
**LINCOLN HIGHWAY/ROUTE 31
TAX INCREMENT FINANCING
REDEVELOPMENT PLAN AND PROGRAM**

Village of North Aurora, Illinois

PUBLIC HEARING DRAFT

Adopted 2002
1st Amendment Adopted 2005
2nd Amendment April 6, 2009

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INTRODUCTION

In 2000, the Village of North Aurora, with the assistance of Teska Associates, Inc. (TAI), prepared an Action Plan for the Lincoln Highway/Route 31 Corridor. During the planning process, the Village recognized a need for revitalization of Lincoln Highway, which forms one of the primary gateways into the community. The Action Plan identified numerous development opportunity sites, including vacant land and potential redevelopment sites. New development on these sites may become the catalyst for reinvestment in the area. The Action Plan also identified the opportunity to create a mixed use, pedestrian-oriented downtown, to serve as a focal point for the community. Finally, the Action Plan identified public improvements, such as gateway landscaping around the Toll way ramp, that may also serve to improve the appearance of the area and ultimately spur private investment.

Village officials have determined that, without direct municipal involvement and financial assistance, planning objectives for this area cannot be met. To encourage new investment in the Lincoln Highway area, the Village has implemented tax increment financing (TIF) as a financial tool to facilitate redevelopment. This decision was based in part on a recommendation contained in the Action Plan, which identified TIF as a valuable tool for implementation of the Village's goals.

Several years after the adoption of the Redevelopment Plan, several sites adjacent to the original TIF area deteriorated. Given the existing vacancies and the declining physical conditions of these sites, the Village determined the use of tax increment financing offered the most viable alternative for encouraging their redevelopment. In the summer of 2005 the Village undertook the process of amending the original tax increment financing redevelopment plan and program for the Lincoln Highway/Route 31 project area to include several sites located along the district's southwest boundary.

In 2008, the Village identified additional sites adjacent to the amended TIF area that have deteriorated as well. These sites also exhibited vacancies and declining physical conditions that would benefit by tax increment financing to encourage redevelopment. The Village undertook the process of a 2nd amendment to the tax increment financing redevelopment plan and program for the Lincoln Highway/Route 31 project area to include several sites located at the northern, southern and western boundaries of the district. The following plan and program has been amended to include the new sites in the Village's redevelopment efforts along the Lincoln Highway/Route 31 corridor.

TIF can be used to make the area attractive for redevelopment by eliminating the conditions which 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. In accordance with the Action Plan, the Comprehensive Plan of the Village of North Aurora and the North Aurora Riverfront Viability Study, 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 this 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"). Only areas which meet certain specifications outlined in the Act are eligible to use this financing mechanism. Besides describing the redevelopment objectives, this Redevelopment Area Plan and Program 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 23 years. The municipal cost of certain public improvements and programs can be repaid with the revenues generated by increased assessed values of private real estate within a designated project area. The key to this financing tool is that funding does not rely on the taxing power of the municipality alone. The property taxing power of all taxing districts with jurisdiction over the land within the project area (such as the County, school districts, forest preserve district, etc.) can be employed to retire the necessary financial obligations. This taxing power is only applied to the increase in equalized assessed valuation generated within the designated project area during the limited term of the Redevelopment Plan and Program, principally increased equalized assessed valuation from new private development.

REDEVELOPMENT PROJECT AREA DESCRIPTION

The boundaries of the Lincoln Highway/Route 31 Redevelopment Project Area were carefully established in adherence to the eligibility criteria and include those parcels which would benefit by the proposed Redevelopment Plan and Program. Throughout the amended Redevelopment Plan it will be necessary in some instances to refer to and distinguish between the project area originally adopted in 2002, the additional sites included as the 1st amendment, the additional sites included as the 2nd amendment, and the overall project area. The term “Original Area” will refer to the project area as it was adopted in August 2002. The term “1st Amendment Area” will refer to those sites included as an amendment to the original plan in 2005 and the term “2nd Amendment Area” will refer to those sites included as an amendment to the original and 1st amendment area in 2008. The term “Project Area” will refer to the entire redevelopment area, including the Original Area, the 1st Amendment Area and the 2nd Amendment Area. The Project Area consists of those properties with frontage on Lincoln Highway, bounded roughly by Oak Street on the north, the Fox River Trail on the east, Sullivan Road on the south, and the Burlington Northern railroad on the west. However, the boundaries include only those contiguous parcels which are anticipated to substantially benefit from Tax Increment Financing. The area is predominantly commercial, but also contains a number of vacant properties and several residences. The Original Area contains 118 buildings on 145 parcels, and covers 20 blocks or parts thereof. The total Original Area is approximately 198 acres. The 1st Amendment Area contains 7 buildings on 6 parcels and covers 2 blocks or parts thereof. The total 1st Amendment Area is approximately 22.5 acres in size. The 2nd Amendment Area contains 19 buildings on 31 parcels and covers 6 blocks or parts thereof. The total 2nd Amendment Area is approximately 102.5 acres in size. Figure A illustrates the boundaries of the Original Area, the 1st Amendment Area, the 2nd Amendment Area and the entire Project Area.

Table 1: Area

	Area (Acres)
Original Boundary Area	198
1 st Amendment Area	22.5
2 nd Amendment Area	102.5
TOTAL	323

The predominant land uses in the Project Area are commercial, single-family residential, scattered vacant lots, and a golf course (see Figure B). Commercial uses include a variety of office, small retail and service businesses, automobile-oriented uses, restaurants, and entertainment uses. Single family homes are scattered throughout the corridor, particularly in the most northern and southern portions of the district. Most of these homes are quite old, and have become unsuitable as the corridor transforms to largely non-

residential uses on a heavily traveled arterial. Overall, the mix of uses inhibits any sense of cohesiveness along the Corridor.

As described in the Action Plan, the Lincoln Highway/Route 31 corridor can be divided into three areas, each with a distinctive identity and focus. The Project Area incorporates most parcels in each of these areas:

Downtown. The area north of the Com Ed transmission line right-of-way to just north of Oak Street is proposed as a downtown for North Aurora. This area provides for a wide mix of uses in close proximity to each other. Development in this area will be the most challenging, given constraints such as small lot size, existing older structures, and limited existing right-of-way for roadway expansion. However, this area also offers the greatest potential rewards in terms of creating a unique, pedestrian core of the community near the center of the Village. The key to creating a downtown is to build on existing businesses and community facilities, make decisions that strengthen the perception of a downtown, and capitalize on modern retailing concepts as described in the Action Plan. A portion of the 2nd Amendment Area is located in this sub-area, including parcels south of John Street and north of the Com Ed right-of-way.

Tollway North. The Tollway North sector includes property between Interstate 88 and the Com Ed transmission line right-of-way. A portion of the 2nd Amendment Area is included in this sub-area primarily consisting of the Valley Green golf course just to the west of the Original Project Area and south of the Com Ed right-of-way. Primary focus in this sector will be on employment and limited retail and service uses.

Tollway South. The Tollway South area includes property between Interstate 88 and the Village's border with Aurora, Sullivan Road. The current focus for this sector is on entertainment, restaurants, auto-service, and senior housing. The 1st Amendment Area is located in this sub-area with its boundaries generally of the I-88 tollway on the north, the western boundary of the Original Area on the east, Sullivan Road on the south and the Burlington Northern Railroad right-of-way on the west. The majority of the 2nd Amendment Area is also located in this sub-area, along Sullivan Road and Offutt Lane at the south, and also including parcels along Route 31 just south of the tollway.

The Original Project Area included 47 housing units. The 1st Amendment Area included no affected housing units. The 2nd Amendment Area includes an additional 163 housing units. An inventory of the housing units in the Project Area, including the composition of residents and the potential for displacement, is contained in the separate Housing Impact Study for the Lincoln Highway/Route 31 Corridor Project Area (Appendix B) and summarized below.

Table 2: 2nd Amendment Housing Units

Location	Housing Units
Eden Supportive Living Center	156
Sullivan Road	6
Offutt Lane	1
Total	163

Legal Description

The legal description of the Project Area is as follows:

PARCEL ONE:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 9 AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF FAIRVIEW ROAD WITH THE NORTHERLY RIGHT OF WAY LINE OF SULLIVAN ROAD; THENCE EASTERLY, ALONG SAID NORTHERLY RIGHT OF WAY LINE, TO THE WESTERLY RIGHT OF WAY LINE OF OFFUTT LANE; THENCE NORTHERLY, ALONG SAID WESTERLY LINE, TO THE NORTH LINE OF SPRING BROOK SUBDIVISION; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 31 (AURORA_BATAVIA ROAD); THENCE SOUTHEASTERLY, ALONG THE EASTERLY LINE OF SAID ILLINOIS ROUTE 31 TO THE NORTHWEST CORNER OF LOT 4 OF SAID SPRING BROOK SUBDIVISION; THENCE SOUTHWESTERLY, TO THE NORTHEAST CORNER OF LOT 16 OF WOOLF'S SUBDIVISION; THENCE WESTERLY, ALONG THE NORTH LINE OF LOTS 16 THROUGH 24 OF SAID WOOLF'S SUBDIVISION AND SAID NORTH LINE EXTENDED WESTERLY, TO SAID EASTERLY RIGHT OF WAY LINE FAIRVIEW ROAD; THENCE SOUTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING, ALL IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (NOW ABANDONDED) AND THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE, 409.74 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE, 561.05 FEET; THENCE WESTERLY, AT AN ANGLE OF 72°58'19", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER, 559.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF AURORA_BATAVIA ROAD (ILLINOIS ROUTE 31); THENCE NORTHWESTERLY, AT AN ANGLE OF 103°20'32", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EASTERLY RIGHT OF WAY LINE, 232.66 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 178°58'42", ALONG SAID EASTERLY RIGHT OF WAY LINE, 78.53 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 179°50'04", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EASTERLY RIGHT OF WAY LINE, 118.27 FEET; THENCE NORTHWESTERLY, AT AN ANGLE OF 179°15'28", MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID EASTERLY RIGHT OF WAY LINE, 119.48 FEET; THENCE EASTERLY, AT AN ANGLE OF 78°56'45', MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID NORTHERLY LINE, 518.57 FEET TO THE POINT OF BEGINNING, ALL IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL THREE:

THAT PART OF EVERGREEN ROAD AND THE RIGHT OF WAY OF THE BURLINGTON NORTHERN RAILROAD, LYING SOUTHERLY OF A LINE THAT IS 500 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLE TO, THE NORTH LINE OF BEAU RIDGE UNIT NO. 4, AND NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF SULLIVAN ROAD, ALL IN THE NORTH HALF OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, AURORA TOWNSHIP,

KANE COUNTY, ILLINOIS.

PARCEL FOUR:

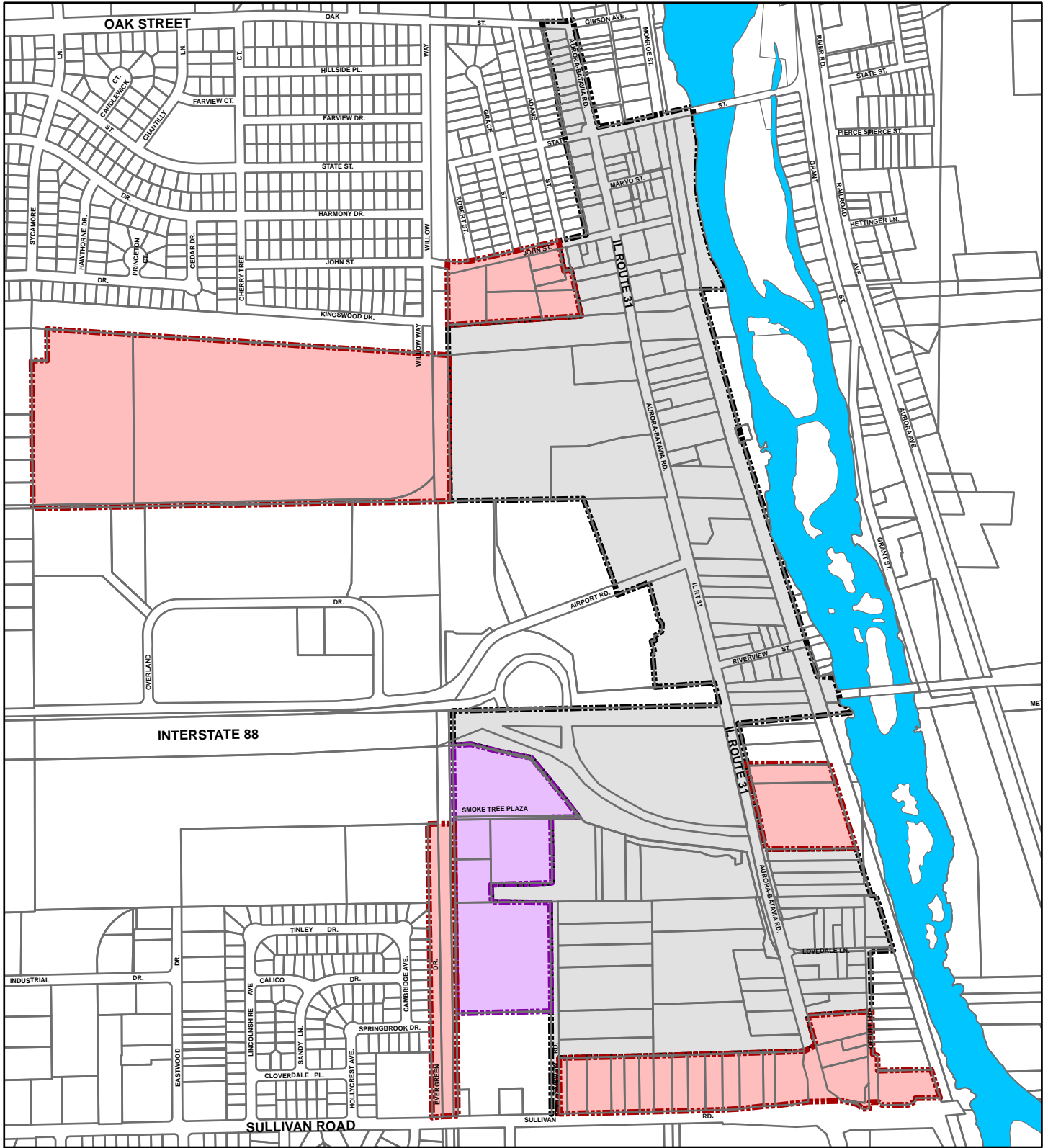
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHERLY OF THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER AND SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY IN SAID SOUTHWEST QUARTER, TOGETHER WITH

THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, (NOW ABANDONDED) ADJOINING THE EAST SIDE OF THE ABOVE DESCRIBED PROPERTY AND EXCEPTING THEREFROM THAT PART OF SAID SOUTHWEST QUARTER, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID SECTION, 175.02 FEET TO THE SOUTHERLY LINE OF SAID COMMONWEALTH EDISON COMPANY PROPERTY FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID WEST LINE, 207.58 FEET; THENCE EASTERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 100.0 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 200.0 FEET TO SAID SOUTHERLY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY; THENCE NORTHWESTERLY, ALONG SAID SOUTHERLY LINE, 100.29 FEET TO THE POINT OF BEGINNING, ALL IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL FIVE:

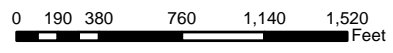
THAT PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD (NOW ABANDONDED) WITH THE NORTHERLY RIGHT OF WAY LINE OF JOHN STREET; THENCE EASTERLY, ALONG SAID NORTHERLY LINE, TO THE WESTERLY LINE OF ADAMS STREET; THENCE SOUTHERLY, ALONG SAID WESTERLY LINE, TO A POINT THAT IS 140 FEET SOUTHERLY OF THE SOUTHERLY LINE OF SAID JOHN STREET; THENCE EASTERLY, 50 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF ADAMS STREET; THENCE SOUTHERLY, ALONG THE SOUTHERLY EXTENSION OF SAID EASTERLY LINE, TO THE NORTHERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY PROPERTY; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT OF WAY, TO SAID EASTERLY RIGHT OF WAY LINE OF SAID CHICAGO, BURLINGTON AND QUINCY RAILROAD; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, TO THE POINT OF BEGINNING, ALL IN AURORA TOWNSHIP, KANE COUNTY, ILLINOIS.

