

Village of Clarendon Hills

Downtown Tax Increment Financing Redevelopment Plan and Project

December 2019

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Executive summary

In June of 2019, Ernst & Young LLP (EY US) was engaged by the Village of Clarendon Hills (the Village) to assist in its creation of a formal Eligibility Study, the Redevelopment Plan and Project, and Housing Impact Study. These documents together constitute the Village's Tax Increment Financing (TIF) Redevelopment Plan and Project (the TIF Plan) for the Redevelopment Project Area (the RPA). This TIF Plan documents the TIF eligibility and qualifications of the RPA in support of its designation as a "Conservation Area" pursuant to the definition contained in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the Act).

The RPA is located in Downtown Clarendon Hills and includes the Clarendon Hills Metra train station and surrounding area. It is generally bounded by Burlington Avenue on the north, Park and Ann avenues on the south, Gilbert Avenue on the west, and the alley east of Golf Avenue on the east. The Downtown area has faced many challenges that established communities along rail lines have faced, including pedestrian and vehicle safety. In addition, it consists primarily of older single-story commercial structures that are outdated, are incompatible with current development requirements, and in many cases do not meet current building code requirements for life safety.

The RPA consists of 89 parcels represented by 117 Permanent Index Numbers (PIN(s)), including adjacent rights-of-way, and encompasses approximately 30 acres (meeting the requirement of the TIF Act that the area must equal or exceed 1.5 acres). The primary land uses are mixed use, commercial, residential, institutional and railroad.

Eligibility findings

The RPA meets the requirements of the Act for designation as a Conservation Area. This TIF Plan concludes that the RPA is eligible for TIF designation as a Conservation Area under the Act because it meets the requirement that 50% or more of the structures in the area have an age of 35 years or more and the following six eligibility factors have been found to be present to a meaningful extent and reasonably distributed throughout the RPA:

- ▶ Obsolescence
- ▶ Deterioration
- ▶ Structures below Minimum Code
- ▶ Excessive Land Coverage
- ▶ Lack of Community Planning
- ▶ Lagging Equalized Assessed Value

Redevelopment Plan and Redevelopment Project

In addition to the eligibility analysis, this TIF Plan also contains the Redevelopment Plan and the Redevelopment Project for the RPA. The Village's overarching goal of this Redevelopment Plan is to reduce or eliminate the conditions that qualify the RPA as a "Conservation Area" and to improve and redevelop the RPA for mixed land uses. This Redevelopment Plan provides potential strategies for supporting public and private development to strengthen the area. The Redevelopment Plan details specific objectives and strategies to accomplish the goal.

Certification and findings

The Act requires that in order to adopt this TIF Plan, certain certifications and findings must be found to be present within the RPA. The Village finds that the lack of growth and development is evidenced by existence of the conservation area factors, as documented, including, but not limited to, the following:

- ▶ Declining equalized assessed value (EAV)
- ▶ Deteriorated and obsolete building and properties
- ▶ Economically obsolete commercial buildings
- ▶ Structures below minimum code

A Housing Impact Study was completed, and the Village determined that no displacement was likely to occur as a result of redevelopment associated with the TIF Plan; however, should displacement occur, the local for-sale and rental residential market appears to be adequate to furnish any needed replacement housing.

The Village is required to find that, but for the designation of the TIF District and the use of TIF, it is unlikely that significant investment will occur in the RPA. The realization of the redevelopment goal and objectives require both public and private sector investment. Without the creation and use of a public economic incentive like TIF, the investment needed to rehabilitate the existing buildings and infrastructure is not likely to occur.

Finally, the proposed land uses described in this TIF Plan are consistent with the approved land uses in the *Village of Clarendon Hills, Illinois, Comprehensive Development Plan, April 29, 1991* (Comprehensive Plan).

1. Introduction

This TIF Plan comprises the Eligibility Study, the Redevelopment Plan and the Housing Impact Study for the RPA, which is in the Village of Clarendon Hills. In June 2019, the Village Board authorized EY US to assist in its creation of a formal Eligibility Study, the Redevelopment Plan and Project, and Housing Impact Study (the TIF Plan).

