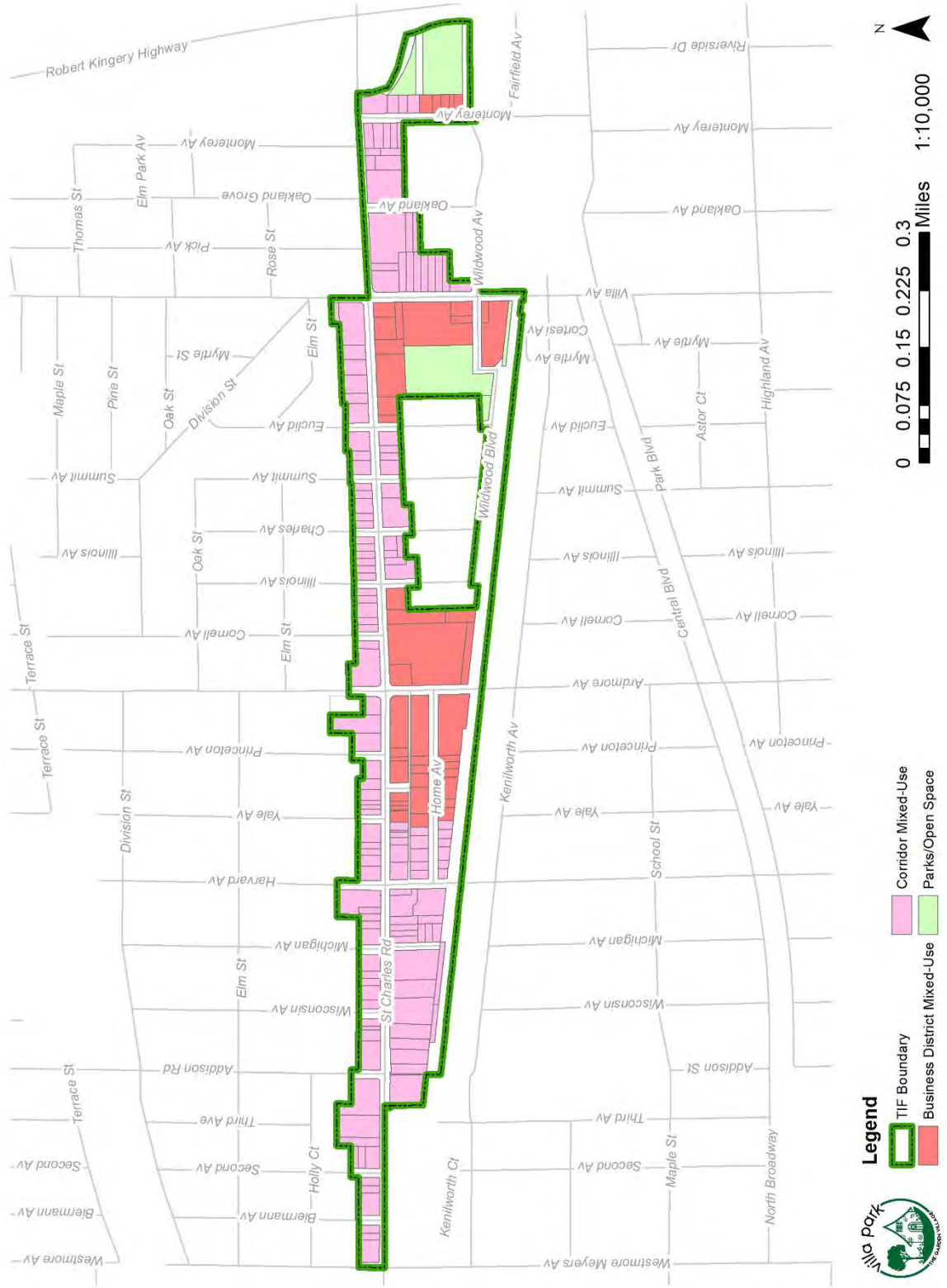


“Undertake targeted, sustainable redevelopment to rejuvenate areas of decline and disinvestment.” (page 48)

“Work with developers to overcome the obstacles that often face redevelopment projects, such as the consolidation of parcels and the often-higher development costs.” (Page 75)

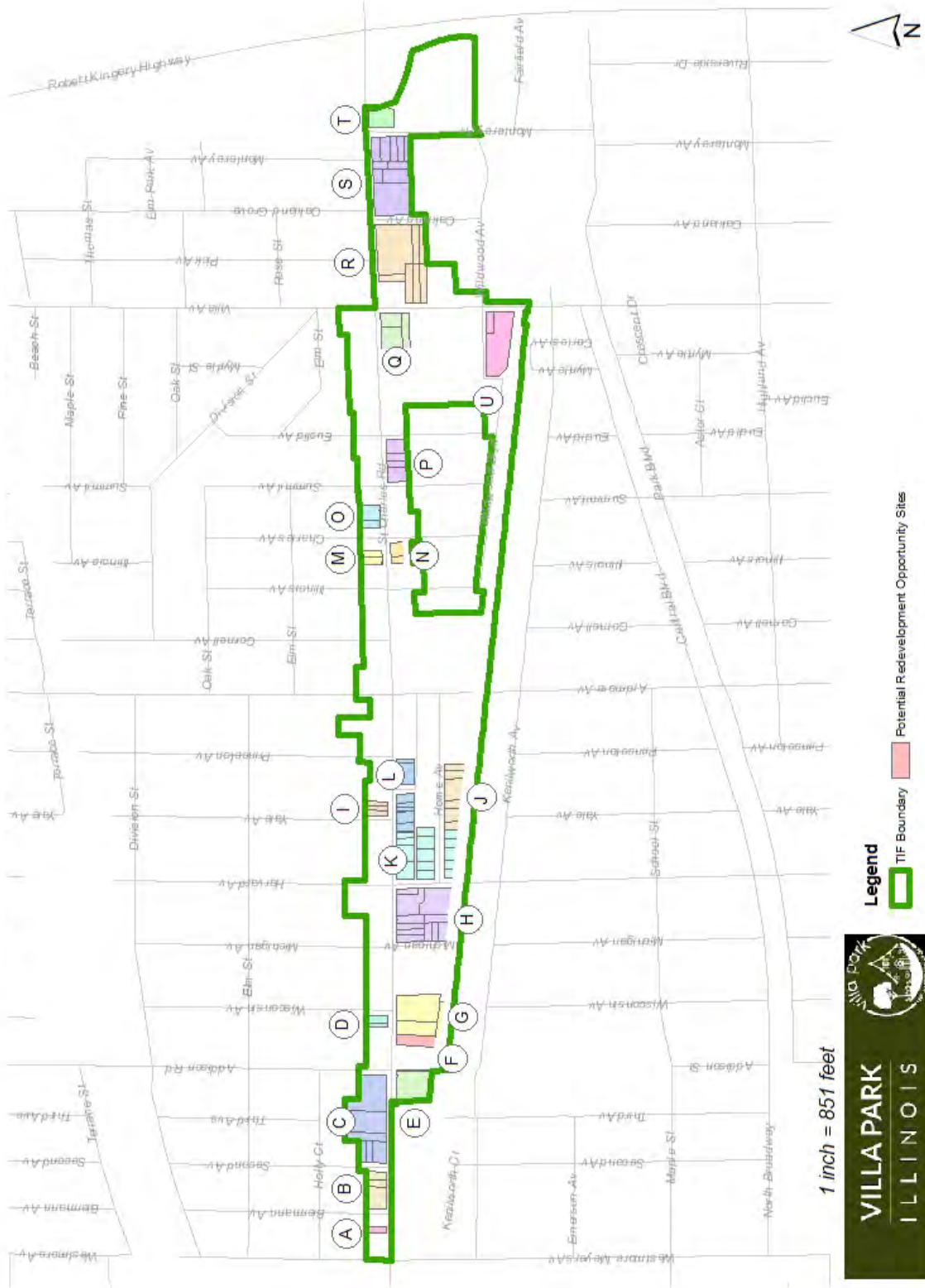
“Support redevelopment, including financial partnerships, and reinvestment except for parcels identified for preservation by the Village. Although aging buildings like many of those lining St. Charles Road are unattractive, they have rental rates that match their low investment, making them acceptable elements of a real estate redevelopment portfolio. Property owners are reluctant to redevelop due to the high investment and uncertainty of tenancing. Village partnerships that aid property assembly, identify tenants, and insure compatible neighboring uses can reduce that risk and thereby cause redevelopment to happen.” (Page 84)

EXHIBIT D – FUTURE LAND USE



Source: 2009 Village of Villa Park Comprehensive Plan Update (Page 67)

EXHIBIT E – REDEVELOPMENT SITES



Future Land Use Plan

The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are consistent with the Village's comprehensive plan, zoning ordinance and other related planning documents.

The intent of the Future Land Use Plan is to provide a long-range guide for determining the uses to which the land should eventually be put, and to direct subsequent zoning decisions as redevelopment occurs within the Project Area. The designation of an existing use as a redevelopment site is not intended to suggest any immediate requirement for redevelopment. Rather, these sites are identified as a way of planning for their future redevelopment only if and when a property owner pursues a development project, or an existing business or resident vacates a property.



The Future Land Use Plan (Exhibit D) shows anticipated land uses at completion of project activities. The Project Area is anticipated to be developed as a mixed-use commercial corridor. General land use descriptions, as taken from the Village's 2009 Comprehensive Plan, include the following:

Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Business District Mixed-Use

This land use category is intended for a mixture of multi-family residential, business district commercial and institutional uses in a relatively compact, pedestrian-oriented activity node. This classification encompasses the Village's business districts.

Redevelopment Opportunity Sites

The Project Area contains twenty-one (21) potential redevelopment opportunity sites, as identified on (Exhibit E - Redevelopment Sites). Recommendations for these sites, including land uses, design guidelines, and conceptual site designs, are derived from the Village's 2009 Comprehensive Plan and discussions with Village staff and local developers.

Table 3 indicates the potential future opportunity sites, existing land uses, and potential future land uses. Although the first use is shown on the Future Land Use Plan described in the previous section, any land use described in Table 3 is appropriate and within the intent of this Redevelopment Plan.

The Redevelopment Plan shall serve as a guideline for the Project Area but is not intended 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 Project Area, and to the goals of the Village of Villa Park in general.

<i>Table 3: Redevelopment Opportunity Sites</i>			
Site	Approx. Area (Acres)	Existing Land Use	Future Land Use
A	0.16	Commercial	Corridor Mixed-Use
B	0.88	Commercial	Corridor Mixed-Use
C	3.48	Commercial	Corridor Mixed-Use
D	0.27	Commercial	Corridor Mixed-Use
E	1.18	Commercial	Corridor Mixed-Use
F	0.46	Commercial	Corridor Mixed-Use
G	2.09	Commercial	Corridor Mixed-Use
H	3.12	Commercial/Residential/Industrial	Corridor Mixed-Use
I	0.33	Residential	Corridor Mixed-Use
J	1.29	Industrial	Business Mixed-Use
K	2.61	Commercial, Industrial	Corridor Mixed-Use
L	1.27	Industrial	Business Mixed-Use
M	0.34	Commercial	Corridor Mixed-Use
N	0.51	Commercial	Corridor Mixed-Use
O	0.51	Commercial	Corridor Mixed-Use
P	1.02	Commercial	Corridor Mixed-Use
Q	1.63	Commercial	Business Mixed-Use
R	3.66	Commercial	Corridor Mixed-Use
S	3.37	Commercial/Residential	Corridor Mixed-Use
T	0.52	Commercial	Corridor Mixed-Use
U	1.67	Commercial	Business Mixed-Use
Total	30.37		

The Village may determine that other redevelopment opportunities, where consistent with the land use designations on the Future Land Use Plan, are within the intent of this Redevelopment Plan.