Route 31 TIF 2nd Amendment Boundary Area

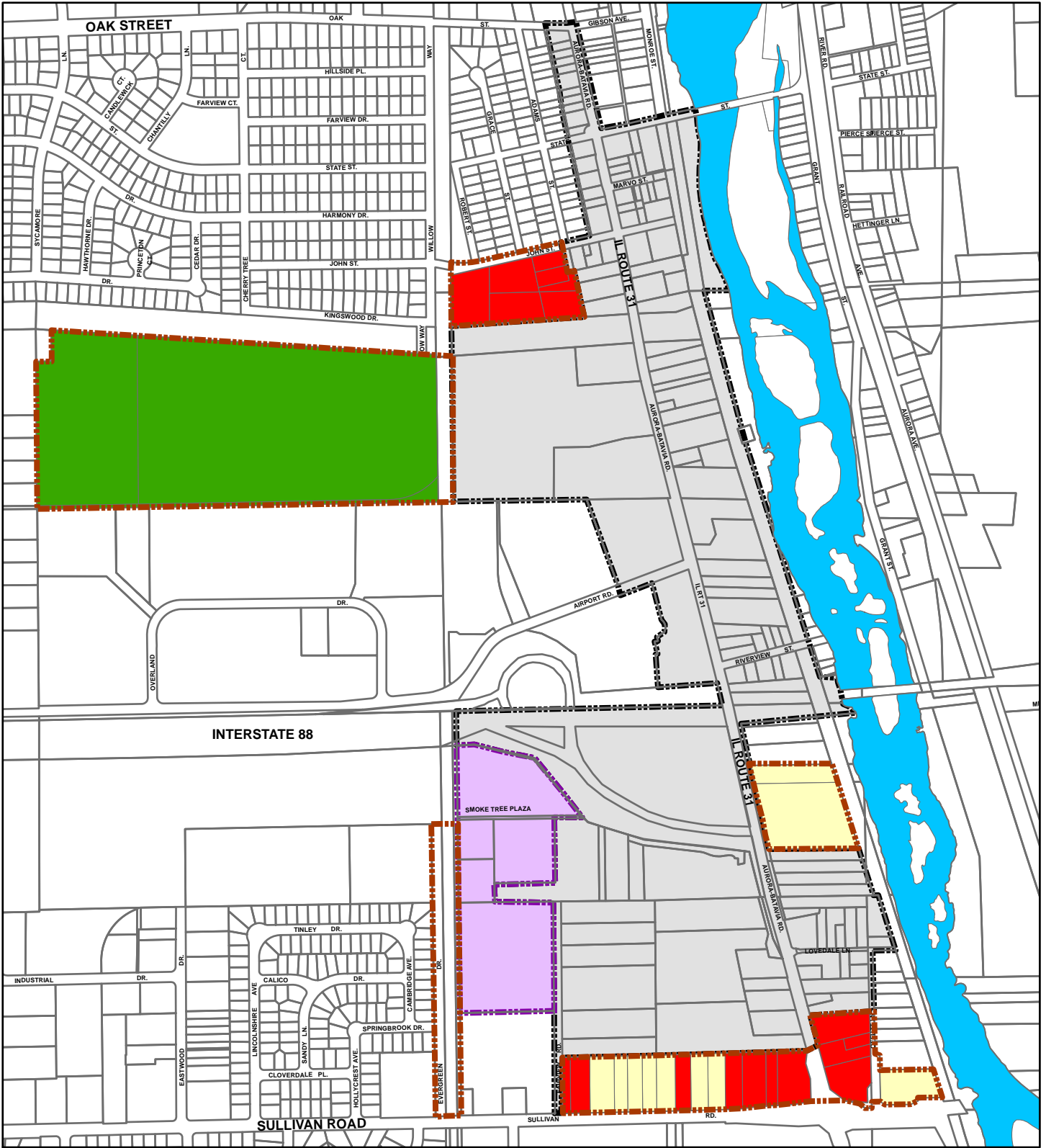


Legend	
	2nd Amendment Area (2009)
	1st Amendment Area (2005)
	Original Boundary (2002)

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March, 2009



Route 31 TIF 2nd Amendment Current Land Use



Legend		Current Land Use	
	2nd Amendment (2009)		Commercial
	1st Amendment (2005)		Institutional
	Original Boundary (2002)		Open Space
			Residential

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March, 2009

0 185 370 740 1,110 1,480 Miles



Summary of the Eligibility of the Proposed Original Project Area TIF District

During May and August, 2001, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the Original Project Area. These “Eligibility Findings” indicate that the proposed Original Project Area meet the statutory requirements of a “conservation area,” and was eligible for designation as a “Tax Increment Finance Redevelopment Project Area.”

As detailed in Appendix A of this Redevelopment Plan, the Original Project Area was eligible for designation as a “conservation area,” due to the predominance and extent of the following blighting factors:

1. Age of structures
2. Deterioration of buildings and surface improvements
3. Deleterious land use or layout
4. Lack of community planning
5. Lag in growth of equalized assessed value.

Summary of the Eligibility of the Proposed 1st Amendment Area TIF District

During June 2005, a study was undertaken, consistent with the Act and related procedural guidelines, to determine the eligibility of the 1st Amendment Area. These “Eligibility Findings” indicate that the proposed 1st Amendment Area meet the statutory requirements of a “conservation area,” and was eligible for designation as a “Tax Increment Finance Redevelopment Project Area.”

As detailed in Appendix A - Part II of this Redevelopment Plan, the 1st Amendment Area is eligible for designation as a “conservation area” due to the predominance and extent of the following blighting factors:

1. Age of structures
2. Deterioration of buildings and surface improvements
3. Presence of structures below minimum code standards
4. Excessive vacancies
6. Lack of community planning
7. Lag in growth of equalized assessed value.

Summary of the Eligibility of the Proposed 2nd Amendment Area TIF District

During July 2008, another study was undertaken (and verified in February 2009) consistent with the Act and related procedural guidelines, to determine the eligibility of the 2nd Amendment Area. These “Eligibility Findings” indicate that the proposed 2nd Amendment Area meets the statutory requirements of a “conservation area,” and is eligible for designation as a “Tax Increment Finance Redevelopment Project Area.”

As detailed in Appendix A – Part III of this Redevelopment Plan, the 2nd Amendment Area is eligible for designation as a “conservation area,” due to the predominance and extent of the following blighting factors:

1. Age of structures
2. Deterioration of buildings and surface improvements
3. Inadequate utilities
4. Lack of community planning
5. Lag in growth of equalized assessed value.

REDEVELOPMENT PLAN AND PROGRAM

The revitalization of the Project Area is a large and complex undertaking that presents challenges and opportunities for the Village. The success of this effort will depend upon cooperation between the private investment and local government. Public and private development efforts have not, as yet, been able to stimulate the comprehensive revitalization of the Lincoln Highway/Route 31 Corridor. Furthermore, new development and redevelopment in the Project Area has not occurred as envisioned in the Lincoln Highway/Route 31 Corridor Action Plan. The adoption of this Redevelopment Area Plan and Program will make possible the implementation of the Lincoln Highway/Route 31 planning program to stimulate redevelopment and rehabilitation in this area, which otherwise could not reasonably be anticipated to occur without the adoption of this Redevelopment Area Plan and Program. Through public investment, the area will become 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 Program 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 would not reasonably be developed and improved 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 Program 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;
- < Improving existing public utilities within the area; and
- < Enhancing the overall quality of the business environment in the Village of North Aurora.

Redevelopment Plan Goals and Objectives

The goals and objectives of the Redevelopment Plan are both those articulated in the Illinois Tax Allocation Redevelopment Act, and those stated in the Lincoln Highway/Route 31 Corridor Action Plan. The goals and objectives outlined in the Lincoln Highway/Route 31 Corridor Action Plan which relate to this Redevelopment Plan are summarized below:

< *Promote development and revitalization of the Lincoln Highway/ Route 31 Corridor between Sullivan Road and Oak Street.*

Implement road improvement plans
Relocate willing businesses/residents
Build out office and residential projects
Recruit retail enterprises
Implement streetscape, riverfront enhancement project and I-88 bridge enhancement
Initiate marketing program
Expand Village's employment base

< *Establish the Lincoln Highway/ Route 31 Corridor from the ComEd right-of-way to Oak Street as the Downtown of North Aurora, providing convenience shopping, unique dining, specialty stores, office space, and a location for events that celebrate the community.*

Undertake downtown land assembly
Recruit downtown developer
Construct public buildings
Build-out downtown retail project

Future Land Use Plan

The aim of the Redevelopment Plan is the revitalization of the Project Area as a strong and attractive mixed use corridor, including a new downtown area, which contributes to the health and vitality of the Village of North Aurora. The recommended land uses, redevelopment opportunities, and public improvements of this Redevelopment Plan are largely based upon the guidelines and development opportunities presented in the Lincoln Highway/Route 31 Corridor Action Plan, and the Village Comprehensive Plan, except as amended herein. Recommendations from the Village's Riverfront Viability Study have also been incorporated.

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 along the corridor. **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 if and when a property owner pursues a development project or an existing business or resident vacates a property.

The Future Land Use Plan (Figure C) shows anticipated land uses at completion of project activities. The existing land uses of many properties are anticipated to continue. However, on identified redevelopment opportunity sites (described in the next section), proposed changes in land use focus on enhancing the non-residential character and appearance of the corridor, and establishing a downtown area. For those redevelopment sites on which a variety of land uses may be appropriate (see Table 1, below), the Future Land Use Plan designates the site for the first, preferred land use. However, the use of those sites for an alternative land use listed in Table 1 is within the intent of this Redevelopment Plan.

The Action Plan and Table 1 list the specific uses which are appropriate for each opportunity site. However, general land use descriptions are as follows:

Commercial/Retail. This land use category includes office, retail, service, entertainment and restaurant uses. A mix of uses on single property may be appropriate where described as such in Table 1. Commercial uses may be established in rehabilitated or new buildings, and may include the conversion of existing single-family homes to office use. Where existing residential uses are designated for future commercial use, such change in use is only contemplated as part of a unified redevelopment project on an identified opportunity site. Nothing in this Redevelopment Plan shall preclude the continuation of existing uses if no redevelopment occurs.

Light Industrial. This land use category includes light or low intensity industrial uses that have a minimum of off-site impacts. Light manufacturing, warehousing and distribution, research and development firms, office and back office facilities, and packaging firms may all be appropriate. A necessary component of any new development is landscape or other buffering, to screen industrial uses from neighboring commercial and residential uses.

Low-Density Residential. Future low-density residential uses consist primarily of existing single-family homes anticipated to remain within the Project Area.

Medium-Density Residential. Future medium-density residential uses may include condominium buildings, medium-density multi-family units, and senior housing. New residents will provide an active community presence along the corridor and provide a built-in consumer base for the commercial uses. Existing residential uses may also be continued under this designation.

Mixed Use. This category may include a variety of uses, including commercial uses (as described above) or residential uses. The former nursery property and the Slayker property may also be appropriate for light industrial use.

Open Space. The Fox Valley Trail is designated for continued open space and recreational use.

Institutional. A new police station is planned for the northwest corner of Route 31 and Airport Road.

Highway Property. This land use includes parcels incorporating the existing right-of-way for the highway (I-88). Additional highway property is not anticipated to be necessary.

Parking and open space uses associated with any of the above categories are permitted.

The Redevelopment Land Use Plan shall serve as a guideline for the Project Area, but is not meant to establish specific requirements. Adjustments may be made in response to market conditions and other key factors as long as they remain faithful to the Village's overall goals and objectives for Lincoln Highway/Route 31. Therefore, this Redevelopment Plan is consistent with the Lincoln Highway/Route 31 Corridor Action Plan and the Village's Comprehensive Plan, and is intended to be the primary vehicle for implementing those plans.

Redevelopment Opportunity Sites

Numerous development and redevelopment opportunity sites have been identified in the Project Area (see Figure D, Redevelopment Opportunity Sites). Recommendations for these sites, including land uses, design guidelines, and conceptual site designs, are primarily drawn from the Lincoln Highway/Route 31 Corridor Action Plan, the Village's Comprehensive Plan and the Riverfront Viability Study.

Table 3 indicates the opportunity sites, existing use and zoning, and potential future uses. For convenience, Table 3 uses the same site numbering as the Action Plan (although not all opportunity sites identified in the Action Plan and Riverfront Viability Study are included in the Project Area).

Several opportunity sites have more than one potential use. 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.

Table 3: Redevelopment Opportunity Sites

Site Number	Existing Use	Existing Zoning	Proposed Use	Number of Parcels
D1	Vacant Tastee Freeze	B-3	Retail/Restaurant	2
D2	K D's School House Pizza	B-3	Retail/Restaurant/Service Use (5,800 sq. ft.)	1
D3	Post Office	B-3	A) Office (4,400 sq. ft.) B) Daycare	2
D4	Office and limited retail uses (7-11, Auto Repair, used car sales, etc.)	B-3	Office and limited retail use	14
D5	Single family residential	R-2	A) Office conversion B) Retail conversion	11
D6	Self Storage	B-3	Office and limited retail use	3
TN1	Vacant lots and single family residential	B-3	A) Retail/restaurant with bike trail parking (12,000 sq. ft.) B) Office (17,500 sq. ft.) (See attached sketch)	3
TN2	Vacant	B-3	A) Condominium B) Office (45,000 sq. ft.)	10
TN3	Wildrose Florist, Dow Furniture, vacant commercial building, etc.	B-3	A) Retail (renovation of existing buildings) B) Condominium with Site TN4	5
TN4	Single family residential, window & door contractor	B-3	Condominium with Site TN3	12
TN5	Vacant (OTB parking)	ORI	Police station	2
TN6	Everest College	ORI	Office / College	1
TN7	Predominately vacant with 1 single family home	A	A) Mixed use office / retail B) Light Industry	2
TN8	Valley Green Golf Course	R-1	Light Industry	3

Site Number	Existing Use	Existing Zoning	Proposed Use	Number of Parcels
TS1	Vacant	B-3	Retail or office	1
TS2	Predominately single family with Mobil Gas Station on the corner	B-2	A) Senior Housing B) Office (90,000 sq. ft.) C) Restaurant and retail (60,000 sq. ft.)	14
TS3	Vacant, Dunkin' Donuts	B-2	Retail (12,000 sq. ft.)	3
TS4	Extra Space Storage	B-2	Self-storage facility	1
TS5	Vacant	B-2	A) Hotel B) Office (28,000 sq. ft.)	1
TS6	Vacant and farmhouse	A	Light Industrial/ office (160,000 sq. ft.)	6
TS7	Days Inn Hotel	B-2	Hotel	1
TS8	Vacant and farmhouse	A	A) Office / Light Industrial	1
TS9	Single-family residential and office uses	R1/ORI/B 2	Office / Light Industrial	9
TS10	Retail center and used car lot	R1/B2	Retail	5

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 Figure C, the 1st Amendment Area parcels are planned for commercial land uses. While office and/or service uses may be the most attractive uses to the market in the immediate future, alternative uses exist which would meet the intent of Corridor Action Plan. The separation of the Amendment Area's southern most parcel from the noise and activity of Route 31 and I-88 may make it suitable for multi-family or senior housing. Village buffering requirements from adjacent non-residential land uses would minimize any deleterious impacts from the non-residential uses on potential residents. As such redevelopment alternatives present themselves the Village will insure land use compatibility will be consistent with the goals and policies of the Corridor Action Plan.