This TIF Plan summarizes the analyses and findings of EY US's work. EY US, together with the Village, has prepared this TIF Plan and the related Eligibility Study and Housing Impact Study with the understanding that the Village would review: 1) the findings and conclusions of the TIF Plan and the related eligibility study in its consideration to determine whether to proceed with the designation of the Project Area and the adoption and implementation of the TIF Plan; and 2) the fact that the Village has obtained the necessary information so that the Redevelopment Plan and the related eligibility study and housing impact study will comply with the Act.

The RPA and its proposed boundary are illustrated in **Map 1**. The Village's legal description of the RPA is detailed in **Appendix 1**. A list of the Permanent Index Numbers (PIN(s)) is included in **Appendix 2: 2018 PIN and EAV list**

1.1 Discussion of tax increment financing

The Village anticipates designating the RPA under the Act, prior to which the Village shall have adopted and approved this "Tax Increment Finance, Village of Clarendon Hills, Downtown Redevelopment Project Area, Redevelopment Plan and Project" as a Redevelopment Plan and Project. Furthermore, the Village intends to use TIF in connection with the payment of qualifying "Redevelopment Project Costs" (under the Act and implementation of this Redevelopment Plan for 23 years after the year in which the RPA is approved, but with the receipt of the 23rd year of incremental taxes in the 24th year.

As part of the Village's strategy to encourage managed growth, deter future deterioration, encourage preservation and redevelopment, and stimulate private investment in the RPA, the Village engaged EY US to assist in its creation of the TIF Plan, which includes a formal Eligibility Study. Under the Act, an RPA may be qualified as a "conservation redevelopment project area," a "blighted redevelopment project area," or a combination thereof and/or an "industrial conservation area." In this case the Village finds, the RPA qualifies as a Conservation Area.

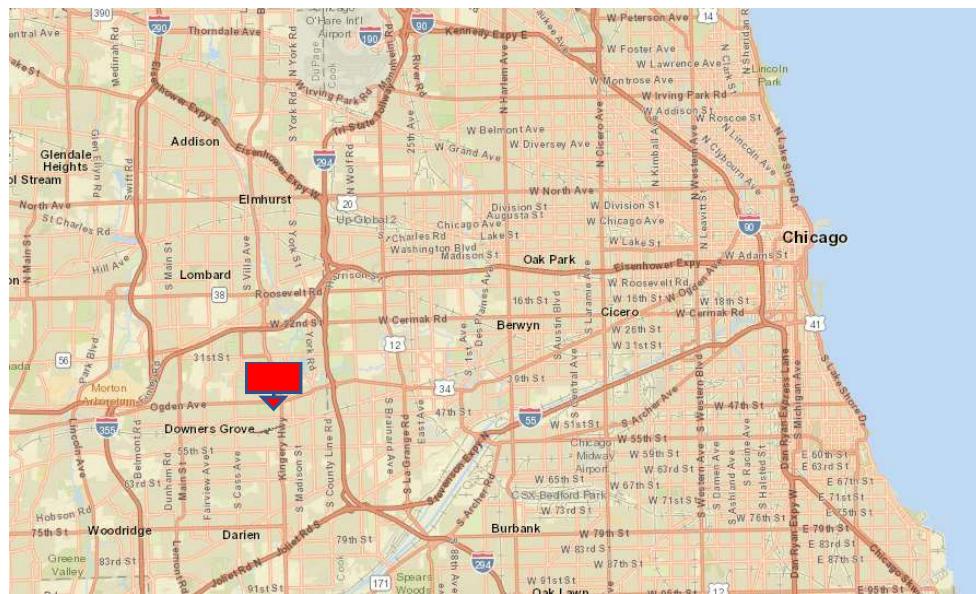
1.2 Tax increment financing

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

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

Tax increment allocation financing generates Incremental Property Taxes through the temporary capture of new tax revenues generated by the increase in the EAV over the Initial EAV. This increased EAV of properties can result from a municipality's redevelopment program, improvements, various developments and redevelopment activities, and the reassessment of properties. Under the Act, all taxing districts continue to receive property taxes levied by application of their ordinary tax rates on the Initial EAV of properties within the RPA, or the actual EAV, whichever is less. Taxing districts benefit from the increased property tax base after Redevelopment Project Costs and obligations are paid. If the taxing districts have buildings and structures in the RPA, those facilities are eligible for repair, remodeling and rehabilitation, if funds are available and such activities are provided for in the Redevelopment Plan.