As indicated by Exhibit E, the Project Area parcels are planned primarily for commercial/mixed-use (commercial and residential). In addition to these identified opportunity sites, the Redevelopment Plan also anticipates activities to be undertaken by the public sector, which are identified in the Public Improvements section of this report (page 19).

Undertaking these commercial/mixed-use redevelopment activities will generate increased tax revenues, create associated commercial/mixed-use opportunities, upgrade public improvements such as roadways, sidewalks, etc., and provide a stimulus for additional development in surrounding areas. Through these improvements, the character and economic viability of the Project Area, and the Village of Villa Park in general, will be improved over time.

Eligible Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to the Redevelopment Plan and Project. As provided by the Act, other eligible project 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, real or personal, or rights or interests therein, 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, and the clearing and grading of land;
- < Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- < 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 and including reasonable reserves related thereto;

- < 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;
- < To the extent the Village by written agreement accepts and approves the same, 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;
- < Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided by the Act.

Acquisition and Clearance

In order to facilitate coordinated redevelopment and meet redevelopment objectives, it may be necessary for the Village to assemble individual properties into unified sites which can be developed in their entirety. Any clearance of existing structures will be scheduled to minimize the adverse effects of rehabilitation or clearance activities.

Land Disposition

Property which may be acquired 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. The Village may in the future modify this disposition plan in accordance with the objectives of this Redevelopment Plan and Project, 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.

Public Improvements

The Village of Villa Park will provide public improvements in the Project Area to stimulate development and redevelopment in a manner consistent with this Redevelopment Plan. Some public improvements may be provided in partnership with the Illinois Department of Transportation, or other governmental agencies as applicable. Public improvements may include, but are not limited to, the following:



- < Vacation, removal, resurfacing, widening, reconstruction, and other improvements to rights-of-way, streets, alleys, bridges, pedestrian ways, and pathways.
- < Development of or improvements to public open space.
- < Improvements to public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities. Such improvement may include relocation and/or burial of existing overhead lines.
- < Demolition and rehabilitation of obsolete structures.
- < Beautification and safety improvements, including streetscape, lighting, signage, and landscaping of public properties.

Public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations in the Village’s comprehensive plan and conversations with Village staff. Specific planned improvements within the Project Area include:

Table 4: Public Improvements

Project Name	Estimated Cost
Ardmore Avenue Improvement Project (Madison to St Charles)	\$1,690,000
Ardmore Avenue Improvement Project (St Charles to IL 64)	\$650,000
Monterey Avenue Improvement Project (Wildwood to St Charles)	\$1,320,000
Rotary Park Stormwater Improvement Project	\$3,850,000
St Charles Road Improvement Project (Westmore to Salt Creek)	\$15,860,000
Villa Avenue Improvement Project (Wildwood to IL 64)	\$1,500,000
Westmore Avenue Improvement Project (St Charles to UP)	\$130,000
TOTAL	\$25,000,000



The costs associated with the public improvements described in this Redevelopment Plan may be shared by the Village of Villa Park, other governmental agencies, and individual developers and property owners, pursuant to an agreement between the parties. The Village may determine in the future to add new improvements which are consistent with the objectives of this Redevelopment Plan. Such additions shall not require plan amendment provided they are for eligible public improvements and will not require an increase to the total estimated project costs in Table 4.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects are anticipated to be completed within twenty (20) years. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Project.

Estimated Project Costs

Estimated public project costs are listed in Table 4. These costs are based on 2023 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent (5%), after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

<i>Table 5: Estimated Redevelopment Project Costs</i>	
Category	Cost
Property Assembly including Acquisition, Site Preparation and Demolition, Environmental Remediation	\$25,000,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$5,000,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$13,500,000
Construction or improvement of public improvements (1)	\$25,000,000
Job training/retraining and relocation costs	\$500,000
Developer Interest Costs, taxing districts eligible reimbursement and capital costs	\$1,000,000
Total Estimated Project Costs (2) (3)	\$70,000,000

- (1) *Public improvements may also include capital costs of taxing districts and other costs allowable under the Act. Specifically, public improvements as identified in the Redevelopment Plan and as allowable under the Act may be made to property and facilities owned or operated by the Village or other public entities. As provided in the Act, Redevelopment Project Costs may include, 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.*
- (2) *Actual costs for each category identified above may vary provided that the total estimated project costs may not be exceeded by more than 5%, after adjustment for inflation, without amendment to this Redevelopment Plan.*
- (3) *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:

- < Real property tax increment revenues from the Project Area;
- < Tax revenues resulting from the establishment of any Special Service Area (SSA) districts within the Project Area;
- < Interest earned on temporary investments;
- < Gifts, grants, and contributions;
- < Sale or lease of land proceeds;
- < User fees;
- < Transfer from a contiguous redevelopment project area created under the Act.

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. 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.

The Village may utilize net incremental property taxes received from the Project Area to pay eligible Redevelopment Project Costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Project Area, made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs with the Project Area, shall not at any time exceed the total Redevelopment Project Costs described in the Plan.

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 within 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 twenty (20) years. Consistent with the conservative nature of the financial plan for this Redevelopment Area, 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 within 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, 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.

Initial Equalized Assessed Valuation

Table 5 lists the equalized assessed valuation of properties in the Project Area. The total 2022 equalized assessed valuation of the Project Area is \$25,775,160.

Table 6: Project Area Equalized Assessed Valuation (2022)

0603312032	\$98,040	0604323013	\$80,520	0609200005	\$85,730
0603312036	\$514,450	0604323016	\$100,400	0609200006	\$395,780
0603313019	\$74,360	0604323028	\$404,150	0609200007	\$185,390
0603313020	\$0	0604323030	\$178,190	0609200016	\$609,700
0603313022	\$24,440	0604323031	\$257,030	0609200017	\$45,490
0603313023	\$206,460	0604410038	\$11,690	0609200019	\$19,960
0603313024	\$0	0604410039	\$82,750	0609200023	\$201,870
0603314019	\$101,570	0604410042	\$64,840	0609200024	\$280,570
0603314020	\$97,190	0604410043	\$361,510	0609200025	\$300,480
0603314021	\$96,580	0604411032	\$123,100	0609201001	\$103,960
0603314023	\$23,120	0604411035	\$128,480	0609201002	\$82,920
0603314024	\$209,100	0604411036	\$70,430	0609201003	\$95,340
0603314025	\$155,390	0604411039	\$196,270	0609201005	\$50,190
0603315019	\$124,310	0604411043	\$205,200	0609201006	\$67,680
0603315020	\$111,380	0604412032	\$80,300	0609201007	\$24,060
0603315023	\$147,110	0604412033	\$23,390	0609201008	\$28,520
0603315024	\$145,070	0604412034	\$119,160	0609201010	\$159,810
0603315025	\$131,900	0604412036	\$165,790	0609201011	\$97,590
0603321021	\$300,470	0604412037	\$0	0609201012	\$311,250
0603321022	\$81,820	0604413035	\$188,890	0609201013	\$230,630
0603321045	\$186,790	0604413036	\$96,860	0609202002	\$184,570
0603323020	\$0	0604413042	\$198,580	0609202003	\$19,500
0603323023	\$94,760	0604413043	\$119,770	0609202004	\$128,490
0603323028	\$188,160	0604413052	\$161,120	0609202012	\$67,280
0603323029	\$157,540	0604414021	\$87,710	0609202013	\$110,440
0603323044	\$165,030	0604414022	\$34,890	0609202017	\$78,980
0603323046	\$131,060	0604414023	\$34,890	0609202018	\$85,870
0603323048	\$0	0604414024	\$154,820	0609202019	\$158,750
0604321016	\$43,690	0604414025	\$142,690	0609202021	\$3,450
0604321017	\$196,820	0604414040	\$156,330	0609202028	\$1,940
0604321018	\$296,320	0604415015	\$0	0609202029	\$11,690
0604322017	\$25,210	0604415030	\$0	0609202030	\$11,690
0604322020	\$23,110	0604415031	\$112,760	0609202031	\$93,610
0604322021	\$182,180	0609102030	\$500,490	0609202032	\$158,750
0604323012	\$85,280	0609102031	\$3,130	0609202033	\$69,040

Table 5: Project Area Equalized Assessed Valuation (2022)

0609202035	\$0	0610102001	\$258,630	0610200032	\$317,180
0609202036	\$93,330	0610102002	\$220,550	0610201001	\$567,000
0609202037	\$169,060	0610102012	\$45,680	0610201003	\$17,160
0609203001	\$106,650	0610103001	\$94,000	0610201004	\$25,530
0609203002	\$11,820	0610103002	\$89,510	0610201011	\$102,400
0609203003	\$107,770	0610103003	\$23,390	0610201012	\$110,390
0609203008	\$0	0610103029	\$162,990	0610201013	\$27,500
0609203009	\$69,270	0610104001	\$23,390	0610201014	\$25,310
0609203010	\$0	0610104002	\$251,860	0610201015	\$25,310
0609203011	\$0	0610104014	\$0	0610201033	\$113,890
0609203013	\$382,130	0610104017	\$0	0610201034	\$62,650
0609204001	\$77,100	0610104025	\$618,650	0610203003	\$169,310
0609204009	\$75,370	0610105002	\$62,350	0610205002	\$70,690
0609204010	\$94,760	0610105004	\$252,560	0610205009	\$0
0609204014	\$103,320	0610105005	\$38,980	0610205010	\$90,370
0609204017	\$96,170	0610105006	\$1,176,950	0610205012	\$83,810
0609204018	\$0	0610105010	\$70,170	0610206002	\$46,250
0609204020	\$83,020	0610105011	\$23,390	0610206003	\$63,780
0609204021	\$86,960	0610105012	\$207,280	0610206004	\$11,520
0609204022	\$126,490	0610106001	\$97,410	0610206005	\$0
0609204026	\$121,840	0610106002	\$188,990	0610206006	\$0
0609204027	\$0	0610106004	\$33,860	0610206039	\$0
0609204028	\$217,100	0610107084	\$0	Total	\$25,775,160
0609204029	\$90,330	0610200003	\$96,960		
0609206027	\$0	0610200004	\$420,740		
0610100003	\$0	0610200005	\$43,090		
0610100004	\$17,750	0610200006	\$43,090		
0610100005	\$66,080	0610200007	\$176,570		
0610100018	\$500,210	0610200008	\$344,500		
0610100019	\$1,496,290	0610200009	\$43,090		
0610100020	\$145,490	0610200010	\$0		
0610101003	\$98,440	0610200011	\$0		
0610101014	\$14,040	0610200012	\$43,090		
0610101015	\$194,860	0610200013	\$43,090		
0610101026	\$211,120	0610200031	\$167,720		

Anticipated Equalized Assessed Valuation

Upon the completion of anticipated redevelopment projects, it is estimated that the equalized assessed valuation of real property within the Project Area will be approximately **\$87 million** (an increase of over 240%). This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report.