The 2nd Amendment Area parcels are planned for commercial land uses as well. These parcels are primarily suited to commercial retail/service uses or office uses. The southeastern parcels along Offutt Lane and west of the river are suitably isolated to remain as residential uses.

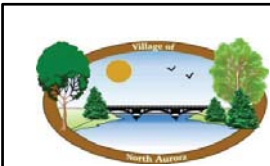
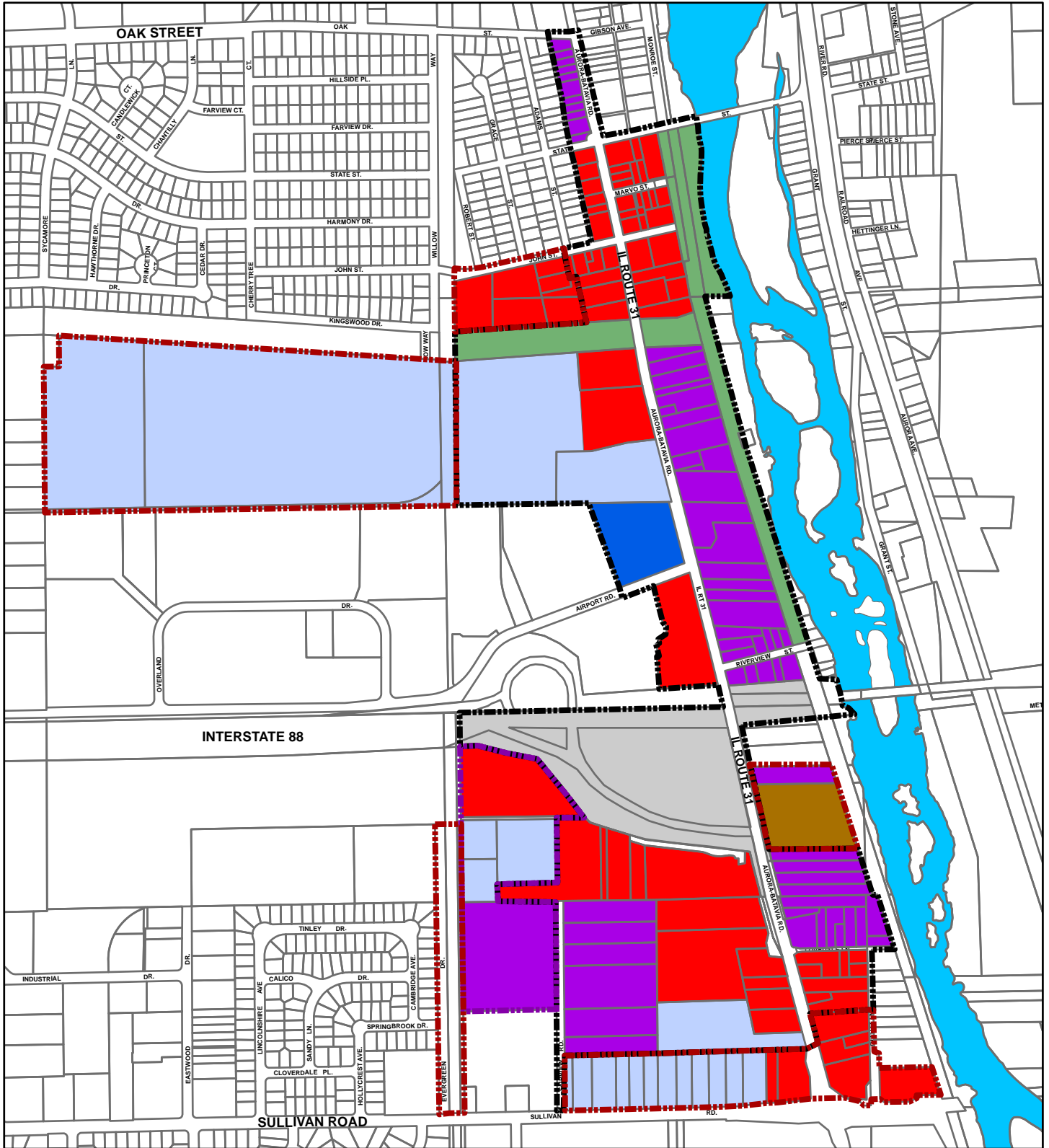
In addition to these opportunity sites, the Redevelopment Plan also anticipates activities undertaken by the public sector, which are identified in the Public Improvements section of this report (page 17). All of the redevelopment opportunities and public improvements should be conducted under the guidance of the Lincoln Highway/Route 31 Corridor Action Plan, including the design guidelines and recommendations contained therein.

Undertaking these redevelopment activities will generate increased tax revenues, create commercial opportunities, upgrade the public improvements such as roadways, parking areas, sidewalks, etc., and provide a stimulus for additional development in surrounding areas.

Route 31 TIF 2nd Amendment Future Land Use

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March, 2009

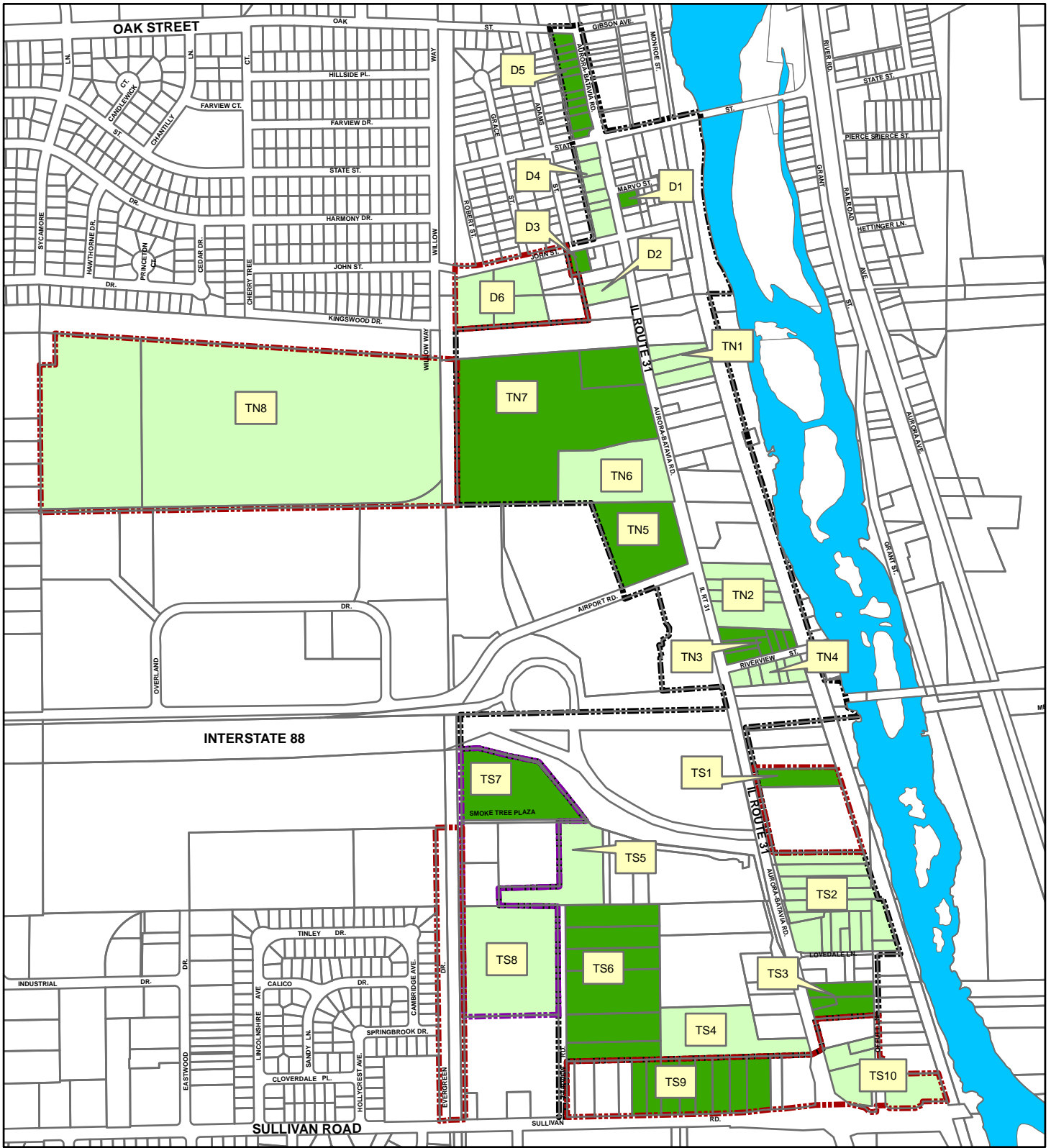
0 190 380 760 1,140 1,520
Feet



Legend					
	2nd Amendment Area (2009)		Commercial / Retail		Medium-Density Residential
	1st Amendment Area (2005)		Highway Property		Mixed Use
	Original Boundary (2002)		Office / Light Industrial		Open Space
			Institutional		Low-Density Residential



Route 31 TIF 2nd Amendment Redevelopment Opportunity Sites



Legend	
	2nd Amendment Area (2009)
	1st Amendment Area (2005)
	Original Boundary (2002)
	Redevelopment Site
	Redevelopment Site

DRAFT
March, 2009

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 Program. As provided by the Act, such costs may include, without limitation, the following:

- < Costs of studies, surveys, development of plans, and specifications, implementation and administration of the Redevelopment Plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services;
- < The cost of marketing sites within the Project Area to prospective businesses, developers, and investors;
- < Property assembly costs including, but not limited to, acquisition of land and other property, 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 Program, without amending the Plan. Terms of conveyance may be incorporated into appropriate disposition documents or agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other municipal codes and ordinances governing the use of the land.

No conveyance, lease, mortgage, disposition of land or other property, or agreement relating to the development of property will be made except upon the adoption of an ordinance by the Village.

Public Improvements

The Village of North Aurora will continue to 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, the Illinois State Toll Highway Authority, 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.
- < Construction of off-street parking facilities and structures.
- < Improvement or burial of public utilities such as sewer and water lines, electric lines, sidewalks, curbs and gutters, storm water detention facilities.
- < Demolition and rehabilitation of obsolete structures.
- < Beautification improvements, including streetscape, lighting, signage, and landscaping of public properties.

- < Grants or loans to private property owners for eligible property improvements, including facade restoration or enhancements.
- < Business relocation expenses.

Public improvement activities which are planned as part of this Redevelopment Plan are based upon recommendations contained in the Lincoln Highway/Route 31 Corridor Action Plan, the Riverfront Viability Study and the Village’s Capital Improvement Plan. Specifically, the Appearance section of the Action Plan identifies streetscape and other appearance improvements such as gateway landscaping, bridge enhancements, and landscaping. The Village has also instituted a facade improvement and rehabilitation programs, to assist existing property owners in the rehabilitation and improvement of individual properties.

The costs associated with the public improvements described in this Redevelopment Plan may be shared by the Village of North Aurora, other governmental agencies, and individual developers, pursuant to an agreement between the parties. The Village may determine at a later date that certain listed improvements are no longer needed or appropriate and may remove them from the list, or may add new improvements to the list which are consistent with the objectives of this Redevelopment Plan.

Phasing of Project

Redevelopment projects anticipated in this Plan may commence immediately. Most of the development and redevelopment projects as listed in Table 1 are anticipated to be completed within twenty years. Facade improvements, building rehabilitations, and other activities on individual properties will be encouraged throughout the life of the TIF. The Village may undertake additional public improvements or development projects as appropriate throughout the life of the Redevelopment Plan and Program.

Estimated Project Costs

Estimated public project costs are listed in Table 4. These costs are based on 2009 dollars and are therefore subject to inflation. Increases in estimated Total Redevelopment Project Costs of more than five percent, after adjustment for inflation from the date of the Redevelopment Plan adoption, are subject to amendment procedures as provided under the Act.

Table 4: Estimated Redevelopment Project Costs

Category	Cost
Property assembly	\$5,400,000
Environmental, market and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$2,000,000
Rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings and fixtures	\$6,900,000
Construction or improvement of public improvements (1)	\$11,000,000
Job training and retraining	\$200,000
Relocation costs	\$500,000
Total Estimated Project Costs (2)	\$26,000,000

- (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 without amendment to this Redevelopment Plan. In addition, this table does not include costs associated with the issuance of municipal obligations, capitalized interest, reimbursement for a portion of privately issued obligations, financing costs during construction (not to exceed 36 months), or other eligible project costs. Such additional costs may or may not be incurred and cannot be estimated at this time.

Sources of Funds

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

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

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

The principal source of funds to undertake redevelopment activities will be the incremental increase in real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the Project Area over the initial equalized assessed value of each such lot, block, tract or parcel. There may also be other eligible local sources of revenue, such as the sale or lease of Village owned property, that the Village determines are appropriate to allocate to the payment of redevelopment project costs.

Nature and Term of Obligations to be Issued

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

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

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

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

The Village may, by ordinance, 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 Original Project Area. The total 2000 equalized assessed valuation of the Original Project Area was **\$12,171,621**.