Village of Clarendon Hills, Illinois



1.3 Village of Clarendon Hills

The Village of Clarendon Hills is a suburban community located in DuPage County. As noted on the Village of Clarendon Hills website, the community incorporated on January 22, 1924.

The Village is approximately 23 miles southwest of downtown Chicago. It is conveniently located between I-55 on the south, I-290 on the north, and Illinois Route 83 on the east with nearby access to I-80, I-294 and I-355.

According to the 2010 U.S. Census, the Village's population at that time was 8,429 persons. The most current U.S. Census estimate as of July 2018 is 8,785 persons, comprising 3,212 households, with a median household income of \$113,447 (in 2018 dollars) for the period of 2013-2017.

Redevelopment Project Area

The Redevelopment Project Area is located in Downtown Clarendon Hills and includes the Clarendon Hills Metra train station and surrounding area. It is generally bounded by Burlington Avenue on the north, Park and Ann avenues on the south, Gilbert Avenue on the west, and the alley east of Golf Avenue on the east. The Downtown area has faced many challenges that established communities along rail lines have faced including pedestrian and vehicle safety. In addition, it consists primarily of older single-story commercial structures that are outdated, are incompatible with current development requirements, and in many cases do not meet current building code requirements for life safety per Village records.

As identified in **Appendix 2: 2018 PIN and EAV list**, the RPA consists of 89 parcels represented by 117 PIN(s), including adjacent rights-of-way, and encompasses approximately 30 acres (meeting the requirement of the TIF Act that the area must equal or exceed 1.5 acres). The primary land uses are mixed use, commercial, residential, institutional and railroad (see **Map 2: Existing land use**).

Of the 89 parcels, 78 have improvements such as buildings, parking lots and active rail lines. There are 60 primary building on 63 parcels.

In an effort to address pedestrian safety, parking use and traffic circulation, the Village of Clarendon Hills along with the Public Building Commission of Chicago engaged TERRA Engineering to conduct a transit study in 2014. The study, entitled the *Clarendon Hills Downtown Area Access to Transit Study* (Transit Study), concluded that the configuration of the existing street network and the location of the Metra tracks contribute to challenges the busy Downtown area experiences. The areas of concern regarding public and vehicular safety in the Transit Study are summarized below:

Issues:

- ▶ Many streets are currently not controlled with any type of traffic control
- ▶ Lack of crosswalks and appropriate stripping at numerous locations
- ▶ Traffic flow around the Metra Station
- ▶ Length of crossing gates arms at the rail road tracks
- ▶ Increased bicycle traffic

Recommendations:

- ▶ Shorten crossing widths, add new crosswalk striping, upgrade existing crossings with high visibility treatments
- ▶ Install new vehicle traffic control including stop signs and pedestrian crossing warning signs
- ▶ Evaluate the crossing gate arms at the rail tracks to determine if longer arms or reconfiguring the sidewalk area would improve safety
- ▶ Increase bicycle data through the Downtown area
- ▶ Investigate designating a bicycle route through the Downtown area

In addition to the general recommendations listed below, the Transit Study identified specific locations that may not meet the standards set by the Americans with Disabilities Act of 1990 (ADA) and the 2010 ADA Standards for Accessible Design (2010 Standards), which set minimum requirements both scoping and technical for newly designed and constructed or altered State and local government facilities, public accommodations, and commercial facilities to be readily accessible to and usable by individuals with disabilities.

Since the completion of the Transit Study, the Village has applied for and has recently been awarded grants for partial funding to improve pedestrian crosswalk safety at Burlington Avenue and Prospect Avenue, Burlington Avenue and Gol Avenue, and Prospect Avenue at the BNSF railroad crossing. Work is scheduled to begin fall 2019/spring 2020.

2. Evaluation of eligibility conditions

Based upon the conditions found within the RPA during the course of and completion of the EY US's research and analysis, the Village has concluded that the RPA is eligible for TIF designation as a Conservation Area.