Payment in Lieu of Taxes

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

Provision for Amending the Redevelopment Plan and Project

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



FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Project, development and redevelopment projects within the Project Area are not reasonably expected to be undertaken by private enterprise. In the absence of Village-sponsored redevelopment, blighting factors will continue to exist, and the Project Area on the whole, as well as adjacent properties, will become less attractive for future development.

Implementation of the Redevelopment Plan and Project 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, and the payment of all redevelopment project costs and municipal obligations, the taxing districts will benefit from the enhanced tax base which results from the increase in equalized assessed valuation caused by the Redevelopment Plan and Project.

The following taxing districts cover the proposed Project Area:

1. Village of Villa Park
2. Villa Park Library District
3. Elementary School District 45
4. High School District 88
5. Community College District 502
6. DuPage County / Forest Preserve
7. York Township / Road and Bridge
8. DuPage Airport Authority

This Redevelopment Plan contemplates redevelopment of specific opportunity sites with new commercial/mixed-use development. Given the small size of the Project Area (123 acres), and the primarily commercial nature of anticipated future redevelopment within the Project Area, impact on individual taxing districts, and taxing districts in general, will be minimal (although dependent upon the exact nature of the future mixed-use redevelopment).

Impact on Village of Villa Park

The Village of Villa Park provides a variety of services, including police and fire protection, snow removal, road maintenance, water service, and building and zoning services. The replacement of undeveloped property with new mixed-use development will have a minimal impact on demand for the services and programs provided by the Village. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Village which are made necessary by development as described in this Redevelopment Plan. The public improvements section of this plan highlights some of these anticipated capital costs.

Impact on Villa Park Library District

The Villa Park public library is located at 305 S. Ardmore. The replacement of undeveloped property with new mixed-use development may generate additional demand for the services provided by the library. If new residential development is incentivized through the TIF, the Act defines a clear formula for repayment of fees to the library district for any documented increased demand for services directly generated by TIF supported projects.

Impact on Elementary School District #45

The Villa Park school district provides K-12 education for more than 3,400 children in Villa Park, Lombard, Oakbrook Terrace, and Elmhurst. The replacement of undeveloped property with new mixed-use development will have minimal impact on demand for the services and programs provided by the school district. If new residential development is incentivized through the TIF, the Act defines a clear formula for repayment of fees to the school district for any documented increased demand for services directly generated by TIF supported projects.

Impact on High School District #88

DuPage High School District 88 serves residents of Addison, Villa Park, Oakbrook Terrace, and Lombard. The replacement of undeveloped property with new mixed-use development will have a minimal impact on demand for the services and programs provided by the district. If new residential development is incentivized through the TIF, the Act defines a clear formula for repayment of fees to the school district for any documented increased demand for services directly generated by TIF supported projects.

Impact on Community College District #502

College of DuPage is located in Glen Ellyn and serves residents of the western suburbs. The replacement of undeveloped property with new mixed-use development will have a minimal impact on demand for the services and programs provided by the college. Any potential impact is anticipated to be minimal.

Impact on DuPage County / DuPage County Forest Preserve

DuPage County provides a variety of services, including the County Court system, health services and maintenance of open space and recreational activities. The replacement of undeveloped property with new mixed-use development will have no impact on demand for the services and programs provided by the County. Due to the small size of the Project Area (123 acres) in relation to the County at large, services provided to residents and employees should not be affected, and any impact is anticipated to be minimal.

Impact on York Township

York Township provides a variety of services, including road maintenance and property assessments. However, no roads within the Project Area are maintained by the Township. The replacement of undeveloped property with new mixed-use development will have no impact on the demand for services and programs provided by the Township.

Impact on DuPage Airport Authority

The DuPage Airport Authority operates the DuPage Airport in West Chicago. The replacement of undeveloped property with new mixed-use development will have no impact on the demand for the services provided by the Airport Authority.



FINDINGS OF NEED FOR TAX INCREMENT FINANCING

Based on the findings of this Redevelopment Plan and Project, the Village President and the Village Board of Villa Park, Illinois, 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 growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. Substantial evidence supports this conclusion.

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 following evidence as outlined in the Eligibility Findings Report in Appendix A:

A majority of structures in excess of thirty-five (35) years in age and meeting a minimum of three (3) eligibility criteria. The following eligibility criteria apply:

1. Deterioration;
2. Code Violations;
3. Deleterious Land Use or Layout; and
4. Decline in Equalized Assessed Value.

In addition, the following eligibility factors are present within the Project Area to a lesser degree or in isolated locations, but not to a significant extent to be considered as a major qualifying factor:

5. Obsolescence;
6. Excessive Vacancies; and
7. Lack of Community Planning.

Secondly, the Village finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan, as a result of the following:

1. Proposed redevelopment sites indicate a financial gap without public resources, grants or other incentives to promote redevelopment;
2. The need for public – private partnerships to support future redevelopment; and
3. The need for future infrastructure improvements to support future redevelopment.

Therefore, the Village of Villa Park finds that the Project Area is not subject to appropriate growth and development and is not anticipated to be developed without adoption of this Redevelopment Plan.



Conformance with Comprehensive Plan

This Redevelopment Plan conforms to and is based upon the recommendations of the Villa Park Comprehensive Plan (2009), including the goals and objectives therein, as well as future land uses and redevelopment activities.

Date of Completion

The Redevelopment Project shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31 of the year in which the payment to the municipal treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year following the year in which the ordinance approving this Project Area is passed.

TAX INCREMENT FINANCING ELIGIBILITY REPORT

*St. Charles Road Commercial Corridor
Redevelopment Project Area*



February 2024

Prepared By:
Teska Associates, Inc.



INTRODUCTION

The St. Charles Road Commercial Corridor Redevelopment Project Area (*the "Project Area"*) is centrally located within the Village of Villa Park (*the "Village"*), primarily including properties fronting on St. Charles Road from roughly Westmore Avenue at the west to Monterey Avenue at the east. The Project Area is primarily commercial in nature, encompassing a major regional thoroughfare and a primary commercial corridor in the Village.

With the recognized goals of conserving the taxable value of land and buildings and protecting the character and the stability of this commercial corridor within the Village of Villa Park, the Village has retained Teska Associates, Inc. to evaluate the Project Area in order to determine if it is eligible for designation as a Tax Increment Financing (*"TIF"*) district. If determined to be TIF eligible, the Project Area can attract 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. 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 Project Area.



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 (hereinafter the "Act"). This financing mechanism is only applicable in areas that meet certain specifications outlined in the Act.

The Tax Increment Allocation Redevelopment Act, as amended, stipulates specific procedures, which must be adhered to in designating a Redevelopment Project Area, as well as amendments thereto. The following terms referenced in this Eligibility Report are defined in the Act as follows:

A "**Redevelopment Project Area**" is defined as:

"...an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

A "**Blighted Area**" is defined as:

"...any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

1. *If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of 5 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonable distributed throughout the improved part of the redevelopment project area:*
 - A. *Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
 - B. *Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
 - C. *Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
 - D. *Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*

- E. *Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*
- F. *Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*
- G. *Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*
- H. *Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*
- I. *Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.*
- J. *Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.*
- K. *Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*

- L. *Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.*
 - M. *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 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 prior to the year in which the redevelopment project area is designated.*
2. *If vacant, the sound growth of the redevelopment project area is impaired by a combination of 2 or more of the following factors, each of which is (i) present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*
- A. *Obsolete platting of vacant land that results in parcels of limited or narrow size or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or that omitted easements for public utilities.*
 - B. *Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.*
 - C. *Tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last 5 years.*
 - D. *Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.*
 - E. *The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*

- F. *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 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 prior to the year in which the redevelopment project area is designated.*
3. *If vacant, the sound growth of the redevelopment project area is impaired by one of the following factors that (i) is present, with that presence documented, to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:*
- A. *The area consists of one or more unused quarries, mines, or strip mine ponds.*
 - B. *The area consists of unused rail yards, rail tracks, or railroad rights-of-way.*
 - C. *The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.*
 - D. *The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.*
 - E. *The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.*

A "Conservation Area" is defined as:

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

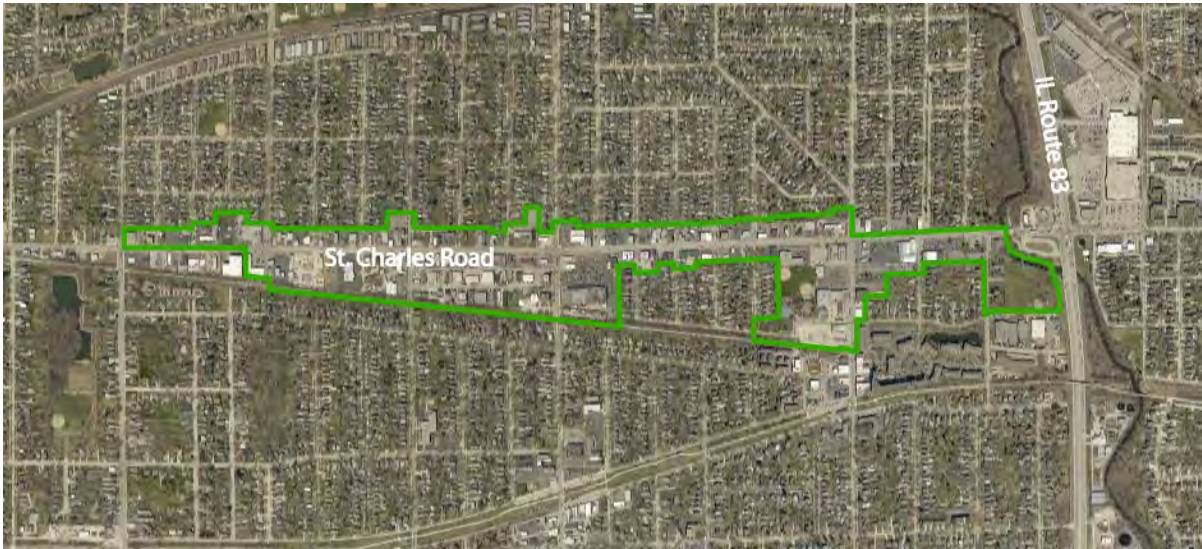
- A. *Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.*
- B. *Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.*
- C. *Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.*
- D. *Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.*
- E. *Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.*
- F. *Excessive vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.*
- G. *Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.*
- H. *Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.*
- I. *Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.*

- J. *Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.*
- K. *Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.*
- L. *Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.*
- M. *The total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 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 prior to the year in which the redevelopment project area is designated.*



DESCRIPTION OF THE PROJECT AREA

The Project Area includes properties generally located on St. Charles Road, from approximately Westmore Avenue at the west to Monterey Avenue at the east. Land uses within the Project area are mixed, primarily including commercial uses, with limited areas of industrial, municipal and residential uses as well. The Project Area contains one-hundred and sixty-five (165) structures on one-hundred and ninety-seven (197) parcels, totaling approximately one-hundred and twenty-three (123) acres in area (or 107 acres excluding rights-of-way), more or less.