Table 5: Original Area Equalized Assessed Valuation

Parcel	2000 Equalized Assessed Value
15-04-205-014	23,334
15-04-205-015	26,187
15-04-205-016	20,294
15-04-205-017	37,004
15-04-205-018	22,379
15-04-205-028	25,864
15-04-205-030	36,398
15-04-205-031	24,343
15-04-205-032	24,121
15-04-205-033	27,268
15-04-205-034	26,090
15-04-254-017	42,276
15-04-254-018	63,600
15-04-254-019	23,096
15-04-254-020	41,493
15-04-254-021	54,957
15-04-254-022	50,975
15-04-254-024	108,133
15-04-255-002	0
15-04-255-003	18,344
15-04-255-004	58,215
15-04-255-005	60,663
15-04-255-006	25,314
15-04-255-007	3,918
15-04-255-008	271,837
15-04-255-009	1,722

Parcel	2000 Equalized Assessed Value
15-04-255-010	2,485
15-04-255-012	49,442
15-04-255-013	74,853
15-04-255-014	59,744
15-04-255-016	4,129
15-04-255-017	3,292
15-04-255-018	66,505
15-04-255-027	3,952
15-04-255-029	3,143
15-04-255-030	983
15-04-255-034	31,034
15-04-255-035	0
15-04-255-038	3,103
15-04-255-039	90,563
15-04-255-040	150,532
15-04-256-003	0
15-04-256-004	54,818
15-04-256-005	56,605
15-04-256-006	108,126
15-04-256-007	115,411
15-04-256-008	182,490
15-04-256-014	179,278
15-04-276-001	129,453
15-04-276-002	188,134
15-04-276-009	0
15-04-276-012	238,457
15-04-276-013	8,851

Parcel	2000 Equalized Assessed Value
15-04-276-014	196,737
15-04-401-002	91,551
15-04-401-003	20,745
15-04-401-013	327,915
15-04-401-019	291,652
15-04-401-020	36,771
15-04-401-021	3,749
15-04-426-001	157,840
15-04-426-002	5,906
15-04-426-003	5,983
15-04-426-004	7,687
15-04-426-005	20,796
15-04-426-006	33,692
15-04-426-010	14,938
15-04-426-011	495,910
15-04-426-012	65,134
15-04-426-013	2,159
15-04-426-016	74,613
15-04-426-017	32,845
15-04-426-018	57,092
15-04-426-019	40,601
15-04-426-020	59,502
15-04-427-013	0
15-04-451-008	1,394,105
15-04-476-002	26,924
15-04-476-003	17,952
15-04-476-004	56,628
15-04-476-005	204,990

Parcel	2000 Equalized Assessed Value
15-04-476-006	95,929
15-04-476-007	52,873
15-04-476-008	124,095
15-04-476-009	31,101
15-04-476-010	3,433
15-04-476-011	31,361
15-04-476-012	38,179
15-04-476-015	54,454
15-04-476-016	36,501
15-04-477-001	60,388
15-04-477-002	37,427
15-04-477-003	37,307
15-04-477-006	0
15-04-477-007	0
15-04-477-012	16,018
15-04-477-013	60,842
15-09-201-001	0
15-09-201-008	566,903
15-09-201-009	8,248
15-09-201-010	29,406
15-09-201-019	276,217
15-09-201-021	13,355
15-09-201-022	37,021
15-09-226-007	49,531
15-09-226-008	46,206
15-09-226-009	46,275
15-09-226-010	37,131
15-09-226-011	0

Parcel	2000 Equalized Assessed Value
15-09-226-012	34,858
15-09-226-013	28,598
15-09-226-014	129,825
15-09-226-015	0
15-09-226-017	20,215
15-09-226-018	15,718
15-09-226-019	28,463
15-09-226-020	31,594
15-09-226-021	14,765
15-09-227-002	0
15-09-252-001	694
15-09-252-002	735
15-09-252-003	36,589
15-09-252-004	1,289
15-09-252-005	967
15-09-252-006	1,706
15-09-276-001	183,910
15-09-276-003	0
15-09-276-004	0

Parcel	2000 Equalized Assessed Value
15-09-276-005	88,936
15-09-276-006	188,849
15-09-276-024	2,361,776
15-09-276-027	81,668
15-09-276-028	110,835
15-09-276-029	85,758
15-09-277-001	0
15-09-277-003	130,827
15-09-277-004	13,885
15-09-277-005	21,565
15-09-277-006	3,552
15-09-277-007	3,552
15-09-277-008	13,925
15-09-277-010	11,124
15-09-277-019	8,892
15-10-151-001	45,927
15-10-151-002	12,798
TOTAL	\$12,171,621

Table 6 lists the equalized assessed valuation of properties in the 1st Amendment Area. The total 2004 equalized assessed valuation of the Amendment Area was **\$1,956,703**.

Table 6: 1st Amendment Area EAV

Parcel	2004 Equalized Assessed Value
15-09-201-007	\$568,709
15-09-201-013	\$216,466
15-09-201-014	\$219,245
15-09-201-016	\$618,085
15-09-201-023	\$9,490
15-09-251-001	\$324,708
TOTAL	\$1,956,703

Table 7 lists the most recent (2008) equalized assessed valuation of properties in the 2nd Amendment Area. The total 2008 equalized assessed valuation of the Amendment Area is **\$6,983,448**.

Table 7: 2nd Amendment Area EAV

Parcel	2008 Equalized Assessed Value
15-04-256-001	\$314,398
15-04-256-010	\$46,204
15-04-256-012	\$32,572
15-04-256-015	\$26,247
15-04-256-016	\$663,448
15-04-351-003	\$23,999
15-04-351-004	\$139,004
15-04-351-005	\$2,126
15-04-401-014	\$805,446
15-04-401-015	\$76,617
15-09-226-005	\$13,649
15-09-226-006	\$1,353,184
15-09-252-007	\$113
15-09-252-008	\$486,986
15-09-252-009	\$50,304
15-09-252-010	\$78,230
15-09-252-011	\$97,324
15-09-252-012	\$86,560
15-09-276-010	\$75,456
15-09-276-011	\$175,944

15-09-276-012	\$87,071
15-09-276-013	\$78,322
15-09-276-014	\$125,301
15-09-276-015	\$286,450
15-09-276-016	\$56,208
15-09-276-023	\$478,298
15-09-277-014	\$21,378
15-09-277-015	\$85,034
15-09-277-020	\$448,948
15-09-277-021	\$236,669
15-10-151-021	\$85,342
TOTAL	\$6,536,832

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 in excess of \$71,423,000. This represents a 993% increase in the total equalized assessed valuation. This figure is based upon estimates of value for the anticipated rehabilitation and redevelopment projects described in this report.

Affirmative Action and Fair Employment Practices

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

Payment in Lieu of Taxes

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

Provision for Amending the Redevelopment Plan and Program

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

FINANCIAL IMPACT OF REDEVELOPMENT

Without the adoption of the Redevelopment Plan and Program, 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, there is a prospect that blighting factors will continue to exist and spread, and the Project Area on the whole and adjacent properties will become less attractive for the maintenance and improvement of existing buildings and sites. Erosion of the assessed valuation of property in the Project Area has already occurred, and could lead to further reductions of real estate tax revenue to all taxing districts.

Implementation of the Redevelopment Plan and Program is expected to have significant short and long term positive financial impacts on the taxing districts affected by this Redevelopment Plan. In the short term, the Village's effective use of tax increment financing can be expected to arrest the ongoing decline of existing assessed values in the Project Area, thereby stabilizing the existing tax base for local taxing agencies. In the long term, after the completion of all redevelopment improvements and activities, 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 Program.

The following taxing districts cover the proposed Project Area:

1. Kane County
2. Kane County Forest Preserve
3. Fox Valley Park District
4. Aurora Township
5. Aurora Township Road
6. Fox Metro Water Reclamation District
7. Village of North Aurora
8. North Aurora Fire Protection District
9. School District #129
10. Waubensee Community College District #516

This Redevelopment Plan contemplates redevelopment of specific opportunity sites primarily with non-residential office, retail and service uses. Several residential projects may also be developed, including 54 condominium units and 140 senior housing units. The residential population of these new units is anticipated to be approximately 340 persons, including approximately 9 school aged children. However, as described in the Housing Impact Study, up to 7 existing housing units (containing an estimated 20 residents and an estimated 5 school aged children) may be displaced due to redevelopment projects, which will offset some of this population increase.

Impact on Kane County

Kane County provides a variety of services, including the County Court system and health services. The replacement of underutilized property with new development and redevelopment may cause increased demand for the services and programs provided by the County. Services provided to residents may be particularly affected, although it is likely that a considerable portion of new residents in the Project Area may relocate from other locations in the County. However, the impact is anticipated to be insignificant. No program is set forth in this Redevelopment Plan.

Impact on Kane County Forest Preserve

The Kane County Forest Preserve owns and manages many trails and 40 forest preserves, consisting of more than 9,800 acres, for the benefit of Kane County residents. Although a considerable portion of new residents in the Project Area may relocate from other locations in the County, the creation of residential units may cause increased demand for the recreational opportunities provided by the Forest Preserve, and employees of non-residential enterprises may also take advantage of these opportunities. However, the impact is anticipated to be insignificant. No program is set forth in this Redevelopment Plan.

Impact on Fox Valley Park District

The Fox Valley Park District maintains parks and programs for the benefit of residents of North Aurora, Aurora, and Montgomery. The North Aurora Activity Center, a community center, is located adjacent to the Project Area. The Project Area also contains a portion of the Fox River Trail which is maintained by the Fox Valley Park District. The creation of new residential units may cause increased demand for the recreational programs and services provided by the Park District, and employees of non-residential enterprises may also take advantage of these opportunities (particularly the Fox River Trail). As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the Fox Valley Park District which are made necessary by development as described in this Redevelopment Plan.

Impact on Aurora Township

Aurora Township provides a variety of services, including road maintenance and property assessments. The replacement of underutilized property with new development and redevelopment may cause increased demand for the services and programs provided by Aurora Township, although the impact is not anticipated to be significant. No program is set forth in this Redevelopment Plan.

Impact on Fox Metro Water Reclamation District

The Fox Metro Water Reclamation District treats wastewater for Aurora, Montgomery, Oswego, North Aurora, Sugar Grove and a small section of Batavia. The replacement of underutilized property with new development and redevelopment will cause increased demand for the services of the Fox Metro Water Reclamation District. However, the impact is anticipated to be minimal, and the district collects both user fees and connection fees to offset any increased capital and operating expenditures. No program is set forth in this Redevelopment Plan.

Impact on Village of North Aurora

The Village of North Aurora provides a variety of services, including police protection, snow removal, road maintenance, water and sewer service, library services, and building and zoning services. The replacement of underutilized property with new development and redevelopment will cause increased 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.

Impact on North Aurora Fire Protection District

The North Aurora Fire Protection District provides fire and rescue services to all of the Village of North Aurora and some areas of unincorporated Kane County. The replacement of underutilized property with new development and redevelopment may cause increased demand for the services and programs provided by the North Aurora Fire Protection District. As provided in the Act, a portion of Redevelopment Project Costs may be allocated toward capital costs incurred by the North Aurora Fire Protection District which are made necessary by development as described in this Redevelopment Plan.

Impact on School District 129

School District 129 provides educational services in Kindergarten through 12th grade for the residents of North Aurora, Aurora, and Montgomery. The creation of new residential units may increase the school aged population by approximately 84 students (although existing residential units in the Project Area may contain a small number of school aged children, who may leave the School District if such units are displaced). As permitted by the Act, a portion of Redevelopment Project Costs may be allocated toward capital and operating costs incurred by School District 129 which are made necessary by development as described in this Redevelopment Plan.

Impact on Waubensee Community College District 519

Waubensee Community College provides education and training services to residents in the following high school districts: Batavia, East Aurora, Geneva, Hinckley-Big Rock, Kaneland, Leland, Oswego, Plano, Sandwich, Somonauk, West Aurora, and Yorkville. The replacement of underutilized property with new development and redevelopment may cause increased demand for the services and programs provided by Waubensee Community College, including training programs to serve new businesses and educational services for new residents. However, the impact is anticipated to be insignificant. No program is set forth in this Redevelopment Plan.

FINDINGS OF NEED FOR TAX INCREMENT FINANCING

On the basis of the Lincoln Highway/Route 31 Corridor Action Plan, the Lincoln Highway/Route 31 TIF Eligibility Report and this Redevelopment Plan and Program, the Village President and the Village Board of North Aurora, Illinois, can adopt the following findings pursuant to Section 11-74.4-3(n) of the Act.

Project Area Not Subject to Growth

The Project Area on the whole has not been subject to 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 physical condition, the lag in growth in property values, and the lack of building permit activity, as follows:

- < As described in the Eligibility Study, the physical condition of the Project Area testifies to the lack of maintenance and improvement activities. In particular, the Original Area Eligibility Study and the 1st Amendment Area and 2nd Amendment Area Eligibility Study identify a prevalence of deterioration both of buildings and surface improvements. Such deterioration is a direct consequence of a lack of investment in the Project Area. While each individual property may not be deteriorated, the Project Area as a whole is characterized by a reasonable extent and meaningful distribution of this lack of investment.

- < The total Equalized Assessed Value (EAV) of the Original Project Area has consistently lagged that of the balance of the Village of North Aurora between 1995 and 2000. In addition, the total EAV of the 1st Amendment Area has consistently lagged that of the balance of the Village of North Aurora in 2001, 2002, 2003, and 2004, as well as the total EAV of the 2nd Amendment Area has lagged that of the balance of the Village of North Aurora between 2004 and 2007. Relative to the immediate surroundings, the Project Area has not experienced appropriate growth in the tax base or shown evidence of private investment which increases the value of properties. Further, this is a significant trend that has persisted over the entire time period under analysis.

- < The Village issued only seven (7) commercial building permits in the Project Area in the last seven years. By comparison, over that time period the Village issued one hundred and fifty five (155) commercial building permits outside the Project Area. Similarly, no permits for new housing construction have been issued to the Project Area within the last seven years, while one thousand two hundred and seventy two (1,272) residential permits were issued in other parts of the Village over the same time period. According to the Director of Business Services, the lack of building permits both in commercial and residential development indicates that the Project Area has not been subject to growth and redevelopment through investment by private enterprise.

Second, the Village finds that the Project Area would not reasonably be anticipated to be developed without adoption of this Redevelopment Plan. This conclusion is based upon the findings in the Lincoln Highway/Route 31 Corridor Action Plan and information provided by private property owners in the Project Area, as follows:

- < The Lincoln Highway/Route 31 Corridor Action Plan was formally adopted by the Village in 2001. The primary impetus for preparation of this plan was the belief of the Village that appropriate development and investment, consistent with the goals and objectives of the Village, would not take place without specific planning attention to the area.
- < The Corridor Action Plan includes a study of market and other conditions in the Project Area. Among other findings, the Plan concludes that the Project Area is characterized by underutilized retail space, substandard property values, and population density below the standards of national retail chains. Based on this evidence, the Corridor Action Plan concludes that revitalization is unlikely without specific actions undertaken by the Village in partnership with private investors.
- < The Corridor Action Plan specifically recommends the use of Tax Increment Financing as a financial tool to implement the land use and redevelopment recommendations. The Corridor Action Plan emphasizes that “significant revitalization of the downtown will require additional public sector incentives to provide desired improvements and spur private sector interest. Other projects ... are major efforts which will require the cooperation of multiple agencies and funding sources.” Given this stated need for incentives and funding sources, the Corridor Action Plan recommends the use of Tax Increment Financing.
- < The Corridor Action Plan contains recommendations for land use and redevelopment activities in the Project Area. By formally adopting this Plan in 2001, the Village established these recommendations as the preferred alternative to development in the Project Area. Development that is inconsistent with the Corridor Action Plan is not anticipated to provide equivalent long term property value or public benefit.
- < Development that is consistent with the recommendations of the Corridor Action Plan is not anticipated to occur without financial and other incentives through Tax Increment Financing. For example, development of a “downtown” area will require substantial activities, such as property assembly, that are not reasonably anticipated to be achieved without Tax Increment Financing. An additional example is the property in the Project Area owned by ROC Partners. The property owner has provided a letter, dated March 4, 2002, demonstrating that assistance from the Village is necessary to the long term re-utilization of their property. In particular, significant infrastructure (such as road improvements, fiber optics and electrical redundancy) is necessary for new tenants. Such infrastructure is possible only with significant financial and other assistance from the Village. Further, ROC Partners indicates that the deterioration, vacancy, and quality of development in the Project Area is discouraging re-occupation of their property. This condition will not be addressed without redevelopment as contemplated in this Redevelopment Plan.