The Illinois General Assembly made two key findings in adopting the Act:

1. That there exist in many municipalities within the State blighted and conservation areas
2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest

These findings were made on the basis that the presence of blight, or of conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. To ensure that the exercise of these powers is proper and in the public interest, the Act also specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project.

As set forth in the Act, to qualify as a Redevelopment Project Area:

1. The area must meet the criteria under one of three categories if it is determined to be blighted. One set of criteria for both the Conservation and Blighted designations deals with improved property. Two sets within the Blighted designation deal with vacant property. The minimum number of required factors must be present in one of these categories and the presence of each must be documented.
2. Each factor present must be reasonably distributed throughout the Redevelopment Project Area and should be present to a meaningful extent so that a local governing body may reasonably find that the factor is clearly present within the intent of the Act.
3. The Redevelopment Project Area must equal or exceed 1½ acres.
4. The Redevelopment Project Area must meet the "but for" requirement of the Act in that development and redevelopment would not reasonably occur without financial assistance and intervention by the municipality.
5. In the case of a Conservation Area, an area may qualify after a finding that the area is not yet blighted, but because of blighting factors is detrimental to the health, safety, morals or welfare of the public, and such an area may become a blighted area, and that 50% or more of the structures in the area are 35 years or older.

2.1 Methodology

In June through August 2019, EY US conducted a survey and analysis of existing conditions within the RPA to assist the Village in its determination in regard to whether the proposed RPA meets the eligibility requirements of the Act. Various research and field surveys were undertaken, including:

1. Exterior survey of the condition and use of each building
2. Field survey of conditions, including streets, sidewalks, lighting, traffic, parking facilities, landscaping, fences and walls, and general property maintenance
3. Analysis of existing uses and their relationships
4. Analysis of tax maps to ascertain platting
5. Analysis of vacant sites
6. Review of previously prepared plats, plans and studies
7. Review of Federal Emergency Management Agency (FEMA) flood maps
8. Review of United States Environmental Protection Agency (USEPA) and Illinois Environmental Protection Agency (IEPA) compliance lists

9. Analysis of public utilities, such as water, sewer, gas utilities, etc.
10. Review of County and Township tax records
11. Contacts with Village officials, county officials, other taxing bodies as appropriate, and private parties knowledgeable as to area conditions, history, age of buildings and site improvements, real estate matters and related items, as well as examination of existing information related to the RPA

2.2 Presence of eligibility factors

Summarized below are the conclusions of the survey and analyses completed for each eligibility factor based on existing conditions within the RPA. To qualify the RPA for a TIF designation, the RPA must meet criteria set forth in the Act. The specific criteria as defined by the Act precede each finding. The Village's conclusions indicate whether the factor is found to be present within the RPA, and the relative extent to which the factor is present.

2.3 Eligibility of Blighted Area

As defined in the Act, "blighted area" means any improved or vacant area within the boundaries of a RPA located within the territorial limits of the municipality where: if improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health or welfare based on the documentation of specific factors as outlined below. There are three sections that apply to Blighted Area eligibility conditions: one for improved land and two for vacant land.

The following is an analysis of the Blighted Area eligibility factors:

1. Improved Land

Under the provisions of the Act, if the land is improved it can be designated as a "blighted area" based on a finding of a combination of five (5) or more of the factors for an Improved Blighted Area as outlined below, each of which is (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the RPA.

Finding: The Village has determined the RPA is being qualified as a "Conservation Area".

2. Vacant Land

Under provisions of the Act, there are two tests under which vacant land can be deemed "blighted" by the determination that the sound growth of the RPA is impaired. The first test requires the presence of two (2) or more of the six (6) factors listed below under "Two Factors Test." The second test is to find that at least one (1) of the six (6) factors discussed is present under the "One Factor Test."

Under either set of criteria, each factor found must be (i) present, with that presence documented, to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present with the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the RPA to which it pertains.

Finding: The Village finds that the RPA does not qualify as a "Blighted Area" with respect to vacant land under this section of the Act.