Aerial Location Map

PROJECT AREA PARCELS

0603312032	0604321018	0604414022	0609202002	0609204017	0610104017	0610201012
0603312036	0604322017	0604414023	0609202003	0609204018	0610104025	0610201013
0603313019	0604322020	0604414024	0609202004	0609204020	0610105002	0610201014
0603313020	0604322021	0604414025	0609202012	0609204021	0610105004	0610201015
0603313022	0604323012	0604414040	0609202013	0609204022	0610105005	0610201033
0603313023	0604323013	0604415015	0609202017	0609204026	0610105006	0610201034
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0603314023	0604410038	0609200005	0609202029	0610100003	0610106002	0610205012
0603314024	0604410039	0609200006	0609202030	0610100004	0610106004	0610206002
0603314025	0604410042	0609200007	0609202031	0610100005	0610107084	0610206003
0603315019	0604410043	0609200016	0609202032	0610100018	0610200003	0610206004
0603315020	0604411032	0609200017	0609202033	0610100019	0610200004	0610206005
0603315023	0604411035	0609200019	0609202035	0610100020	0610200005	0610206006
0603315024	0604411036	0609200023	0609202036	0610101003	0610200006	0610206039
0603315025	0604411039	0609200024	0609202037	0610101014	0610200007	Total: 196
0603321021	0604411043	0609200025	0609203001	0610101015	0610200008	
0603321022	0604412032	0609201001	0609203002	0610101026	0610200009	
0603321045	0604412033	0609201002	0609203003	0610102001	0610200010	
0603323020	0604412034	0609201003	0609203008	0610102002	0610200011	
0603323023	0604412036	0609201005	0609203009	0610102012	0610200012	
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STATEMENT OF DESIGNATION

Determination of eligibility of the Project Area for Tax Increment Financing is based on a comparison of data gathered through field observation by Teska Associates, Inc. (TESKA), document and archival research, and information provided by the Village of Villa Park and DuPage County, against the eligibility criteria set forth in the Act.



TESKA has determined that the proposed Project Area is eligible for designation as a 'conservation area' based on a majority of structures in excess of thirty-five (35) years in age, and meeting a minimum of three (3) eligibility criteria. The following eligibility criteria apply:

1. Deterioration;
2. Code Violations;
3. Deleterious Land Use or Layout; and
4. Decline in Equalized Assessed Value.

In addition, the following eligibility factors are present within the Project Area to a lesser degree or in isolated locations, but not to a significant extent to be considered as a major qualifying factor:

1. Obsolescence;
2. Excessive Vacancies; and
3. Lack of Community Planning.

ELIGIBILITY FINDINGS

TESKA conducted a field survey of property within the Study Area in May 2022 and again in June 2023. Based on an inspection of the grounds, field notes were taken to record the condition of property within the Study Area. Field observations were further supplemented with information provided by Village Staff, Township, and County officials, and data publicly available on the internet.

Age of Buildings

The characteristic of age presumes the existence of problems or limiting conditions resulting from the normal and continuous use of structures and exposure to the elements over an extended period of time. As a general rule, older buildings typically exhibit more problems than buildings constructed in more recent years because of longer periods of active use (wear and tear) and the impact of time, temperature and moisture. Additionally, older buildings tend not to be well suited for modern use due to contemporary space and development standards.



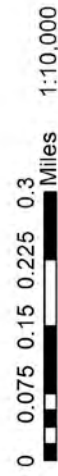
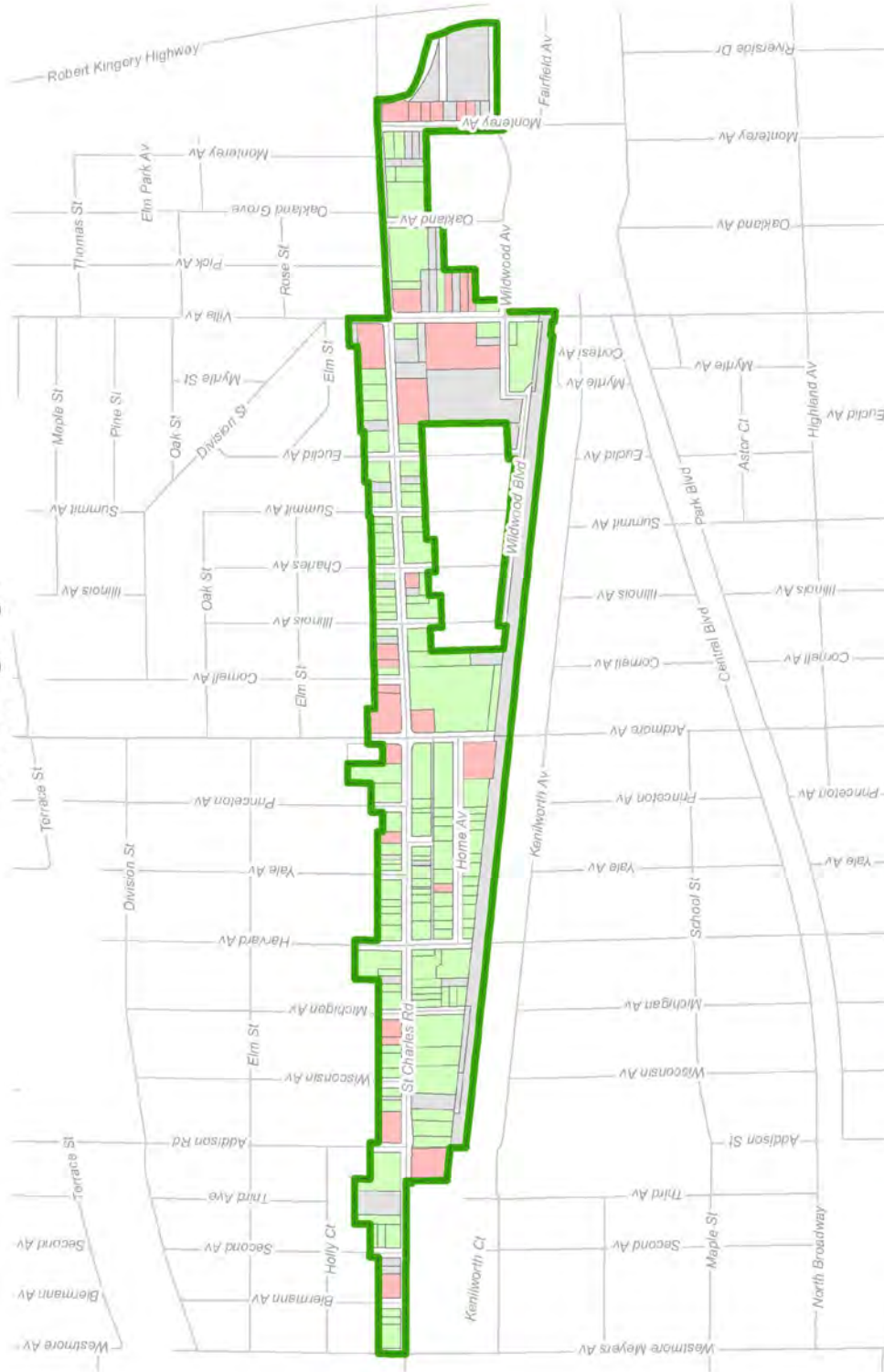
There are a total of one-hundred and sixty-five (165) structures located within the Project Area, including principal buildings as well as smaller accessory structures such as sheds and garages. Definitive building construction dates for individual structures are difficult to precisely determine. However, research into the history of the area, and general observations of building construction materials and methods, indicate that a majority of structures were constructed prior to 1988 (35 years). Individual building ages were confirmed, where possible, by online real estate and property tax records.

Number	Over 35 Years	Percent (%)	Under 35 Years	Percent (%)
165	137	83%	28	17%

Estimated Building Ages

Due to this finding, the definition of 'conservation area' may be utilized in this Eligibility Report for evaluation of eligibility, therefore requiring 'age of buildings' plus three (3) additional eligibility criteria for TIF designation. The definition of 'blighted area' may also be used if five (5) or more eligibility criteria are present.

Building Age



Dilapidation

Dilapidation refers to an advanced state of disrepair of buildings or improvements or the neglect of necessary repairs, causing the building or improvement to fall into a state of decay. At a minimum, dilapidated buildings should include 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 (i) major repair is required or, (ii) the defects are so serious and so extensive that the buildings must be removed.

None of the buildings within the Project Area exhibit this level of extreme disrepair. Therefore, dilapidation is not a contributing factor towards designation of the Project Area as a 'conservation area.'

Obsolescence

Structures are typically built for specific uses or purposes with the design, location, height and space intended for a specific occupancy at a given time. Buildings are obsolete when they contain characteristics or deficiencies, which 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 building on site, etc., which detracts from the overall usefulness or desirability of a property. Obsolescence in such buildings is typically difficult and expensive to correct. Generally, *functional* obsolescence relates to the physical utility of a property or structure, and *economic* obsolescence relates to the ability of a property or building to compete in the marketplace.

The Project Area contains a mixture of land uses, including residential, commercial, industrial and governmental uses. As previously detailed in this report, a majority of these structures are over 35 years in age. This has resulted in building and site deterioration from time and weather and general lack of maintenance in some instances.

The nature of the Project Area has changed over time, with older residential buildings transitioning to commercial uses throughout the years. A number of older commercial buildings are not suitable for modern commercial use, and have therefore become vacant. These structures lack modern amenities and are not configured properly as to parking and circulation, and will likely need to be removed as rehabilitation is unfeasible.

Obsolescence, both functional and economic, is present to a limited degree within the Project Area. However, instances of obsolescence are isolated and not evenly distributed throughout the Project Area. Therefore, obsolescence is not a significant contributing factor towards designation of the Project Area as a 'conservation area.'