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

Conformance with Comprehensive Plan

In addition to the Comprehensive Plan of the Village of North Aurora, the Lincoln Highway/Route 31 Corridor Action Plan designates appropriate land uses and public improvements for the Project Area. This Redevelopment Plan conforms to and is based upon the recommendations of the Comprehensive Plan and the Lincoln Highway/Route 31 Corridor Action Plan, including the goals and objectives therein as well as

future land uses and redevelopment activities. In addition, a TIF district was recommended as an implementation tool for the revitalization objectives identified in the Action Plan, and so the adoption of Tax Increment Financing furthers the goals and objectives of that plan.

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 calendar year following the year in which the ordinance approving this Project Area is adopted (by December 31, 2025).

APPENDIX "A"

**LINCOLN HIGHWAY/ROUTE 31 CORRIDOR
TAX INCREMENT FINANCING DISTRICT**

**2nd AMENDMENT
ELIGIBILITY STUDY**



Village of North Aurora, Illinois

PUBLIC HEARING DRAFT

April 6, 2009

Prepared by:
Teska Associates, Inc.

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(Associated maps detailing the Original Project Area eligibility are provided in the original Lincoln Highway/Route 31 Tax Increment Financing Redevelopment Plan and Program, located on file at the Village of North Aurora Village Hall.)

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INTRODUCTION

In 2000, the Village of North Aurora, with the assistance of Teska Associates, Inc. (TESKA), prepared an Action Plan for the Lincoln Highway/Route 31 Corridor. During the planning process, the Village recognized a need for revitalization of Lincoln Highway, which forms one of the primary gateways into the community. The Action Plan identified numerous development opportunity sites, including vacant land and potential redevelopment sites. New development on these sites may become the catalyst for reinvestment in the area. The Action Plan also identified the opportunity to create a mixed use, pedestrian-oriented downtown, to serve as a focal point for the community. Finally, the Action Plan identified public improvements, such as gateway landscaping around the tollway ramp, that may also serve to improve the appearance of the area and ultimately spur private investment.

Village officials have determined that, without direct municipal involvement and financial assistance, planning objectives for this area cannot be met. To encourage new investment in the Lincoln Highway area, the Village has decided to explore the feasibility of the use of Tax Increment Financing (TIF) as a financial tool to facilitate redevelopment. This decision is based in part on a recommendation contained in the Action Plan, which identified TIF as a valuable tool for implementation of the Village's goals.

TIF can be used to make the area attractive for redevelopment by eliminating the conditions which 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. In accordance with the Action Plan and the Comprehensive Plan of the Village of North Aurora, 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 this area.

Three years after the establishment of the Lincoln Highway/Route 31 Corridor Redevelopment Project Area in 2002, the Village observed sites adjacent to the existing original Project Area which could also benefit from the opportunities that TIF provides. In 2005, the Village established the 1st Amendment to the Lincoln Highway Corridor Redevelopment Project Area. In early 2008, the Village completed the Village of North Aurora Riverfront Viability Study to examine development opportunities along the Fox River, which has identified additional sites that may also benefit from the TIF. The report that follows includes the eligibility study for the original Project Area from 2002, the eligibility study for the 1st Amendment Area in 2005, and finally the new eligibility study for the 2nd Amendment Area.

TAX INCREMENT FINANCING

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

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

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

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

The factors named by the statute with regard to conservation areas are as follows: dilapidation, obsolescence, deterioration, presence of structures below minimum code standards, illegal use of individual structures, excessive vacancies, lack of ventilation, light, or sanitary facilities, inadequate utilities, excessive land coverage and overcrowding of structures and community facilities, deleterious land use or layout, lack of community planning, environmental clean-up, and lag in growth of equalized assessed value (“EAV”).

Determination of eligibility of the original Lincoln Highway TIF Redevelopment Project Area for tax increment financing is based on a comparison of data gathered through field observation by Teska, document and archival research, and information provided by the Village of North Aurora against the eligibility criteria set forth in the Act.

This report summarizes the analyses and findings of the Village’s planning consultants, Teska Associates, Inc. Teska has prepared this report with the understanding that the Village would rely on: (1) the findings and conclusions of this report in proceeding with the designation of the Study Area as a Redevelopment Project Area under the Act; and (2) the fact that Teska has obtained the necessary information to conclude that the Study Area can be designated as a Redevelopment Project Area in compliance with the Act.

The original Lincoln Highway/Route 31 Corridor Redevelopment Project Area (the “Original Project Area”) is eligible for designation as a “conservation area” based on the predominance and extent of parcels exhibiting the following characteristics: **age, deterioration, deleterious land use or layout, lack of community planning, and lag in growth of EAV**. Each of these factors contributes significantly towards the decline of the Original Project Area as a whole.

The Lincoln Highway/Route 31 Corridor Redevelopment Project 1st Amendment Area (the “1st Amendment Area”) is eligible for designation as a “conservation area” based on the predominance and extent of parcels exhibiting the following characteristics: **age, deterioration, presence of structures below code, excessive vacancies, lack of community planning, and lag in growth of EAV**. Each of these factors contributes significantly towards the decline of the 1st Amendment Area as a whole.

The Lincoln Highway/Route 31 Corridor Redevelopment Project 2nd Amendment Area (the “2nd Amendment Area”) is eligible for designation as a “conservation area” based on the predominance and extent of parcels exhibiting the following characteristics: **age, deterioration, inadequate utilities, lack of community planning, and lag in growth of EAV**. Each of these factors contributes significantly towards the decline of the 2nd Amendment Area as a whole.

ELIGIBILITY OF ORIGINAL REDEVELOPMENT PROJECT AREA (2002)

DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

The Original Project Area generally consists of those properties with frontage on Lincoln Highway, bounded roughly by Oak Street on the north, the Fox River Trail on the east, Sullivan Road on the south, and the Burlington Northern railroad on the west. However, the boundaries include only those contiguous parcels which are anticipated to substantially benefit from Tax Increment Financing. The area is predominantly commercial, but also contains a number of vacant properties and several single-family homes. The Original Project Area contains 118 buildings on 145 parcels, and covers 20 blocks or parts thereof. The total area is approximately 198 acres. Figure 1 illustrates the boundaries of the Original Project Area.

ELIGIBILITY FINDINGS

Teska Associates, Inc. conducted a field survey of every property in the Original Project Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. This survey occurred on May 8, 2001 and August 28, 2001. Photographs further document the observed conditions. Field observations were supplemented with information provided by Village officials.

In order to be designated as a conservation area, at least 50% of the structures must be 35 years or more in age. Additionally, a combination of at least three of the other blighting factors must be present to a meaningful extent and reasonably distributed throughout the Original Project Area.

Age of Buildings

Based on field analysis and historical records provided by the Village of North Aurora, 78 out of 118 (66%) of the buildings in the Original Project Area are more than 35 years old. This exceeds the statutory requirement that at least 50% of the buildings in a conservation area be 35 years of age or older.

Dilapidation

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

No structures in the Original Project Area display this extreme physical state. This factor is not distributed throughout the Original Project Area, and therefore does not contribute to the designation of the Original Project Area.

Obsolescence

Obsolescence is the condition or process of falling into disuse. Obsolete structures have become ill-suited for the original use.

Eleven buildings in the Original Project Area exhibit obsolescence. Seven former single family homes have been converted to commercial use. Due to the increased traffic along Lincoln Highway and the regional arterial character of this roadway, single family homes are not suitable in these locations. These structures are therefore obsolete in relation to the original use. In addition, the former Farmer's Insurance building (on the west side of Lincoln Highway) has also become obsolete. Nearly one-third of the leasable space in the building is located in the basement, which is undesirable for modern office space due to the lack of windows. The building also lacks modern amenities such as fibre-optics, and does not meet the accessibility standards of the Americans with Disabilities Act. All of these characteristics render the building obsolete in its present condition. The remaining obsolete structures have been converted from former uses, due to the fact that the structures no longer meet modern standards for the original use.

While obsolescence is present in the Original Project Area, the extent of this factor is limited to 9% of the buildings. Further, the re-use of many of these structures reduces the visibility and impact of obsolescence. As a result, obsolescence is not a contributing factor toward the designation of the Original Project Area as a conservation area.

Deterioration

With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. The field survey found that one out of every four buildings (30 of 118 buildings, or 25%) is characterized by deterioration. In most cases, these defects are highly visible from public rights-of-way and are widely distributed on 10 of 20 blocks (50%).

With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas may evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces. Deterioration of surface improvements was found on 55% of the parcels and 16 of 20 blocks in the Original Project Area (80%). Paved parking areas, driveways, and curbs in poor condition were the most common examples.

The extent and widespread distribution of deterioration, both of buildings and surface improvements, has a powerful negative effect upon neighboring properties. When buildings or improvements on adjacent properties are in a declining state, a property owner has less incentive to maintain or improve his or her own property. Therefore, deterioration has potential to spread, which could lead the entire Original Project Area to a blighted condition. Deterioration is therefore a contributing factor towards designation as a conservation area.

Illegal Use of Individual Structures

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

The exterior field survey conducted by Teska found no buildings characterized by an illegal use, and there are no known uses in violation of State or Federal regulations. This factor does not contribute to

the designation as a conservation area.

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

According to the field survey and information provided by the Building Department of the Village of North Aurora, there are currently no properties in violation of Village codes. This factor does not contribute to the designation of the Original Project Area as a conservation area.

Excessive Vacancies

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

Ten of the 118 buildings in the Original Project Area, or 8%, are presently fully or partially vacant. Although such vacancies are highly visible (particularly of the former Farmer's Insurance building, the office center north of the Commonwealth Edison right-of-way, and others), the rate of vacancy is not excessive relative to typical real estate conditions. While these vacancies are detrimental to the appearance of the Original Project Area, the low rate indicates that excessive vacancies do not contribute towards the designation of the Original Project Area as a conservation area.

Lack of Ventilation, Light, or Sanitary Facilities

Inadequate ventilation is characterized by the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities 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.

Nearly one-third of the leasable space in the former Farmer's Insurance building (now Everest College) is located in the basement. The lack of windows in this space corresponds to a lack of ventilation and light, which is generally unacceptable for modern office space. Although the ability to lease this building is therefore negatively affected by this factor, a lack of ventilation, light, or sanitary facilities is not widely distributed and does not contribute to the designation of the Original Project Area.

Inadequate Utilities

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

According to information provided by the Village Public Works Department, inadequate utilities are present on only one property: the former Farmer's Insurance Building. The storm water facilities on this site have collapsed, which results in localized flooding on this property. Further, the building is not served by fiber optics, which is an increasingly critical utility in modern office space. Although inadequate utilities are a significant factor for this parcel (and contribute to the vacancy and obsolescence of the building), this factor is not widespread enough to contribute to the designation of the Original Project Area as a conservation area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor relates to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape, in relation to present-day standards of development for health and safety, and 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.

No properties in the Original Project Area display excessive coverage. This factor does not make a contribution to the designation of the Original Project Area as a conservation area.

Deleterious Land Use or Layout

Deleterious land uses include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Twenty parcels in the Original Project Area (14%) display deleterious land uses or layouts, where hazardous or unsafe conditions exist. In most cases, deleterious layouts occur where properties lack sidewalks, or where sidewalks exist but are extremely narrow given the amount and speed of the adjacent traffic. These situations provide little space or protection for pedestrians, particularly in the northern area. Given the desire of the Village to establish a downtown center in this area, the need for pedestrian amenities is important. Other instances of deleterious land use and layout include illegal dumping and confusing traffic patterns. Overall, this factor contributes to the designation of the Original Project Area as a conservation district.

Lack of Community Planning

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

The Lincoln Highway area was developed without the guidance of a comprehensive plan. Specifically, the first Comprehensive Plan for the Village was not completed until 1969, although most of the Original Project Area was developed in the 1940's and 1950's. The negative consequences of this unplanned development include parcels with excessive depth in relation to width, and incompatible land use relationships such as single-family homes along a major regional arterial road. Therefore, this factor contributes to the designation of the Original Project Area as a conservation area.

Environmental Clean-Up

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

Two structures in the Original Project Area require environmental clean-up. Both cases are due to underground fuel storage tanks. Although the environmental implications for these individual sites are important, this factor is not distributed throughout the Original Project Area. Therefore, this factor does not contribute to the designation of the Original Project Area as a conservation area.

Decline or Minimal Marginal Increase in the Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for 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.

	2000	1999	1998	1997	1996	1995
Total Equalized Assessed Value of Project Area	12,171,621	11,892,034	10,962,465	11,709,793	11,529,110	10,970,263
Percent Change in EAV from Prior Year	2.4%	8.5%	-6.4%	1.6%	5.1%	--
Equalized Assessed Value of Village of North Aurora (Excluding Project Area)	193,146,639	171,596,111	155,596,111	137,943,373	124,741,073	109,188,179
Percent Change in Village EAV from Prior Year	12.6%	10.3%	12.8%	10.6%	14.2%	--
Percent Change in CPI for All Urban Consumers	3.4%	2.7%	1.6%	1.7%	3.3%	--

The total EAV of the Original Project Area declined in 1998. In addition, the equalized assessed value of the Original Project Area has consistently lagged that of the balance of the Village of North Aurora. Relative to the immediate surroundings, the Original Project Area has not experienced appropriate growth in the tax base or shown evidence of private investment which increases the value of properties. Further, this is a significant trend that has persisted over the entire time period under analysis. This satisfies the statutory requirement for lag in growth of EAV, and indicates a substantial lack of investment in the Original Project Area. The tax base of the Village and the various taxing jurisdictions (such as the school districts) are negatively impacted by the lag in growth of the EAV in the Original Project Area.

Finally, the percent change in EAV of the Original Project Area was less than the Consumer Price Index for All Urban Consumers in 1997, 1998, and 2000. Based on this evidence, lag in growth of EAV is a contributing factor toward the designation of the Original Project Area as a conservation area.

CONCLUSION

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

1. Age
2. Deterioration of buildings and surface improvements
3. Deleterious land use or layout
4. Lack of community planning
5. Lag in growth of EAV

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

Eligibility of Redevelopment Project 1st Amendment Area (2005)

DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

The 1st Amendment Area generally consists of those properties directly west of the Original Project Area parcels, bounded roughly by the I-88 East-West Tollway on the north, Burlington Northern railroad on the west, Sullivan Road on the south, and the western boundary of the Original Project Area on the east. The area is predominantly commercial, with a mix of office and light industrial uses and two vacant properties. The 1st Amendment Area contains 7 buildings on 6 parcels, and covers 2 blocks or parts thereof. The total area is approximately 22.5 acres. Figure 1 illustrates the boundaries of the Amendment Area.