2.4 Eligibility of Conservation Area

"Conservation Area" means any improved area within the boundaries of an RPA 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 three or more of the conservation factors as outlined in the "Blighted Area" discussion under the "Improved Land" section above, it is defined in

the Act as detrimental to the public safety, health, morals or welfare, and such an area may become a Blighted Area.

Finding: EY's review of DuPage County Assessor records indicates that more than 50% (approximately 90%) of the structures in the RPA are 35 years of age or older (see **Map 3: Eligibility criterion – age**). The Village finds that this criterion exists.

The RPA meets the requirements of Section 11.74.4-3(b) (2), (3), (9), (11), and (13). The following is an analysis of the Conservation Area eligibility factors. **Appendix 3: Eligibility factors table**, shows where each of the applicable eligibility factors can be found in the RPA.

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

Finding: The Village finds this factor was not observed within RPA, and therefore does not apply.

- 2. Obsolescence.** The condition or process of falling into disuse. Structures have become ill-suited for the original use.

Finding: Obsolescence, as a factor, is present throughout the RPA **Map 4: Eligibility criterion – obsolescence**. Many factors can contribute to the functional and economic obsolescence of a building and/or parcel.

Obsolete buildings contain characteristics or deficiencies that limit their long-term sound use or adaptive reuse and marketability. Obsolescence in such buildings is typically difficult and expensive to correct. Obsolete buildings have an adverse effect on nearby and surrounding developments and detract from the physical, functional and economic vitality of an area.

A building's age can often contribute to obsolescence. Based on information obtained from the Downers Grove Township Assessor, the majority of the buildings in the RPA (approximately 90%) are more than 35 years of age. These buildings must be adapted to maintain their suitability for their occupants' needs and require regular maintenance and repair, or renovation, for them to meet modern day demands for commercial, residential and public facilities.

The size and shape of a building in relationship to its parcel also contributes to the building's viability. Buildings that are located on multiple parcels can create logistical development challenges.

Approximately 57% of the parcels are not adequately sized for contemporary development uses. Additionally, 12.7% of the parcels with structures have buildings located on more than one parcel.

Approximately 52% of the buildings in the RPA are deteriorated (see **Map 5: Eligibility criterion – deterioration**). Deterioration of buildings contributes to the economic obsolescence of the RPA.

Throughout the RPA, surface improvements, consisting of the roadways, sidewalks, off-street parking lots and pedestrian access ways, are past their useful service lives. In one location, the offsite parking area is gravel and not a paved surface.

The Village finds that obsolescence, as a factor, is reasonably present and distributed throughout the RPA, and therefore, this factor applies.

- 3. Deterioration.** With respect to building defects, including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but not

limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Finding: The Village finds that deterioration, as a factor, is present in the RPA. Evidence of deterioration is identified throughout the buildings, particularly in the rear or on the sides of buildings and with aging facades. Signs of deterioration observed include: dented or damaged fascia, soffits, gutters or downspouts; loose or missing shingles; wear and tear or dry rot on cornices and other wood ornamentation; cracked masonry; peeling or missing paint; and worn or damaged window and door frames. Approximately 52% of the buildings in the RPA are deteriorated (see **Map 5: Eligibility criterion – deterioration**). A number of the buildings in the RPA suffer from deferred and/or nonexistent maintenance.

Deterioration was also observed in the roadways, sidewalks, parking lots, pedestrian access ways and other paved areas of the RPA. Evidence of site deterioration includes cracked pavement and/or bumper guards and crumbling asphalt, as well as unpaved alleys.

Deterioration as a factor was found to be present in 33 of the 60 primary buildings (52%). In addition, the deteriorated site improvements cited above are present throughout the RPA, and therefore, this factor applies.

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

Finding: The Village finds structures below minimum code standards, as a factor, is present in buildings that do not meet the current zoning, building and fire safety suppression systems. The Village has identified four additional properties with legal nonconforming uses for business in the RPA.

The Village's Fire Prevention Code, which is based on the National Fire Protection Association nation fire code, 1999 edition, requires the following building types have approved automatic supervised fire alarm system: 1) commercial buildings with 2,500 or more square feet, 2) any structure that has multiple uses, and 3) all commercial food preparation facilities and restaurants that serve or prepare food using commercial or residential cooking equipment.