Deterioration

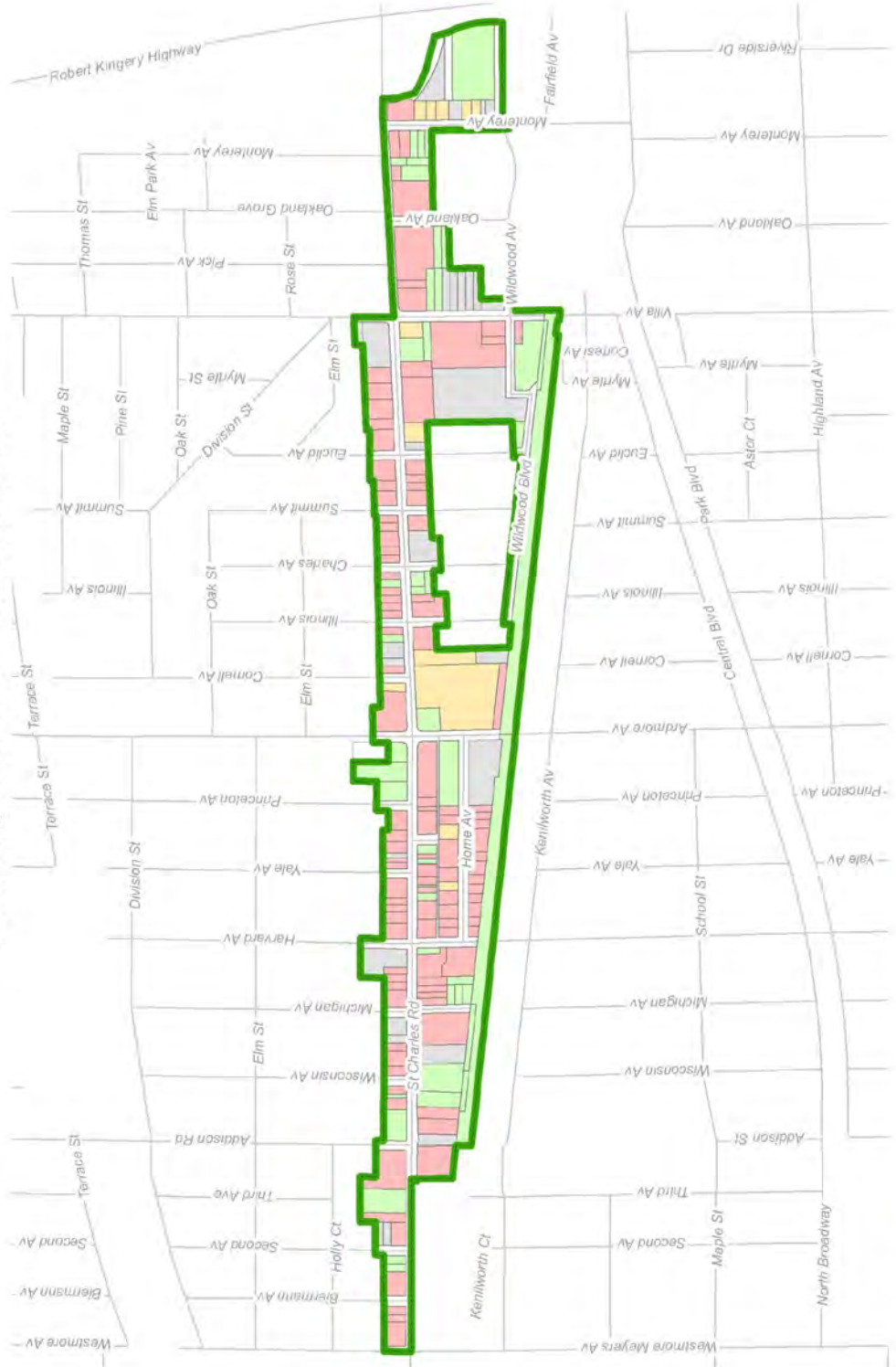
Buildings in a state of deterioration exhibit defects, which are not easily correctable in the course of normal maintenance. Such buildings may be classified as deteriorating or in an advanced stage of deterioration, depending upon the degree or extent of defects. This would include buildings with major defects in the secondary building components (e.g., doors, windows, porches, gutters and downspouts, fascia materials, etc.), and major defects in primary building components (e.g., foundations, frames, roofs, etc.), respectively.








The Project Area exhibits extensive deterioration of both buildings and surface improvements, and such deterioration is widely distributed throughout the extent of the Project Area. Examples of building deterioration include cracks in masonry walls and foundations, broken windows and doors, deteriorating roofs, and damaged gutters and downspouts. Deterioration of surface improvements includes issues such as deteriorating roadways and parking areas, including cracks and potholes, cracks in sidewalks, damaged fences, damaged signage and damaged lighting fixtures. Building deterioration is widespread and distributed throughout the entirety of the Project Area, including primary as well as accessory structures. Site deterioration is widespread and distributed throughout the entirety of the Project Area, including all developed parcels except for the newest construction.


Therefore, deterioration of both buildings and site improvements is present and widely distributed throughout the Project Area, and is a significant contributing factor towards designation of the Project Area as a 'conservation area.'

Building and Site Deterioration




Legend

-  TIF Boundary
-  Both Building and Site
-  Building Deterioration
-  Site Deterioration
-  No Deterioration

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Illegal Use of 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 occupations;
- Conduct of any illegal vice activities such as gambling, drug manufacture or dealing, prostitution, sale and/or consumption of alcohol by minors;
- Uses not in conformance with local zoning codes and not previously grandfathered in as legal nonconforming 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 explosives and firearms.

There is no evidence of illegal use of structures within the Project Area. Therefore, illegal use of structures is not a contributing factor towards designation of the Project Area as a 'conservation area.'

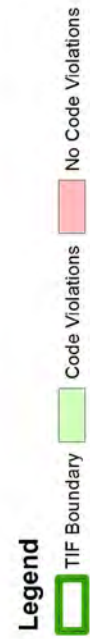
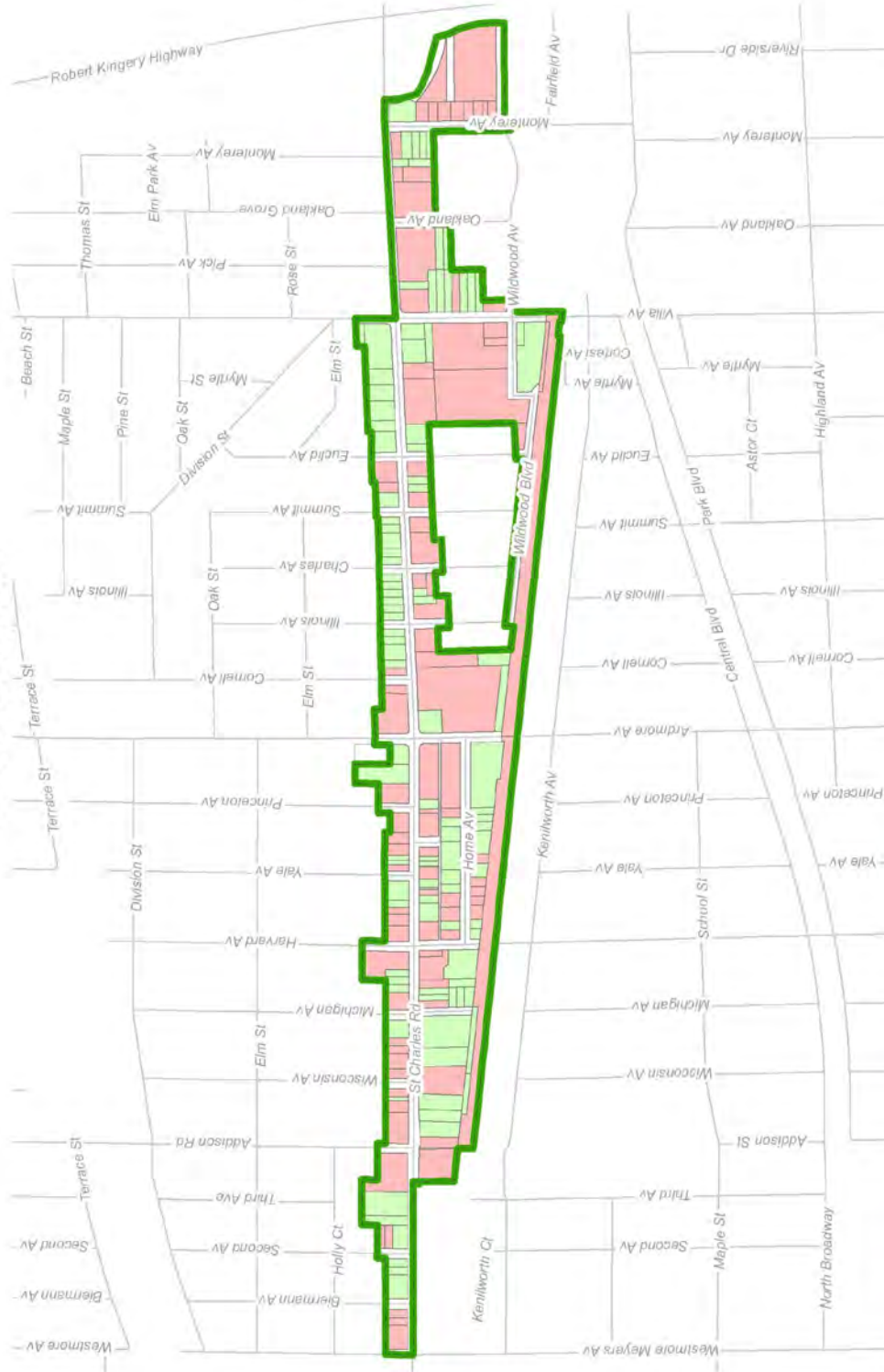
Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures which 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.

Over the previous five years, a number of code violations have been issued on properties within the Project Area. A total of seventy (70) out of one-hundred and ninety-six (196) parcels have been in violation during that time period (36%). Code violations range in severity from minor property maintenance issues to more severe violations including issues related to fencing, signage, lighting/glare, roofs, doors, exterior walls, foundation walls, drainage, outdoor storage, driveways/sidewalks, lack of permits, gutters, and ADA requirements.

Therefore, presence of structures below minimum code standards is a contributing factor towards designation of the Project Area as a 'conservation area.'

Code Violations



Excessive Vacancies

Establishing the presence of this factor requires the identification, documentation, and mapping of the presence of vacant buildings and vacant portions 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 the frequency, extent, or duration of such vacancies. It includes properties which evidence no apparent effort directed toward their occupancy or utilization and vacancies within buildings.

There are a number of vacant buildings within the Project Area, but these vacancies are isolated and not widely and evenly distributed throughout the entirety of the Project Area. Therefore, vacancies are present but not to a significant degree to be a contributing factor towards 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, International Code Council (ICC), 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 and building occupants, e.g., residents, employees, or visitors.

Lack of ventilation, light or sanitary conditions is not a contributing factor towards designation of the Project Area as 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 (i) of insufficient capacity to serve the uses in the redevelopment project and surrounding areas, (ii) deteriorated, antiquated, obsolete, or in disrepair or are lacking.

Inadequate utilities is not a contributing factor towards designation of the Project Area as 'conservation area.'

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor may be documented by showing all instances where building coverage is excessive. Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Problem conditions include buildings either improperly situated on the parcel 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. The resulting inadequate conditions include such factors as insufficient provision for light and air, increased threat of spread of fires due to close proximity to nearby buildings, lack of adequate or proper access to a public right-of-way, lack of required off-street parking, and inadequate provision for loading and service. Excessive land coverage conditions are presumed to have an adverse or blighting effect on nearby development. This characteristic is viewed relative to its urban context, common practice, and contemporary development standards.

Excessive land coverage and overcrowding of structures is not a contributing factor towards designation 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.

The Project Area includes a mix of uses along a major regional thoroughfare (St. Charles Road). The area has historically been developed primarily for commercial, with limited residential and community facilities. There is also industrial development at the south of the Project Area on Home Avenue. Over time, many of the original uses in the corridor have transitioned to new uses, leaving a patchwork of commercial land uses mixed together with residential and industrial land uses. Sufficient buffers and screening of commercial and industrial uses are not present to protect neighboring residential uses. These land use combinations produce adverse effects on the remaining residential properties, while limiting potential growth of commercial properties. These types of adverse land use relationships are common along a regional thoroughfare, but can be addressed through proper lot sizes, screening, buffering, and other mitigation efforts.