ELIGIBILITY FINDINGS

Teska Associates, Inc. conducted a field survey of every property in the 1st Amendment Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition for each parcel. This survey occurred on July 7, 2005. Photographs further document the observed conditions. Field observations were supplemented with information provided by Village officials.

In order to be designated as a conservation area, at least 50% of the structures must be 35 years or more in age. Additionally, a combination of at least three of the other blighting factors must be present to a meaningful extent and reasonably distributed throughout the 1st Amendment Area.

Age of Buildings

Based on field analysis and historical records provided by the Village of North Aurora, 4 out of 7 (57%) of the buildings in the 1st Amendment Area are more than 35 years old. This exceeds the statutory requirement that at least 50% of the buildings in a conservation area be 35 years of age or older.

Dilapidation

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

No structures in the 1st Amendment Area display this extreme physical state. This factor is not distributed throughout the Amendment Area, and therefore does not contribute to the designation of the Amendment Area.

Obsolescence

Obsolescence is the condition or process of falling into disuse. Obsolete structures have become ill-suited for the original use.

While some structures are vacant, there is no evidence to suggest that obsolescence contributed to those structures falling into disuse. No structures within the 1st Amendment Area display obsolescence

characteristics. This factor is not found in the Amendment Area and therefore does not contribute to the designation of the Amendment Area.

Deterioration

With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. The field survey found that 3 of 7 buildings, or 43%, are characterized by deterioration.

With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas may evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces. Deterioration of surface improvements was found on 66% of the parcels and all blocks in the Amendment Area (100%). Paved parking areas, driveways, and curbs in poor condition were the most common examples.

The extent and widespread distribution of deterioration, both of buildings and surface improvements, has a powerful negative effect upon neighboring properties. When buildings or improvements on adjacent properties are in a declining state, a property owner has less incentive to maintain or improve his or her own property. Therefore, deterioration has potential to spread, which could lead the entire 1st Amendment Area to a blighted condition. Deterioration is therefore a major contributing factor towards the designation of the Amendment area as a conservation area.

Illegal Use of Individual Structures

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

The exterior field survey conducted by TESKA found no buildings characterized by an illegal use, and there are no known uses in violation of State or Federal regulations. This factor does not contribute to the conservation area designation of the 1st Amendment area.

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

According to information provided by the Building Department of the Village of North Aurora, 4 of 7 buildings (57%) are currently in violation of Village codes. These violations contribute to the blighting factors in the area that have a negative impact on adjacent properties, deter potential redevelopment, and indicate potential hazardous conditions exist in the Amendment Area. Therefore the presence of structures below minimum code standards is a major contributing factor towards the conservation area designation of the 1st Amendment Area.

Excessive Vacancies

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

Five of the 7 buildings in the 1st Amendment Area, or 71.4%, are presently fully or partially vacant. Such vacancies are distributed throughout the Amendment Area and are on all blocks. These vacancies are detrimental to the appearance of the Amendment Area, and can contribute to blighting conditions spreading to adjacent properties. The high vacancy rate indicates that excessive vacancies are a major contributing factor towards the designation of the Amendment Area as a conservation area.

Lack of Ventilation, Light, or Sanitary Facilities

Inadequate ventilation is characterized by the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities 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.

No structures within the 1st Amendment Area were found to inadequate ventilation, light, or sanitary characteristics. This factor is not found in the Amendment Area and therefore does not contribute to the designation of the Amendment Area.

Inadequate Utilities

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

According to information provided by the Village Public Works Department, inadequate utilities are not present on any parcels within the Amendment Area. While the North Aurora Inn Hotel is not currently connected to any utilities, the ability to provide connects to new or redeveloped buildings on the site does exist. This factor is not found within the 1st Amendment Area and does not contribute to the designation of the 1st Amendment Area as a conservation area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor relates to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape, in relation to present-day standards of development for health and safety, and 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.

No properties in the 1st Amendment Area display excessive coverage. This factor does not make a contribution to the designation of the Amendment Area as a conservation area.

Deleterious Land Use or Layout

Deleterious land uses include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

In the immediate area south of I-88, the Burlington Northern railroad generally acts as a barrier between the commercial uses on the east, where the Amendment Area is located, and the residential uses on the west. In addition, the presence of other office and commercial uses on properties within and adjacent to the 1st Amendment Area contributes to the commercial nature of the area. The separation of residential and non-residential land uses indicates that deleterious land use or layout characteristics do not exist in the 1st Amendment Area and are not a contributing factor to a conservation district designation.

Lack of Community Planning

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

The first Comprehensive Plan for the Village was completed in 1969 and the development of the 1st Amendment Area occurred immediately thereafter. However, despite the existence of the Comprehensive Plan, access to 5 of the 6 parcels, 83% of all parcels, is obtained by a private access road to the east. The private road does not provide direct access to Route 31 and must be accessed by crossing another parcel. Access to these 5 parcels can be obtained by another private road to the west that runs north-south from Sullivan Road, however, access to the properties requires crossing the Burlington Northern railroad tracks. In the event of an emergency access to these parcels currently requires crossing private property on the east or railroad tracks on the west, neither of which are safe or desirable conditions. While only one characteristic, the inadequate street layout, can be found within the 1st Amendment Area it is indicative of a lack of community planning in the area. Therefore, lack of community planning is a minor contributing factor to the designation of the Amendment Area as a conservation area.

Environmental Clean-Up

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

Inquires with Village officials and research of known sites requiring environmental remediation indicate that there are no such sites within the 1st Amendment Area. Therefore, this factor does not contribute to the designation of the Amendment Area as a conservation area.

Decline or Minimal Marginal Increase in the Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for 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.

	2004	2003	2002	2001	2000	1999
Total Equalized Assessed Value of Amendment Area	\$1,956,703	\$2,221,073	\$2,820,887	\$2,306,022	\$2,185,404	\$1,666,624
Percent Change in EAV from Prior Year	-11.9%	-21.26%	17.73%	9.64%	31.13%	-
Equalized Assessed Value of Village of North Aurora (Excluding Amendment Area)	\$316,382,085	\$285,386,342	\$241,093,975	\$202,922,258	\$181,302,741	\$164,869,446
Percent Change in Village EAV from Prior Year	10.86%	18.37%	18.81%	11.92%	9.97%	-

The total EAV of the 1st Amendment Area declined in 2001, 2002, 2003, and 2004. In addition, the equalized assessed value of the Amendment Area has consistently lagged that of the balance of the Village of North Aurora. Relative to the immediate surroundings, the Amendment Area has not experienced appropriate growth in the tax base or shown evidence of private investment which increases the value of properties. Further, this is a significant trend that has persisted over the entire time period under analysis. This satisfies the statutory requirement for lag in growth of EAV, and indicates a substantial lack of investment in the Amendment Area. The tax base of the Village and the various taxing jurisdictions (such as the school districts) are negatively impacted by the lag in growth of the EAV in the 1st Amendment Area. Based on this evidence, lag in growth of EAV is a contributing

factor toward the designation of the Amendment Area as a conservation area.

CONCLUSION

Based on the findings contained herein, the 1st Amendment Area as a whole qualifies as a conservation area according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:

1. Age
2. Deterioration of buildings and surface improvements
3. Presence of Structures Below Minimum Code Standards
4. Excessive Vacancies
5. Lack of Community Planning
6. Lag in growth of EAV

Each of these factors contributes to the eligibility of the 1st Amendment Area as a conservation area. All of these characteristics point to the need for designation of the 1st Amendment Area as a conservation area, to be followed by public intervention in order that redevelopment might occur.

ELIGIBILITY OF REDEVELOPMENT PROJECT 2ND AMENDMENT AREA

DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

The 2nd Amendment Area generally consists of properties directly west and south of the Original Project Area and 1st Amendment Area parcels, consisting of parcels located south of John Street and east of Willow Way, parcels east of Route 31 and south of I-88, parcels south of the Original Project Area along Sullivan Road, and including the Valley Green Golf Course. The area is predominantly commercial, with some residential uses along Sullivan Road and Offutt Lane. The 2nd Amendment Area contains 19 buildings on 31 parcels, and covers 6 blocks or parts thereof. The total area is approximately 102.5 acres. Figure 1 illustrates the boundaries of the 2nd Amendment Area.

ELIGIBILITY FINDINGS

Teska Associates, Inc. conducted a field survey of every property in the 2nd Amendment Area. Based on an inspection of the exteriors of buildings and grounds, field notes were taken to record the condition of each parcel. This survey occurred in July 2008 and was revised in February 2009. Photographs further document the observed conditions. Field observations were supplemented with information provided by Village officials.

In order to be designated as a conservation area, at least 50% of the structures must be 35 years or more in age. Additionally, a combination of at least three of the other blighting factors must be present to a meaningful extent and reasonably distributed throughout the 2nd Amendment Area.

Age of Buildings

Based on field analysis and historical records provided by the Village of North Aurora, 10 out of 19 (53%) of the buildings in the 2nd Amendment Area are more than 35 years old (see Figure 2). This exceeds the statutory requirement that at least 50% of the buildings in a conservation area be 35 years of age or older.

Dilapidation

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

No structures in the 2nd Amendment Area display this extreme physical state. This factor is not distributed throughout the Amendment Area, and therefore does not contribute to the designation of the Amendment Area.

Obsolescence

Obsolescence is the condition or process of falling into disuse. Obsolete structures have become ill-suited for the original use.

While some structures are vacant, there is little evidence to suggest that obsolescence contributed to those structures falling into disuse (see Figure 3). However, the shopping center located at the northwest corner of Rt. 31 and Sullivan Rd. is not suited for contemporary retail development, exhibiting poorly designed parking, inadequate circulation and access, and was primarily designed for a large furniture store that is no longer present although some smaller retail uses are still present in the center. This factor is not distributed throughout the Amendment Area, and therefore does not contribute to the designation of the Amendment Area.

Deterioration



Example of deteriorated improvements (parking lot) located at northeast corner of Route 31 and Sullivan Rd.

With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. The field survey found that 11 of 19 buildings, or 58%, are characterized by deterioration.

With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas may evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces. Deterioration of surface improvements was found on 21 of 31 (74%) of the parcels and a majority of blocks (5 out of 6) in

the Amendment Area (83%). Paved parking areas, driveways, and curbs in poor condition were the most common examples.

The extent and widespread distribution of deterioration, both of buildings and surface improvements, has a powerful negative effect upon neighboring properties (see Figure 4 and Figure 5). When buildings or improvements on adjacent properties are in a declining state, a property owner has less incentive to maintain or improve his or her own property. Therefore, deterioration has potential to spread, which could lead the entire 2nd Amendment Area to a blighted condition. Deterioration is therefore a major contributing factor towards the designation of the 2nd Amendment Area as a conservation area.



Example of deteriorated improvements (curb) located on John Street

Illegal Use of Individual Structures

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

The exterior field survey conducted by Teska found no buildings characterized by an illegal use, and there are no known uses in violation of Federal, State or local regulations. This factor does not contribute to the designation as a conservation area.

Presence of Structures Below Minimum Code Standards

Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

According to information provided by the Building Department of the Village of North Aurora, none of the buildings (0%) are currently in violation of Village codes (see Figure 8). In the past 5 years, 3 buildings have been issued violations, 1 for minor issues such as yard maintenance, and 1 with major violations that was recently demolished. Therefore the presence of structures below minimum code standards is not a major contributing factor towards the conservation area designation of the 2nd Amendment Area.

Excessive Vacancies

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

Two of the 19 buildings in the 2nd Amendment Area, or 11%, are presently fully or partially vacant. Such vacancies are isolated and not distributed throughout the 2nd Amendment Area. These vacancies are detrimental to the appearance of the Amendment Area, and can contribute to blighting conditions spreading to adjacent properties. The low vacancy rate indicates that excessive vacancies are not a major contributing factor towards the designation of the Amendment Area as a conservation area.



Vacant commercial space located at northeast corner of Route 31 and Sullivan Rd.

Lack of Ventilation, Light, or Sanitary Facilities

Inadequate ventilation is characterized by the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities 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.

No structures within the 2nd Amendment Area were found to exhibit inadequate ventilation, light, or sanitary characteristics. This factor is not found in the 2nd Amendment Area and therefore does not contribute to the designation of the Amendment Area.

Inadequate Utilities

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

According to information provided by the Village Public Works Department and the Village Engineer, inadequate utilities are present throughout the Amendment Area, and particularly located on parcels along Route 31. The Route 31 pavement is in very poor condition and desperately needs overlay by IDOT, and lacks channelized turn bays. In addition, throughout the 2nd Amendment Area there is a lack of stormwater management, depreciated sanitary manholes with inflow and infiltration, lack of sidewalks and pedestrian access, and the water main is at 80% of capacity. This factor is found throughout the 2nd Amendment Area and contributes to the designation of the 2nd Amendment Area as a conservation area.

Excessive Land Coverage and Overcrowding of Structures and Community Facilities

This factor relates to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape, in relation to present-day standards of development for health and safety, and 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.

Only 4 of 31 parcels (13%) in the 2nd Amendment Area display excessive coverage (see Figure 6), exhibiting fully paved lots with no green space or landscaping. However, this factor does not make a contribution to the designation of the Amendment Area as a conservation area.

Deleterious Land Use or Layout

Deleterious land uses include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

In the immediate area south of I-88, the Burlington Northern railroad generally acts as a barrier between the commercial uses on the east, where the Amendment Area is located, and the residential uses on the west. In addition, the presence of other office and commercial uses on properties within and adjacent to the 2nd Amendment Area contributes to the commercial nature of the area. The separation of residential and non-residential land uses indicates that deleterious land use or layout characteristics do not exist in the 2nd Amendment Area and are not a contributing factor to a conservation district designation.

Lack of Community Planning

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

The first Comprehensive Plan for the Village was completed in 1969. 10 of 31 parcels (32%) within the 2nd Amendment Area were constructed prior to 1969, and the entire area (100%) was platted before the adoption of the comprehensive plan. The 2nd Amendment Area contains a mixture of residential and commercial uses, and includes a number of oddly shaped lots. The street layout is adequate, and most parcels in the 2nd Amendment Area are generally located on major thoroughfares (see Figure 7). Therefore, lack of community planning is a minor contributing factor to the designation of the Amendment Area as a conservation area.

Environmental Clean-Up

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

Inquires with Village officials and research of known sites requiring environmental remediation indicate that there are no such sites within the 2nd Amendment Area. Therefore, this factor does not contribute to the designation of the 2nd Amendment Area as a conservation area.

Decline or Minimal Marginal Increase in the Equalized Assessed Value

This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for 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.