Many of the same buildings were also constructed prior the guidelines established ADA. For example, building deficiencies which would not meet current codes include the absence of fully accessible entry/exit routes including elevators, fully accessible restrooms, energy compliant building systems and thermal envelope, fire suppression systems which may be required for new construction, and adequate widths or sizes of circulation paths and stairs.

The presence of structures below minimum code standards, as a factor, applies to 50 of the 60 (83%) buildings, and is reasonably present and distributed throughout the RPA, and therefore, this factor applies (see **Map 6: Eligibility criterion – structures below minimum code**).

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

Finding: The Village finds no illegal use of individual structures was apparent. Therefore, this factor does not apply to the RPA.

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

Finding: The Village finds excessive vacancies, as a factor, occur in varying degrees in the RPA. Excessive vacancies include improved properties that evidence no redundant effort directed toward their occupancy or to correcting their underutilization. Approximately 13% of the parcels with buildings are vacant or underutilized.

Excessive vacancies were found present in 8 (12%) of the 60 primary buildings and is present to a limited extent the RPA; therefore, this is not considered to be a qualifying factor.

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

Finding: The Village finds that lack of ventilation, light, or sanitary facilities is not apparent. Therefore, this factor does not apply to the RPA.

8. **Inadequate utilities.** Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the RPA; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the RPA.

Finding: The Village finds that inadequate utilities is not apparent. Therefore, this factor does not apply to the RPA.

9. **Excessive land coverage and overcrowding of structures and community facilities.** The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of building, 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.

Finding: The Village finds that excessive land coverage as a factor is present throughout the RPA. Excessive land coverage is evidenced in the size of buildings in relationship to the size of the parcels on which they are located as well as the shape of the parcel. *Buildings are either improperly situated on a parcel or are located on more than one parcel.* Many of the commercial buildings have been built from property line to property line. Although Village zoning permits this to a large extent, the size of these buildings reduces the businesses' space for loading and unloading deliveries and limits ingress/egress to the parcel. These parcels are of an inadequate size to accommodate contemporary redevelopment within the Redevelopment Project Area, should that be desired.

Excessive land coverage can be applied as a factor to 43 parcels of the 63 parcels (64%) with buildings in the RPA (see **Map 7: Eligibility criterion – excessive land coverage**).

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

Finding: The Village finds that Deleterious land use or layout was not found to be present to a meaningful extent within the RPA. Therefore, this factor does not apply.

11. **Lack of community planning.** The proposed RPA 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.

Finding: The Village finds that a lack of community planning was found present to throughout the RPA. The Village of Clarendon Hills was developed prior to or without the benefit or guidance of a community plan. The efforts to develop the Village were started in the 1870s. The Village was incorporated on January 22, 1924. The first comprehensive plan for the Village was issued in 1987 after much of the commercial development occurred. This factor is evidenced by many of the same issues that are cited under the previous factors of Obsolescence and Structures Below Minimum Code (see those items for further detail). Approximately 57% of the total parcels are of inadequate shape or size with respect to contemporary development standards. These conditions can create additional challenges for developers of new buildings or renovations of existing buildings. In addition, this factor was found to be present to a meaningful extent and is reasonably present throughout the RPA; therefore, this factor applies.

12. **Environmental clean-up.** The proposed RPA 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 RPA.

Two parcels have environmental concerns are listed by the Illinois Environmental Protection Agency as containing Leaking Underground Storage Tanks (LUST LPC 430255013 and 430255030, IEMA 921085 and 20071560).

Finding: The Village finds that there is evidence that two of the improved parcels of the RPA have incurred costs for environmental remediation efforts according to either the Illinois Environmental Protection Agency or the United States Environmental Protection Agency and no environmental studies were provided to the Consultant. However, this factor was not reasonably distributed; therefore, this factor will not be used as a qualifying factor.

13. **The total equalized assessed value of the proposed RPA has declined for three of the last five calendar years** prior to the year in which the RPA is designated, or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the RPA is designated.

Finding: The Village finds that lagging EAV, as a factor, does apply to the parcels of the RPA, specifically of the three qualifying factors, the total EAV of the parcels has increased at a rate that was less than the balance of the Village for three of the last five years.