Therefore, deleterious land use or layout is a significant contributing factor towards designation of the Project Area as a ‘conservation area.’



Lack of Community Planning

Lack of community planning may be a significant factor if the proposed Project Area developed prior to or without the benefit or guidance of a community plan. This means that no community plan existed or it was considered inadequate, and/or was virtually ignored during the time of the area's development. Lack of planning may be documented by establishing the date of adoption of the Village's Comprehensive Plan (or other plans which may be relevant) and determining whether the area developed before or after that date. This finding may be amplified by other evidence which shows the deleterious results of the lack of community planning, including cross-referencing other factors cited in the blight finding, including adverse or incompatible land use relationships, inadequate street layout, improper subdivision, and parcels of inadequate size and shape to meet contemporary development standards.

The Village of Villa Park was incorporated in 1914, and has a history of sound planning. The most recent comprehensive plan was an update of the 1984 Comprehensive Plan, and was adopted in 2009. The Project Area was developed primarily in the 1950's and 1960's, prior to the Village's first comprehensive plan. This lack of planning has resulted in parcels of irregular size and shape, improper platting of parcels, and structures constructed over parcel lines. These types of platting issues can inhibit redevelopment within the Project Area.

Lack of community planning is present within the Project Area, but the negative impacts relating to platting and lot sizes are limited and not widely distributed throughout the entirety of the Project Area. Therefore, lack of community planning is not a major contributing factor towards designation of the Project Area as a 'conservation area.'



Environmental Remediation Costs Impeding Development

This factor may be documented by determining if any requirements by the Illinois Environmental Protection Agency (IEPA), the United States Environmental Protection Agency (EPA), or any study conducted by a recognized independent expert consultant has resulted in the need to incur remediation costs for a site that have resulted in impeding further site redevelopment.

Environmental remediation costs impeding development is not a contributing factor towards designation of the Project Area as a 'conservation area.'

Decline in the Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the 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.

Category	2017	2018	2019	2020	2021	2022
Project Area EAV	\$21,879,720	\$23,530,660	\$24,053,970	\$24,713,010	\$25,339,450	\$25,775,160
% Change	n/a	7.55%	2.22%	2.74%	2.53%	1.72%
Total Village EAV (excluding Project Area)	\$559,602,174	\$586,965,948	\$633,117,680	\$679,826,751	\$708,202,448	Not Avail.
% Change	n/a	4.89%	7.86%	7.38%	4.17%	Not Avail.
Consumer Price Index	245.1	251.1	255.7	258.8	271.0	292.7
% Change	n/a	2.45%	1.83%	1.21%	4.71%	8.01%

Historic Equalized Assessed Valuation

The equalized assessed value of the Project Area has not decreased in the previous five (5) years. However, the Project Area has increased at an annual rate that is less than the annual increase of the Village of Villa Park (excluding the Project Area) in three (3) of the previous five (5) years (including 2019, 2020 and 2021). In addition, the Project Area has increased at an annual rate that is less than the consumer price index (CPI) in two (2) of the previous five (5) years (2021 and 2022).

Therefore, decline in equalized assessed value is a contributing factor towards designation of the Project Area as a 'conservation area.'

CONCLUSION

Based on the results of the field investigation by TESKA, and information obtained from the Village of Villa Park and various Township and County sources, it is the finding of TESKA that the one-hundred and sixteen (116) acre Project Area, taken in its entirety as depicted on the Project Area Boundary Map (page 9), is eligible for designation as a 'conservation area' based on a majority of structures in excess of thirty-five (35) years in age, and meeting a minimum of three (3) eligibility criteria. The following eligibility criteria apply:

1. Deterioration;
2. Code Violations;
3. Deleterious Land Use or Layout; and
4. Decline in Equalized Assessed Value.



In addition, the following eligibility factors are present within the Project Area to a lesser degree or in isolated locations, but not to a significant extent to be considered as a major qualifying factor:

1. Obsolescence;
2. Excessive Vacancies; and
3. Lack of Community Planning.

APPENDIX B

**TAX INCREMENT FINANCING
HOUSING IMPACT STUDY**

St. Charles Road Commercial Corridor TIF District



February 2024

Prepared By:
Teska Associates, Inc.



TABLE OF CONTENTS

INTRODUCTION	2
PART I: HOUSING INVENTORY	3
Type of Residential Units	4
Number of Residents.....	4
Number and Type of Bedrooms	6
Units with Kitchen and Plumbing Facilities.....	7
Inhabited Units	8
Racial and Ethnic Composition	9
Economic Composition	10
PART II: RELOCATION PLANS	11
Residential Units Which May be Displaced	11
Availability of Replacement Housing	11
Village's Plan for Relocation Assistance and Type and Extent of Relocation Assistance	13

LIST OF EXHIBITS

Table 1: Dwelling Units by Type	4
Table 2: Housing Units and Population	4
Exhibit A: Census Tracts.....	5
Table 3: Estimated Number of Bedrooms Per Dwelling Unit.....	6
Table 4: Estimated Number of Units with Kitchen and Plumbing Facilities	7
Table 5: Estimated Number Inhabited Units.....	8
Table 6: Estimated Racial and Ethnic Composition of Residents.....	9
Table 7: Study Area Very Low, Low and Moderate Household Income Level	10
Table 8: Owner vs. Renter Occupancy	11
Table 9: Real Estate for Sale within Redevelopment Project Area Vicinity.....	12
Table 10: Real Estate for Rent within Redevelopment Project Area Vicinity	12

INTRODUCTION

For the Villa Park St. Charles Road Commercial Corridor TIF District, officials of the Village of Villa Park have determined that, without direct municipal involvement and financial assistance, planning objectives for this area cannot be met. To encourage new investment along the St. Charles Road corridor, the Village has decided to utilize Tax Increment Financing (TIF) to help facilitate redevelopment in the area.

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 Villa Park St. Charles Road Commercial Corridor TIF District contains approximately 51 residential units, which exceeds the 10-units to be relocated (or 75-units total) threshold and thus requires completion of this Housing Impact Study. This estimate is based on a field inventory completed as a part of the TIF Eligibility Study, conducted in May 2022 and revised in June 2023, and online research. While no definitive redevelopment proposals to relocate residents are currently in place, some of these units may eventually be displaced in order to facilitate future redevelopment opportunities. Therefore, the Village of Villa Park has prepared this report to satisfy the requirements of Section 11-74.4-3(n)(5).



The number and type of residential buildings in the Project Area potentially affected by the Redevelopment Plan were identified during the building condition and land use survey conducted as part of the eligibility analysis for the Redevelopment Project Area. A good faith estimate and determination of the number of residential units within each such building, whether such residential units were inhabited, and whether the inhabitants were low-income or very low-income households were based on a number of research and analytical tools including physical building surveys, data obtained from the Village of Villa Park and DuPage County, online real estate websites, and the U.S. Census and American Community Survey (ACS).

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.

Type of Residential Units

Table 1 describes the Redevelopment Project Area residential units by type.

<i>Table 1: Dwelling Units by Type</i>			
Housing Type	Number of Housing Units	% of Residential Housing Units	Source
Single-Family	14	27%	Field count
Multi-Family	37	73%	Field count
Total	51	100%	

Number of Residents

For purposes of this study, data has been gathered from the American Community Survey (ACS). In this study, we have relied on the ACS because it is the best and most recent available information regarding the structures and residents within the Project Area. The Project Area contains portions of the following census tracts (see map on following page for the location of each census tract). In total, there 51 housing units and approximately 121 residents within the Project Area.

<i>Table 2: Housing Units and Population</i>						
Census Tract	Single-Family Household Size	Multi-Family Household Size	Single-Family Housing Units	Multi-Family Housing Units	Total Housing Units	Estimated Number of Residents
8431	2.58	2.01	2	0	2	5.16
8432	2.75	2.67	6	19	25	67.23
8436.01	2.80	2.85	0	0	0	0
8438	2.68	1.83	6	18	24	49.02
Total			14	37	51	121.41

Source: 2021 American Community Survey



Exhibit A – Census Tracts

Number and Type of Bedrooms

Tables 3, 4, and 5, respectively, describe the distribution of the residential units in the Project Area by number of bedrooms, kitchen and plumbing facilities, and uninhabited units.

Table 3 shows the estimated number of bedrooms in residential units in the Project Area. As defined by the Census Bureau, number of bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A residential unit consisting of only one room, such as a one-room efficiency apartment, is classified by definition as having no bedroom.

Table 3: Estimated Number of Bedrooms per Dwelling Unit								
# of Bedrooms	% Total 8431	Estimated 8431*	% Total 8432	Estimated 8432*	% Total 8436.01	Estimated 8436.01*	% Total 8438	Estimated 8438*
0	4.7%	0	5.0%	1	3.7%	0	2.8%	1
1	15.2%	0	7.5%	2	7.1%	0	18.8%	5
2	35.5%	1	20.5%	6	21.1%	0	40.1%	10
3	36.0%	1	49.7%	12	51.3%	0	25.7%	5
4	6.1%	0	13.0%	3	14.9%	0	9.4%	2
5 or more	2.5%	0	4.2%	1	1.8%	0	3.2%	1
Total	100%	2	100%	25	100%	0	100%	24

* Calculated as a % of total housing units
Source: 2021 American Community Survey

Units with Kitchen and Plumbing Facilities

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

<i>Table 4: Estimated Number of Units with Kitchen and Plumbing Facilities</i>				
Census Tract	% Units with Facility	Estimated # Units with Facility	% Units without Facility	Estimated # Units without Facility
8431	99%	2	1%	0
8432	99%	25	1%	0
8436.01	99%	0	1%	0
8438	100%	24	0%	0
Total		51		0

Source: 2021 American Community Survey

Inhabited Units

The occupancy status of the residential units in the Project Area must be determined not less than 45 days prior to the adoption of an ordinance or resolution fixing the time and place for public hearing. The Village of Villa Park adopted an ordinance fixing the time and place for public hearing on August 28, 2023, and the occupancy status of the residential units was determined on July 18, 2023. As of that date, as determined initially by a building-by-building field survey and then confirmed via the 2021 U.S. Census Bureau, an estimated 4% of units in the Project Area were determined to be uninhabited. Therefore, 49 residential units in the Project Area are assumed to be inhabited, as shown in Table 5:

<i>Table 5: Estimated Number of Inhabited Units</i>							
Census Tract	Total Units	Occupied Units	Vacant Units	Vacancy Rate	Units in Project Area	Estimated Vacant in Project Area	Estimated Inhabited in Project Area
8431	1,911	1,753	158	8.3%	2	0	2
8432	2,119	2,019	100	1.7%	25	0	25
8436.01	1,309	1,295	14	1.1%	0	0	0
8438	1,487	1,402	85	6.9%	24	2	22
Total	6,826	6,469	357		51	2	49

Source: 2021 American Community Survey

Racial and Ethnic Composition

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units is determined according to the most recent federal census data. As noted, there are an estimated 121 residents in the Project Area. Racial and ethnic composition is available from the American Community Survey. Table 6 identifies residents by their racial and ethnic composition, and estimates the racial and ethnic composition of the residents within the Project Area.