	2008	2007	2006	2005	2004	2003
Total Equalized Assessed Value of Project Area	\$6,931,860	\$6,883,573	\$5,565,327	\$5,378,117	\$4,819,881	\$4,581,348
Percent Change in EAV from Prior Year	18%	6%	3%	12%	5%	-
Equalized Assessed Value of Village of North Aurora (Excluding Project Area)	\$581,016,545	\$534,669,242	\$463,876,756	\$406,590,467	\$654,191,926	\$313,757,440
Percent Change in Village EAV from Prior Year	9%	15%	14%	15%	11%	-
Percent Change in CPI for All Urban Consumers	4%	3%	3%	3%	3%	-

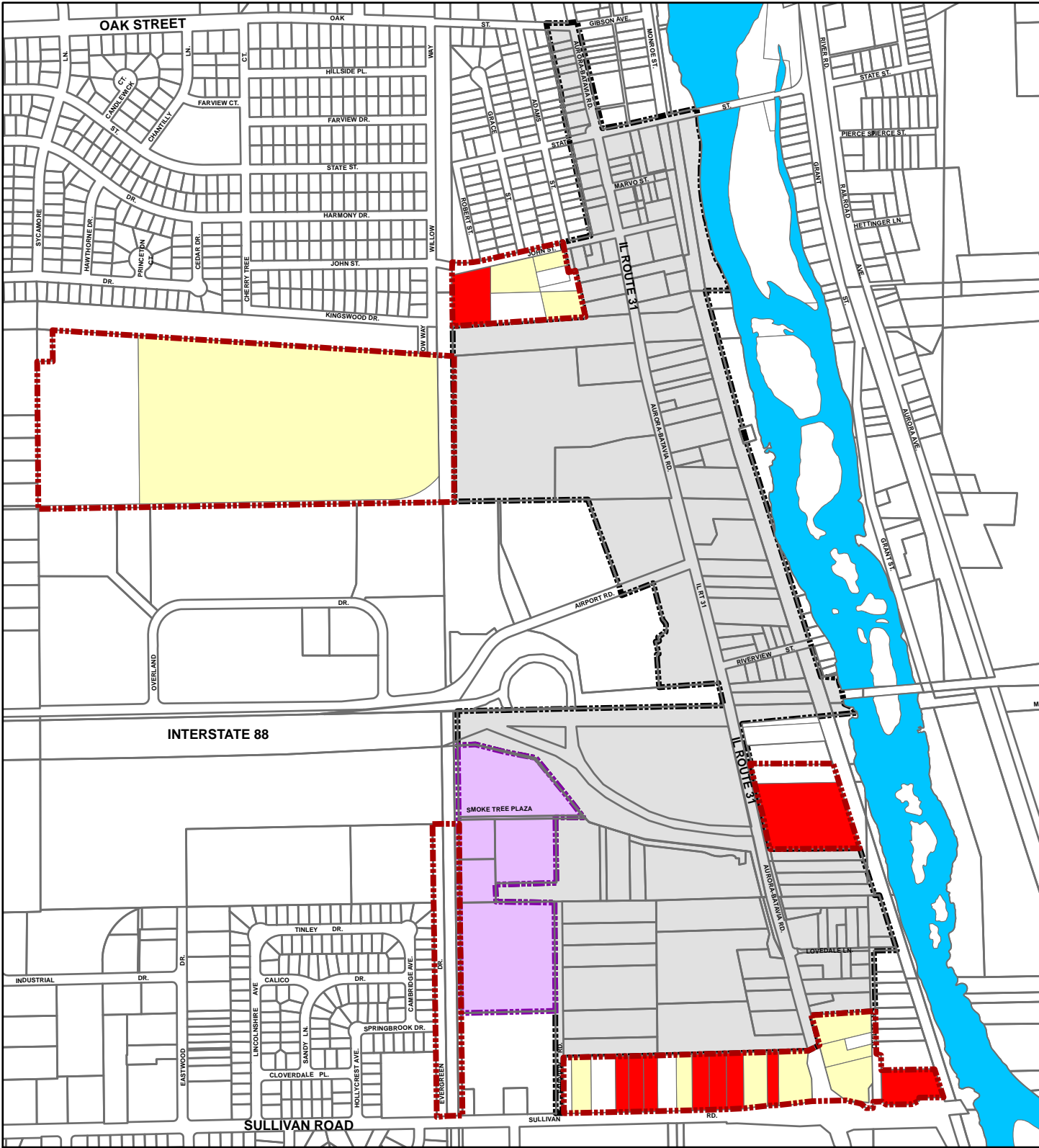
The total EAV of the 2nd Amendment Area has increased slowly over the past 5 years. The equalized assessed value of the Amendment Area has consistently lagged that of the balance of the Village of North Aurora in 4 of the past 5 years (2004, 2005, 2006 and 2007). The 2nd Amendment Area has, however, increased at a slightly higher rate than the CPI for all urban consumers. When all factors are considered, relative to the immediate surroundings, the Amendment Area has not experienced appropriate growth in the tax base or shown evidence of private investment which increases the value of properties. Further, this is a significant trend that has persisted over the entire time period under analysis. This satisfies the statutory requirement for lag in growth of EAV, and indicates a lack of investment in the Amendment Area. The tax base of the Village and the various taxing jurisdictions (such as the school districts) are negatively impacted by the lag in growth of the EAV in the 2nd Amendment Area. Based on this evidence, lag in growth of EAV is a contributing factor toward the designation of the Amendment Area as a conservation area.

CONCLUSION








Based on the findings contained herein, the 2nd Amendment Area as a whole qualifies as a conservation area according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:

1. Age
2. Deterioration of Buildings and Surface improvements
3. Inadequate Utilities
4. Lack of Community Planning
5. Lag in Growth of EAV

Route 31 TIF 2nd Amendment Age of Buildings



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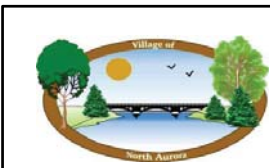
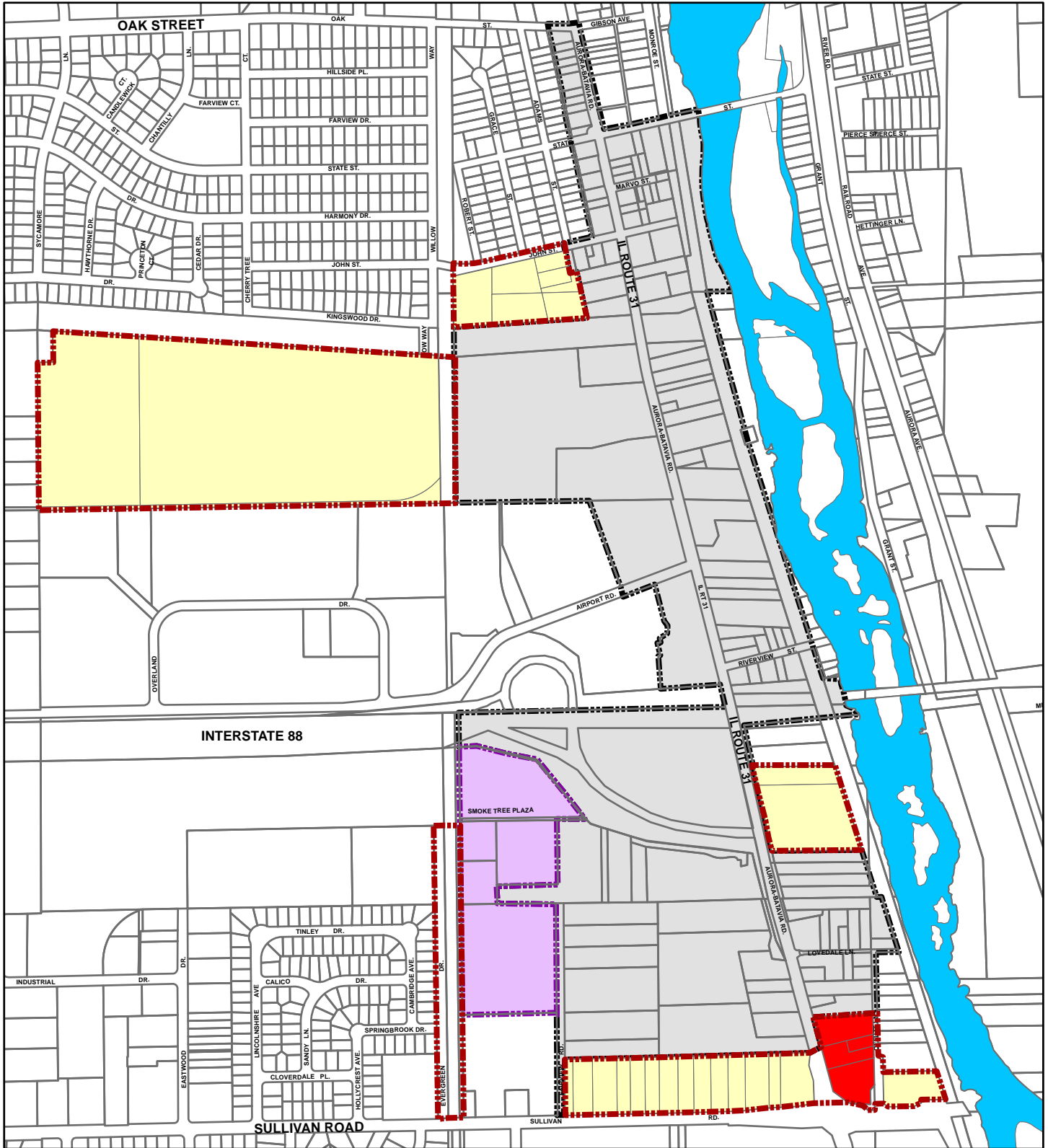
	Original Boundary (2002)		Age over 35
	2nd Amendment Area (2009)		No Building
	1st Amendment Area (2005)		No
			Yes

DRAFT
March, 2009

0 175 350 700 1,050 1,400
Miles



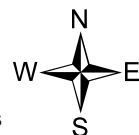
Route 31 TIF 2nd Amendment Obsolescence



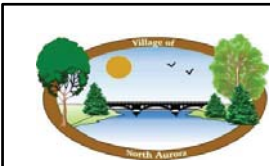
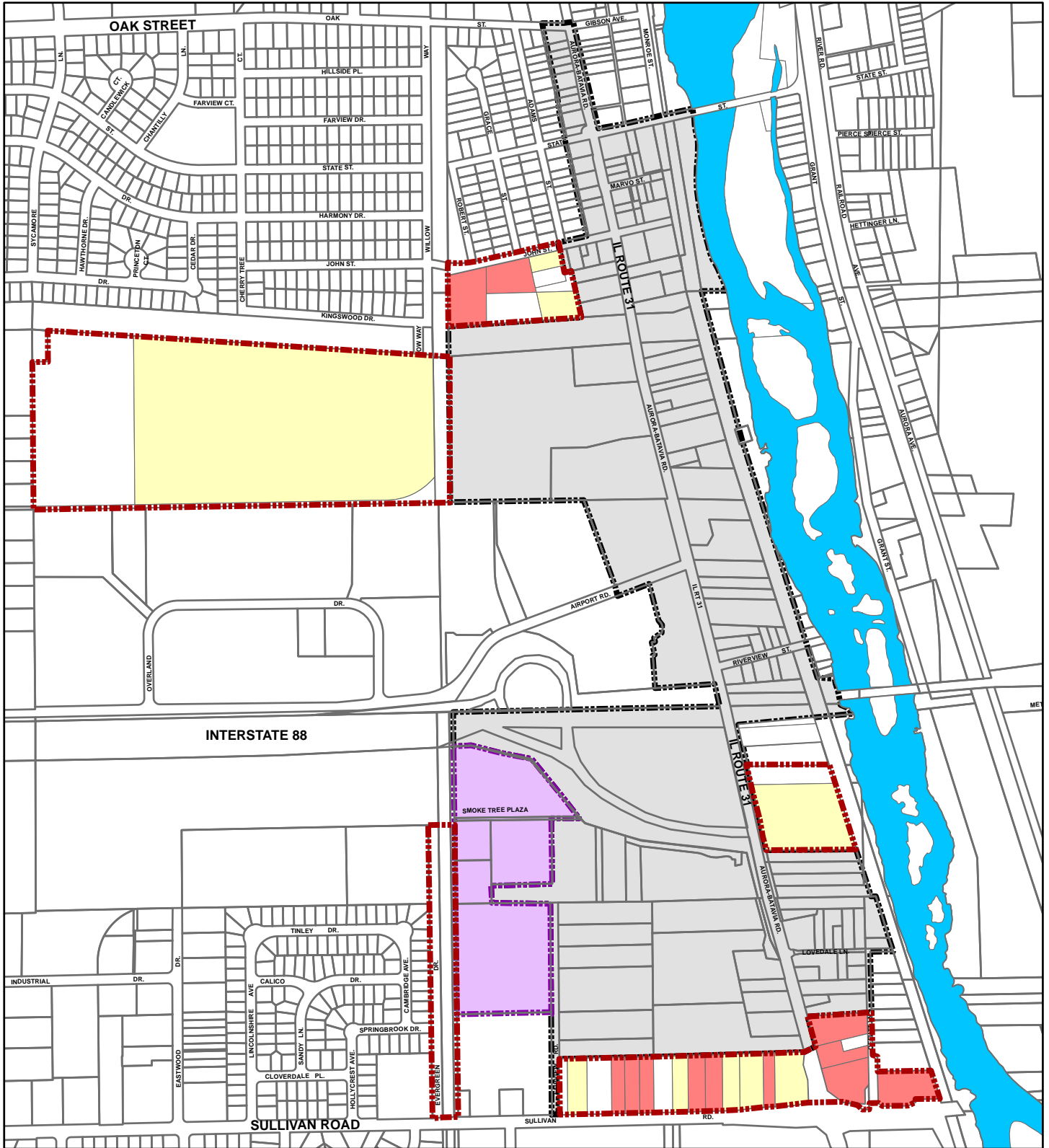
Legend		Obsolescence	
	Original Boundary (2002)		No
	1st Amendment Area (2005)		Yes
	2nd Amendment Area (2009)		