Table 3 – EAV comparison of parcels

	2014	2015	2016	2017	2018
Year over year % change	-0.06%	-0.73%	3.53%	4.98%	11.40%
Net Village-wide year over year % change	-2.19%	0.95%	8.35%	7.22%	6.65%
RPA EAV increase rate less than Village-wide increase rate?	No	Yes	Yes	Yes	No

One of the three measurements of EAV indicates that the EAV is lagging and is reasonably distributed throughout the RPA. Therefore, this criterion applies. **Appendix 2** lists the individual parcels in the RPA and their respective EAV for Tax Year 2018.

2.5 Eligibility of an Industrial Park Conservation Area

“Industrial Park Conservation Area” means an area within the boundaries of an RPA located within the territorial limits of a municipality that is a labor surplus municipality or within 1½ miles of the territorial limits of a municipality that is a labor surplus area if the area is annexed to the municipality, which area is zoned industrial no later than at the time the municipality by ordinance designates the RPA, and which area includes both vacant land suitable for use as an industrial park and a Blighted Area or Conservation Area contiguous to such vacant land.

Finding: The Village finds that the RPA does not qualify as an Industrial Park Conservation Area.

2.6 Eligibility conclusions

Based upon the conditions found within the RPA during the course of and completion of EY US’s research and analysis, the Village finds and concludes that the RPA is eligible for TIF designation as a Conservation Area. The use of TIF is required to stimulate investment and eliminate the conditions that may cause the area to fall into a blighted condition.

In addition to meeting the requirement that 50% or more of the structures in the area have an age of 35 years or more, the RPA meets the requirements of 11.74.4-3(b) (2) (3), (9), (11), and (13), of the Act for designation as a Conservation Area, as these criteria are reasonably present and distributed. For designation as a Conservation Area, three criteria are to be met, and in this case six criteria have been met.

The following Conservation Area criteria are present in the RPA:

- ▶ Obsolescence
- ▶ Deterioration
- ▶ Structures below Minimum Code
- ▶ Excessive Land Coverage
- ▶ Lack of Community Planning
- ▶ Lagging Equalized Assessed Value

There must be a reasonable presence of and distribution of these factors in the RPA, as stated in the Act. These factors are not required to be present in every parcel. The above factors are distributed throughout the RPA and are present to a meaningful extent such that a local governing body may reasonably find that the factors are clearly present within the intent of the Act. Appendix 3 contains the results of various research, field surveys, and analysis of existing conditions in the RPA, which demonstrates that the above criteria are present to a meaningful extent and distributed throughout the RPA.

The RPA is approximately 30 acres, more than the minimum 1½ acres required by the Act. Only those contiguous parcels of real property that are expected to benefit substantially from the proposed Redevelopment Plan and Project improvements are included in the RPA.

The RPA as a whole is adversely impacted by the presence of the Conservation Area factors, which are detrimental to the health, safety, morals or welfare of the public, and these factors are reasonably distributed throughout the RPA. These factors go beyond normal development needs, and to reduce and eliminate the blighted conditions, TIF funds will be necessary to finance redevelopment activities.

In addition, the RPA has not been subject to sound growth and development through investment by private enterprise and the RPA would not reasonably be anticipated to be developed without TIF assistance.

Based on these factors, the Village concludes that the property within the RPA qualifies as a Conservation Area as defined in the Act. The RPA needs revitalization and guided growth to ensure that it will contribute to the long-term physical, economic and social wellbeing of the Village.

3. Redevelopment plan

Key areas of focus within the Redevelopment Project Area

In order to facilitate effective development of the RPA for commercial and mixed-use land uses, the Village has determined that the existing conditions need to be addressed:

- ▶ Declining EAV
- ▶ Deteriorated and obsolete building and properties
- ▶ Economically obsolescent commercial buildings
- ▶ Remediation of known fire safety issues and ADA accessibility
- ▶ Underutilized and vacant parcels

This TIF Plan is intended to identify tools for the Village to use to support improvements and activities that facilitate the redevelopment of the RPA. The goal of the Village, through the implementation of this Redevelopment Plan, is that the RPA be developed to the extent possible in accordance with the *Village of Clarendon Hills, Illinois, Comprehensive Development Plan, April 29, 1991* (Comprehensive Plan) and it subsequent planning document for the Downtown Central Business District, the *2014 Downtown Master Plan, amended December 19, 2016* (Downtown Master Plan). For this to occur, the Village must foster private investment in the RPA through the strategic leveraging of public funds such as TIF.