<i>Table 6: Estimated Racial and Ethnic Composition of Residents</i>							
Race	Tract 8431	Tract 8432	Tract 8436.01	Tract 8438	Total Number	% of Population	Estimated in Project Area
White Only	3,508	3,951	3,032	3,031	13,522	81.1%	98
Black or African American Only	238	412	130	34	814	4.9%	6
American Indian and Alaskan Native Only	0	40	0	0	40	0.2%	0
Asian Only	127	61	107	27	322	1.9%	3
Native Hawaiian and Other Pacific Islander Only	0	0	0	0	0	0%	0
Other Single Race	190	472	271	30	963	5.8%	7
Two or More Races	44	587	119	260	1,010	6.1%	7
Total	4,107	5,523	3,659	3,382	16,671	100%	121

Source: 2021 American Community Survey

Economic Composition

The distribution of household income for residents within the Project Area is based on 2021 American Community Survey data. In order to estimate the number of moderate-, low-, very low-, and extremely low-income households in the Project Area, Census Tract household incomes from the 2021 American Community Survey were used. As determined by the US Department of Housing and Urban Development (“HUD”), the definitions of the income categories, adjusted for household size, are as follows:

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

The 2021 median household income for the Village of Villa Park is \$85,173, based on data from the American Community Survey. The estimates of households at or below the moderate-income level collectively represent approximately 62% of the total inhabited residential units in the Project Area. As a result, the Village will implement the Redevelopment Plan (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as if more than 50 percent of the residential units are occupied by extremely low-, very low-, low-, or moderate-income households.

<i>Table 7: Study Area Very Low, Low, and Moderate Household Income Level</i>		
Median Household Income Level	Income Categories Based on Median Household Income Level	% Households within Study Area (4)
Very Low Income (1)	\$ 42,587	19.1%
Low Income (2)	\$68,138	25.68%
Moderate Income (3)	\$102,208	16.93%
Total		61.70%

Source: 2021 American Community Survey

- (1) *Definition of Very Low Income Household as defined by the Illinois Affordable Housing Act: "Very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence.*
- (2) *Definition of Low Income Household as defined by the Illinois Affordable Housing Act: "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence.*
- (3) *"Moderate income household" means a single person, family or unrelated persons living together whose adjusted income is more than 80% but less than 120% of the median income of the area of residence.*
- (4) *The percentages of the study area households that qualify as very low, low, and moderate income were determined at the census tract level, as per 2021 American Community Survey data.*

PART I: RELOCATION PLANS

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

...identify the inhabited residential units in the proposed redevelopment project area that are to be or may be removed. If inhabited residential units are to be removed, then the housing impact study shall identify (i) the number and location of those units that will or may be removed, (ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed, (iii) the availability of replacement housing for those residents whose residences are to be removed, and shall identify the type, location, and cost of the housing, and (iv) the type and extent of relocation assistance to be provided.

Residential Units Which May be Displaced

The Redevelopment Plan indicates that inhabited residential units may be targeted for acquisition during the 23-year lifetime of the TIF. Residential units may be displaced from the Villa Park St. Charles Road Commercial Corridor TIF District in order to facilitate potential future development opportunities. The potential removal of any buildings containing residential units and any displacement of residents of inhabited units will be done within the intent of the Villa Park St. Charles Road Commercial Corridor TIF District Redevelopment Plan. These units, if displaced, are likely to be displaced over time throughout the life of the Redevelopment Plan.

Availability of Replacement Housing

According to data from the American Community Survey and verified by field observations, approximately 27% of housing units in the Project Area are owner-occupied. Conversely, approximately 73% of housing units in the Project Area are renter-occupied. Therefore, both for-sale and for-rent units are considered for potential replacement housing.

<i>Table 8: Owner vs. Renter Occupancy</i>		
Occupancy	Number	Percentage
Owner Occupied	14	27%
Renter Occupied	37	73%
Total Housing Units	51	100%

Source: Field Survey and 2021 American Community Survey



In order to determine appropriate replacement housing, real estate listings were examined in areas in close proximity to the Project Area. As of June 30, 2023, the median home value for Villa Park, Illinois is \$312,929 and the median rent per month is \$1,965 (www.zillow.com). Listings were obtained for homes with list prices approximately equivalent to the market values of homes which may be displaced, and monthly rental prices approximately equivalent to average rental rates. The location, type, and cost of a sample of possible replacement housing units in these areas are shown in Table 10 and 11. The information presented is based on classified advertisements from multiple sources, including *Zillow.com* during July 2023. If relocation for displaced residents is required, there are comparably priced single-family homes and rental units available both within the Village of Villa Park and in the immediate vicinity.

<i>Table 9: Real Estate for Sale in Villa Park</i>		
Housing Type	Location	Price
Single-Family, 4bd1ba	312 N Ardmore Ave	\$225,000
Single-Family, 3bd3ba	434 N Harvard Ave	\$280,000
Single-Family, 5bd2ba	444 N Wisconsin Ave	\$399,000
Single-Family, 3bd2ba	530 N 3rd Ave	\$315,000
Single-Family, 3bd2ba	639 N 2nd Ave	\$299,900

Source: *Zillow.com*

<i>Table 10: Real Estate for Rent in Villa Park</i>		
Housing Type	Location	Price
Apartments, 1bd1ba	306 W Division St, APT F	\$1,075/month
Apartments, 1bd1ba	322 N Illinois Ave	\$1,340/month
Apartments, 2bd1ba	726 W Roy Dr, APT 2A	\$1,405/month
Apartments, 1bd1ba	20 W Highland Ave	\$1,395/month
Apartments, 2bd1ba	442 S Ardmore Ave	\$1,450/month

Source: *Zillow.com*

Village's Plans for Relocation Assistance and Type and Extent of Relocation Assistance

The Village of Villa Park may provide relocation assistance to residents displaced by this Redevelopment Plan. Such assistance may include reimbursement for actual reasonable expenses for moving, including real estate transaction costs up to 8% 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 that which would be provided under the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may either be 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. As of the date of this Redevelopment Plan, these statutory terms have the following meaning: (i) “low-income household” means a single person, family or unrelated persons living together whose adjusted income is more than 50 percent but less than 80 percent of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (“HUD”) for purposes of Section 8 of the United States Housing Act of 1937 (“Section 8”); (ii) “very low-income household” means a single person, family, or unrelated persons living together whose adjusted income is not more than 50 percent of the median income of the area of residence, adjusted for family size, as so determined by HUD for the purposes of Section 8 of the United States Housing Act of 1937; and (iii) “affordable housing” means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30 percent of the maximum allowable income for such households, as applicable.

APPENDIX C

LEGAL DESCRIPTION

*St. Charles Road Commercial Corridor
Redevelopment Project Area*



February 2024

LEGAL DESCRIPTION

THOSE PORTIONS OF THE VILLAGE OF VILLA PARK WITHIN SECTIONS 3, 4, 9 AND 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINES OF WESTMORE-MEYERS AVENUE AND ST. CHARLES ROAD RIGHTS OF WAY (ALL RIGHTS OF WAY HEREIN DESCRIBED AS BEING AS CURRENTLY WIDENED AND TAKEN) AND RUNNING THENCE NORTHERLY ALONG THE SAID CENTERLINE OF WESTMORE-MEYERS ROAD TO A POINT OF INTERSECTION WITH A LINE DRAWN PERPENDICULAR TO THE NORTHWEST CORNER OF LOT 11, BLOCK 10 IN SECOND ADDITION TO NORTH ARDMORE (DOC. R1923-162021); THENCE EASTERLY ALONG SAID PERPENDICULAR LINE TO THE NORTHWEST CORNER OF SAID LOT 11 AND CONTINUING EASTERLY ALONG THE NORTH LINES OF LOTS 11 THROUGH 7, BLOCK 10 IN SAID SECOND ADDITION TO NORTH ARDMORE AND THE EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 11, BLOCK 11 IN SAID SECOND ADDITION TO NORTH ARDMORE; THENCE CONTINUING EASTERLY ALONG THE NORTH LINES OF LOTS 11 THROUGH 7, BLOCK 11 TO THE NORTHEASTERLY CORNER OF SAID LOT 7, BLOCK 11 THENCE NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF N. SECOND AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN SANSONETTI'S RESUBDIVISION (DOC. R1955-780876); THENCE EASTERLY ALONG SAID EXTENSION AND CONTINUING EASTERLY ALONG THE NORTH LINE OF LOT 12 TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EASTERLY LINES OF LOTS 11 AND 10 IN SAID SANSONETTI'S RESUBDIVISION TO A POINT OF INTERSECTION WITH THE SOUTH LINES OF LOTS 7 THROUGH 1 IN SAID SANSONETTI'S RESUBDIVISION; THENCE EASTERLY ALONG SAID SOUTH LINES TO THE NORTHWEST CORNER OF A PARCEL OF LAND BEING THE EAST 175.0 FEET OF THE SOUTH 200.0 FEET AND THE SOUTH 300.00 FEET (EXCEPT THE WEST 360.0 FEET AND EXCEPT THE EAST 175.0 FEET) OF BLOCK 12 IN THE SECOND ADDITION TO NORTH ARDMORE AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF THE NORTH 100.00 FEET OF SAID PARCEL TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 200.00 FEET OF SAID PARCEL; THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF N. ADDISON AVENUE RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF LOU-JAKE PLAT OF CONSOLIDATION (DOC. R2000-121311); THENCE EASTERLY ALONG THE NORTH LINE OF SAID PLAT OF CONSOLIDATION AND CONTINUING EASTERLY ALONG THE NORTH LINE OF LOTS 19 THROUGH 17, BLOCK 7 IN THE RESUBDIVISION OF FIRST ADDITION TO NORTH ARDMORE (DOC. R1922-156380) AND THE EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 23, BLOCK 6 IN SAID RESUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINES OF LOTS 23 THROUGH 17, BLOCK 6 AND THE EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 22, BLOCK 5 OF SAID RESUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINES OF LOTS 22, 21 AND 20, BLOCK 5 AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF LOT 16, BLOCK 5 IN SAID RESUBDIVISION; THENCE NORTHERLY ALONG THE WESTERLY LINES OF LOTS 16, 15 AND 14, BLOCK 5 IN SAID RESUBDIVISION TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 14 AND THE EASTERLY EXTENSION THEREOF; TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF N. HARVARD AVENUE RIGHT OF WAY; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID N. HARVARD AVENUE RIGHT OF WAY TO A POINT OF INTERSECTION WITH THE NORTH LINE OF A 16 FOOT PUBLIC ALLEY LYING NORTH OF AND ABUTTING LOTS 5 THROUGH 9 IN HEFT'S RESUBDIVISION (R1926-207448); THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF A 16 FOOT PUBLIC ALLEY LYING NORTH OF AND ABUTTING LOTS 8 THROUGH 4 IN DIVISION OF LOT 62 (DOC. R1928-255858) TO THE SOUTHEAST CORNER OF LOT 3 IN SAID DIVISION OF LOT 62; THENCE CONTINUING ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE OF THE ALLEY TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF N. YALE AVE; THENCE CONTINUING EASTERLY ALONG THE NORTH LINE OF A 16 FOOT PUBLIC ALLEY LYING SOUTH OF AND