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 Miles



Route 31 TIF Amendment Deterioration of Buildings



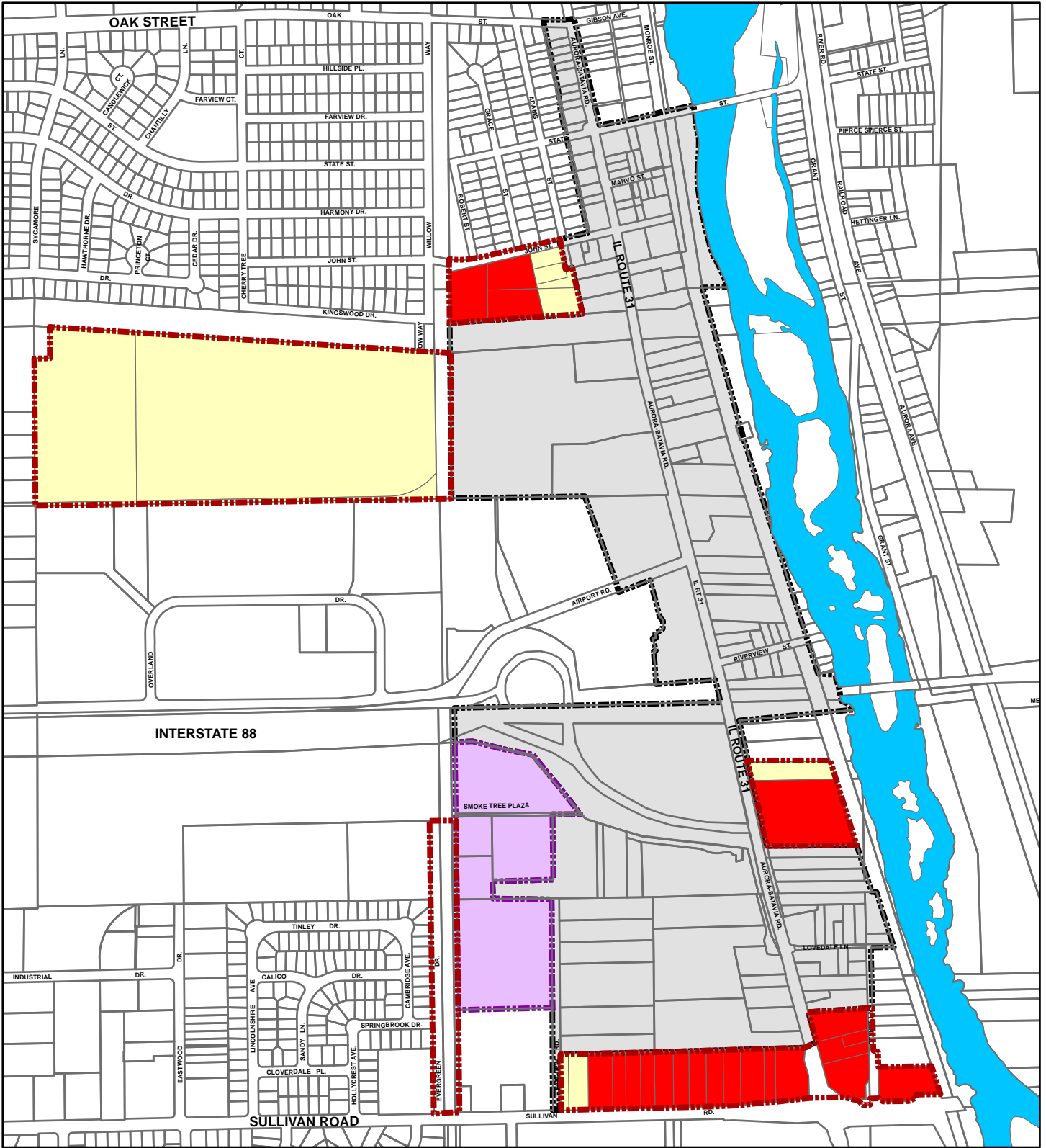
Legend	
	Original Boundary (2002)
	1st Amendment Area (2005)
	2nd Amendment Area (2009)
	Building Deterioration No Building
	No
	Yes

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March, 2009

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Miles



Route 31 TIF Amendment Deterioration of Site Improvements

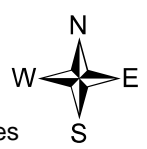


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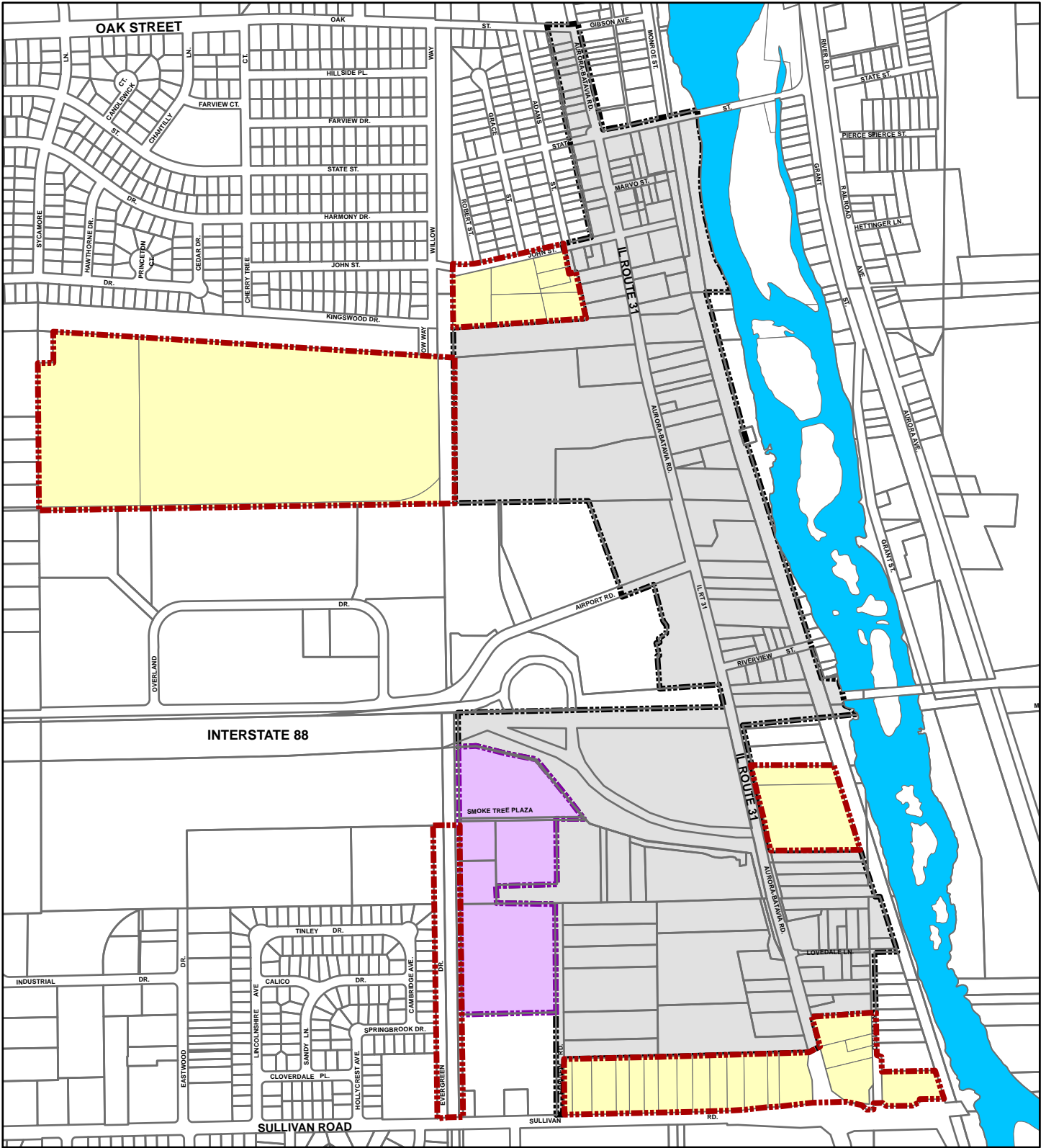
	Original Boundary (2002)	Deteriorating Improvements
	1st Amendment Area (2005)	No
	2nd Amendment Area (2009)	Yes

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March, 2009

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Miles



Route 31 TIF 2nd Amendment Below Code



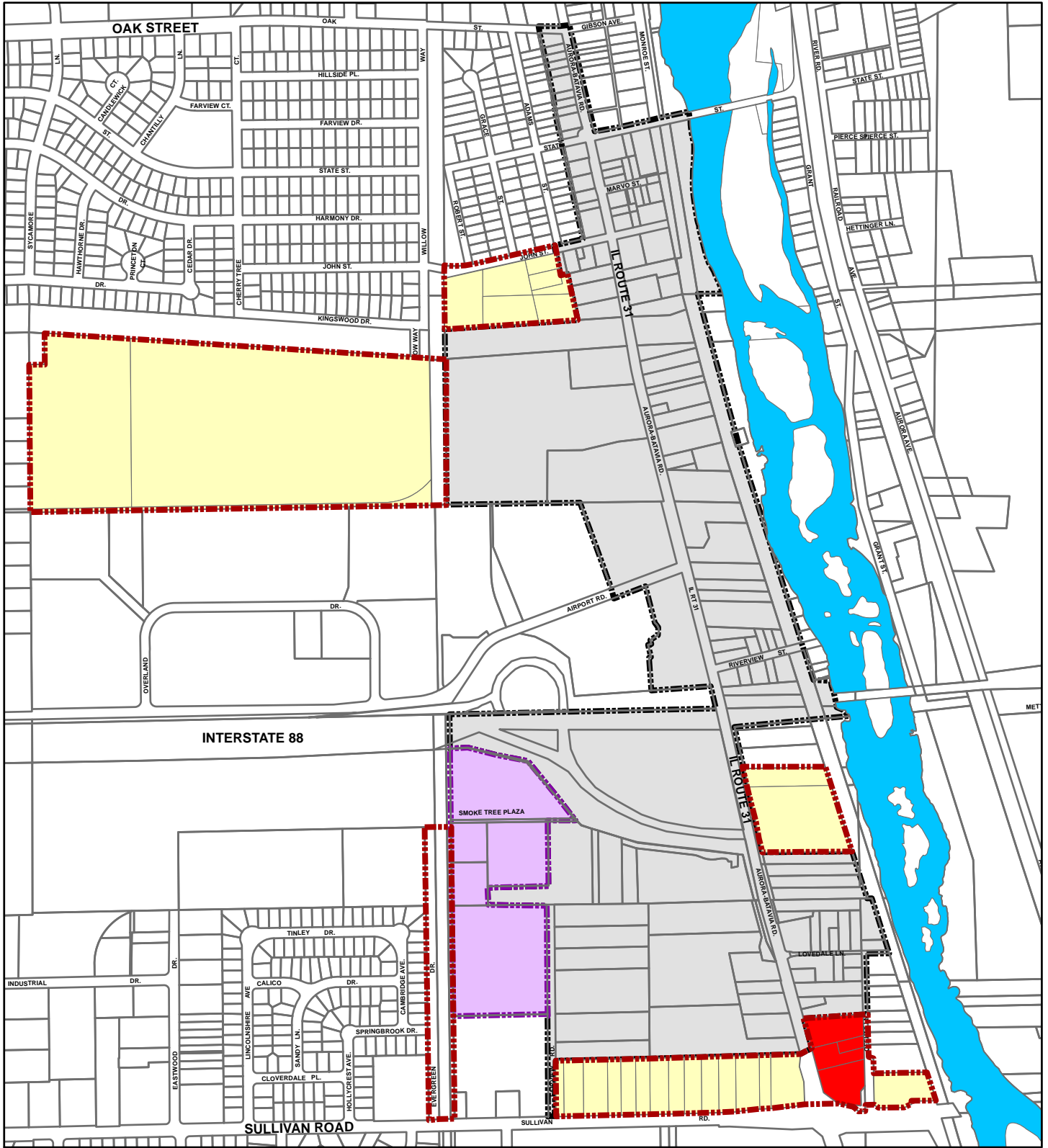
Legend	
	Original Boundary (2002)
	1st Amendment Area (2005)
	2nd Amendment Area (2009)
Below Code	
	No
	Yes

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March, 2009

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 Miles



Route 31 TIF Amendment Excessive Land Coverage



Legend

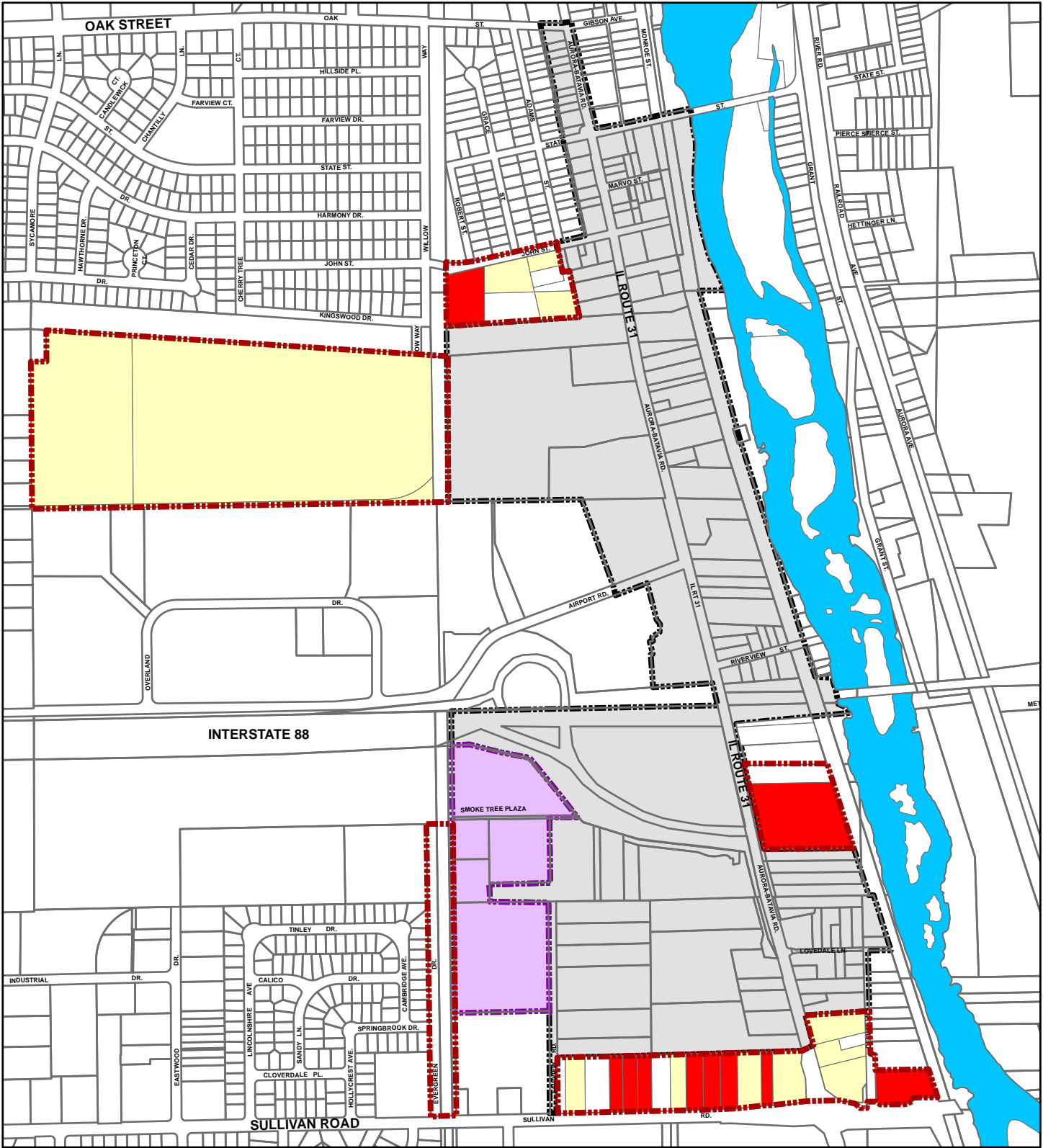
	Original Boundary (2002)		Excessive Coverage
	1st Amendment Area (2005)		No
	2nd Amendment Area (2009)		Yes

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March, 2009

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Miles

Route 31 TIF Amendment Lack of Planning



Legend	
	Original Boundary (2002)
	1st Amendment Area (2005)
	2nd Amendment Area (2009)
	No Building Present
	Post 1969 Comp Plan
	Pre 1969 Comp Plan

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March, 2009

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 Miles