ABUTTING THE SOUTH LINE OF LOT 9 IN "SUBDIVISION" (OF LOTS 38, 39 AND 40 IN NORTH ARDMORE, PER DOC. R1927- 242684) TO ITS TERMINUS AT THE SOUTHEAST CORNER OF SAID LOT 9; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID ALLEY AND THE SOUTHERLY EXTENSION THEREOF, TO A POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 37 (EXCEPT THE NORTH 225 FEET THEREOF) IN NORTH ARDMORE (DOC. R1914-118541); THENCE EASTERLY ALONG SAID NORTH LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF N. PRINCETON AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 200 FEET OF LOT 14 IN NORTH ARDMORE AFORESAID; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID SOUTH 200 FEET TO A POINT IN THE WEST LINE OF LOT 13 IN NORTH ARDMORE AFORESAID; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 13 TO THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 13 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 13 TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 125.0 FEET OF LOT 12 IN SAID NORTH ARDMORE; THENCE EASTERLY ALONG SAID NORTH LINE OF THE SOUTH 125 FEET OF LOT 12 TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST RIGHT OF WAY LINE OF N. ARDMORE AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 181 IN F.D. PAYNE'S ADDITION TO VILLA PARK (DOC. R1922-15503); THENCE EASTERLY ALONG SAID EXTENSION LINE TO THE NORTHWEST CORNER OF SAID LOT 181; THENCE ALONG THE FOLLOWING LINES, ALL WITHIN SAID F.D. PAYNE'S ADDITION TO VILLA PARK: EASTERLY ALONG THE NORTH LINE OF SAID LOT 181 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 181 TO THE SOUTHEAST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTH LINES OF LOTS 185 THROUGH 187 AND THE EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 188; THENCE CONTINUING EASTERLY ALONG THE NORTH LINES OF LOTS 188 THROUGH 193 AND THE EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 194; THENCE EASTERLY ALONG THE NORTH LINES OF LOTS 194 THROUGH 199 AND THE EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 200; THENCE CONTINUING EASTERLY ALONG THE NORTH LINES OF LOTS 200 THROUGH LOT 205 TO THE NORTHEAST CORNER OF SAID LOT 205, BEING A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF N. SUMMIT AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE OF N. SUMMIT AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 206 IN SAID F.D. PAYNE'S ADDITION TO VILLA PARK; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE NORTH LINES OF LOTS 206 THROUGH 208 TO THE NORTHEAST CORNER OF SAID LOT 208; THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 208, ALSO BEING THE WEST LINE OF LOT 27 IN HERRICK & WHITE RESUBDIVISION (DOC. R1927-242003), TO THE NORTHWEST CORNER OF SAID LOT 27 IN SAID HERRICK & WHITE RESUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 27 AND THE EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF LOT 16 IN SAID HERRICK & WHITE RESUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE THEREOF AND ITS EASTERLY EXTENSION TO A POINT ON THE WEST LINE OF LOT 7 IN ROBERTSON'S VILLA PARK (DOC. R1911-105545); THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTH LINES OF LOTS 7 THROUGH 2 IN SAID ROBERTSON'S VILLA PARK TO THE SOUTHWEST CORNER OF THE EAST 50.0 FEET OF LOT 13 IN SAID ROBERTSON'S VILLA PARK; THENCE NORTHERLY ALONG THE WEST LINE OF SAID EAST 50.0 FEET TO A POINT BEING THE NORTHWEST CORNER OF THE SOUTH 50.0 FEET OF THE EAST 50.0 FEET OF SAID LOT 13; THENCE EASTERLY ALONG THE NORTH LINE OF THE SAID SOUTH 50.0 FEET OF THE EAST 50.0 FEET AND ITS EASTERLY EXTENSION TO A POINT IN THE CENTER LINE OF NORTH VILLA AVENUE RIGHT OF WAY; THENCE SOUTHERLY ALONG SAID CENTER LINE TO ITS POINT OF INTERSECTION WITH THE CENTER LINE OF ST. CHARLES ROAD RIGHT OF WAY; THENCE EASTERLY ALONG SAID CENTER LINE OF ST. CHARLES ROAD RIGHT OF WAY TO ITS POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE CENTER LINE OF THE NORTHWESTERLY PROJECTION OF SALT CREEK AS IT CURRENTLY EXISTS; THENCE SOUTHEASTERLY ALONG SAID CENTER LINE TO A POINT OF

INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF ILLINOIS STATE ROUTE 83 (ROBERT KINGERY HIGHWAY); THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD AVENUE; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE OF WILDWOOD AVENUE TO THE NORTHWEST CORNER OF LOT 122 IN WOODRUFF'S RESUBDIVISION (DOC. R1915-123187); THENCE SOUTHWESTERLY FROM SAID NORTHWEST CORNER TO THE NORTHEAST CORNER OF LOT 1 IN OVALTINE RESUBDIVISION (DOC. R1999-244299); THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 46 IN WOODRUFF'S RESUBDIVISION AFORESAID, BEING A POINT IN THE WEST RIGHT OF WAY LINE OF SOUTH MONTEREY AVENUE; THENCE NORTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 16 IN VILLA PARK (DOC. R1908-095115); THENCE WESTERLY ALONG THE SOUTH LINES OF LOTS 16 15, 14, 13 AND 12 IN SAID VILLA PARK TO THE SOUTHWEST CORNER OF SAID LOT 12, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF OAKLAND AVENUE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 34 IN WOODRUFF'S RESUBDIVISION AFORESAID; THENCE WESTERLY ALONG SAID EXTENSION AND THE SOUTH LINE OF SAID LOT 34 TO THE NORTHEAST CORNER OF LOT 15 IN SAID WOODRUFF'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 15 AND THE EAST LINES OF LOTS 16 THROUGH 18 TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 18 TO THE NORTHEAST CORNER OF THE WEST 25.0 FEET OF LOT 20 IN SAID WOODRUFF'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID WEST 25.0 FEET OF LOT 20 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE SOUTHERLY EXTENSION OF THE LAST DESCRIBED LINE TO THE SOUTH RIGHT OF WAY LINE OF WILDWOOD AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE TO THE EAST RIGHT OF WAY LINE OF SOUTH VILLA AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE GREAT WESTERN TRAIL RIGHT OF WAY, (FORMERLY PART OF THE CHICAGO AND GREAT WESTERN RAILROAD RIGHT OF WAY) HEREAFTER REFERRED TO AS "GWT ROW"; THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE SOUTHERLY RIGHT OF WAY LINE OF THE "GWT ROW" TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED AS BEING OF THE EASTERLY 92.00 FEET OF THE SOUTHERLY 15.00 FEET OF THAT PART OF THE RIGHT OF WAY OF THE FORMER CHICAGO GREAT WESTERN RAILROAD LYING WESTERLY OF THE WEST LINE OF VILLA AVENUE, AS MEASURED PERPENDICULAR TO SAID WEST LINE AND PERPENDICULAR TO THE SOUTHERLY LINE OF SAID RAILROAD ; THENCE ALONG THE FOLLOWING 3 LINES OF SAID PARCEL OF LAND, 1) NORTHERLY TO THE NORTHEAST CORNER THEREOF, 2) NORTHWESTERLY TO THE NORTHWEST CORNER THEREOF AND 3) SOUTHERLY TO THE SOUTHWEST CORNER THEREOF, BEING A POINT ON THE SOUTH LINE OF THE "GWT ROW" AFORESAID; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF THE "GWT ROW" TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT A IN CHAS. R. LANDON'S ADDITION TO VILLA PARK (DOC. R1922-155002); THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT A TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT A TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE OF WILDWOOD AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 72 IN SAID CHAS. R. LANDON'S ADDITION TO VILLA PARK, BEING A POINT ON THE WEST RIGHT OF WAY LINE OF S. EUCLID AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 73 IN SAID CHAS. R. LANDON'S ADDITION TO VILLA PARK; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF LOT 73 TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG THE EASTERLY LINE OF LOTS 74 THROUGH 84 IN SAID CHAS. R. LANDON'S ADDITION TO VILLA PARK TO THE NORTHEAST CORNER OF SAID LOT 84, ALSO BEING THE SOUTHEAST CORNER OF LOT 85 IN SAID CHAS. R. LANDON'S

ADDITION TO VILLA PARK; THENCE WESTERLY ALONG THE SOUTH LINES OF LOTS 85 THROUGH 87 IN SAID CHAS. R. LANDON'S ADDITION AND THE WESTERLY EXTENSION THEREOF TO THE SOUTHEAST CORNER OF LOT 88 IN SAID LANDON'S ADDITION; THENCE THE FOLLOWING COURSES ALL WITHIN SAID LANDON'S ADDITION; WESTERLY ALONG THE SOUTH LINES OF LOTS 88 THROUGH 93 AND THEIR WESTERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 94; THENCE WESTERLY ALONG THE SOUTH LINES OF LOTS 94 THROUGH 96 TO THE SOUTHWEST CORNER OF SAID LOT 96; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOT 38 TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 38 AND ITS WESTERLY EXTENSION TO THE SOUTHEAST CORNER OF LOT 19 (BEING A POINT IN THE WEST RIGHT OF WAY LINE OF CHARLES AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF THE SOUTH 60.00 FEET OF LOT 100; THENCE WESTERLY ALONG THE NORTH LINES OF THE SOUTH 60.00 FEET OF LOTS 100 THROUGH 102 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF LOTS 18 AND 17 TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 25.0 FEET OF LOT 17; THENCE WESTERLY ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO A POINT IN THE WEST RIGHT OF WAY LINE OF SOUTH ILLINOIS AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT OF WAY LINE TO THE SOUTHEAST CORNER OF LOT 106; THENCE WESTERLY ALONG THE SOUTH LINES OF LOTS 106 THROUGH 108 TO THE SOUTHWEST CORNER OF SAID LOT 108; THENCE SOUTHERLY ALONG THE WEST LINES OF LOTS 1 THROUGH 9 AND LOT A AND THE SOUTHERLY EXTENSION THEREOF TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE "GWT ROW"; THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID "GWT ROW" TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 5 IN ARDVILLA HIGHLANDS (DOC. R1922-159689); THENCE NORTHERLY ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 1 TO A POINT IN THE NORTH RIGHT OF WAY LINE OF SAID "GWT ROW" TO THE SOUTHEAST CORNER OF LOT 2 IN VANDEKIEFT'S 2ND ASSESSMENT PLAT (DOC. R1962-025403); THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE THEREOF AND ITS NORTHERLY EXTENSION TO A POINT ON THE CENTER LINE OF ST. CHARLES ROAD RIGHT OF WAY; THENCE WESTERLY ALONG SAID CENTER LINE OF ST. CHARLES ROAD RIGHT OF WAY TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.