Successful implementation of the TIF Plan requires that the Village utilize Incremental Property Taxes in accordance with the Act and work cooperatively with the private sector and local governmental agencies. TIF provides a means for the Village to participate in mutually beneficial public-private partnerships. By means of public investment through the TIF, the RPA will become an environment that will attract private investment.

The goal, objectives and implementation strategies included in this TIF Plan provide a framework to guide the decisions and activities that will be undertaken to facilitate the revitalization of the RPA. These objectives and implementation strategies generally reflect existing Village policies affecting all or portions of the RPA as identified in the Comprehensive Plan and the Downtown Master Plan. TIF will provide a financing tool to facilitate the realization of the objectives of these earlier planning documents.

3.1 Goal

The overarching goal of this TIF Plan is to reduce or eliminate the conditions that qualify the RPA as a Conservation Area and to improve and redevelop the RPA for mixed land uses. To that end, and as stated in the 2014 Downtown Master Plan, this Redevelopment Plan and Project will provide a comprehensive strategy and guidance for supporting public and private investment to encourage and facilitate downtown redevelopment that such investment protects or creates evolving/gradual change, small town charm, more retail choices, unique draw or destination, services for local residents, a family friendly atmosphere, safe pedestrian circulation and active living with photogenic vibrant, progressive/self-sustaining pleasant space. The following sections outline the objectives and implementation strategies envisioned to achieve the goal and provide a framework for guiding decisions during the implementation of this Redevelopment Plan.

3.2 Redevelopment objectives

To achieve the overarching goal of the TIF Plan, the following objectives have been identified by the Village:

1. Stimulate private investment in appropriate rehabilitation of existing buildings and new construction and redevelopment.
2. Redevelop existing sites to their highest and best use.
3. Provide the necessary public infrastructure improvement to service the RPA and create an environment that will induce private investment. Public infrastructure includes, but is not limited to, streets, rights-of-way, sidewalks, water, sanitary sewer, storm sewer, and parking areas.
4. Ensure public safety through design.
5. Enhance pedestrian safety, improve traffic mobility and install aesthetic features and landscaping throughout the Downtown area of the Village of Clarendon Hills.
6. Develop safe pedestrian access to transit by improving pedestrian crossings over streets and the BNSF railroad at South Prospect Avenue.
7. Assemble land into parcels of sufficient shape and size for disposition and redevelopment in accordance with this Redevelopment Plan and contemporary development needs and standards.
8. Develop public spaces plazas and park(s) where appropriate as supported by the Downtown Master Plan.
9. Create employment opportunities for the community and surrounding area.
10. Maintain the RPA, in support of the goals and objectives of other overlapping plans, including but not limited to, the Village's Comprehensive Plan and the Downtown Master Plan.
11. Support beautification efforts through landscaping, community gateway improvements and enforcement of ordinances. Adhere to the current Downtown Design Review Guidelines.
12. Provide adequate parking and loading facilities.
13. Support regional objectives as outlined in the CMAP GOTO 2050 regional plan, including supporting inclusive growth and prioritized investment.
14. Maintain, enhance and increase METRA transit ridership.
15. Encourage development, which improves access to public transportation and safety.

3.3 Redevelopment program implementation and strategies

The Village proposes to achieve the redevelopment goal and objectives of this Redevelopment Plan for the RPA through public financing techniques, including, but not limited to, tax increment financing and by utilizing such financing techniques to implement the following specific and integrated strategies:

1. Support the planning and due diligence efforts required for underutilized sites
The Village may undertake or engage professional consultants, engineers, architects, attorneys, etc. to conduct various analyses, studies, surveys, administration or legal services to establish, implement and manage the Redevelopment Plan.
2. Facilitate property assembly, demolition and site preparation
The Village may acquire and assemble land for the purpose of development and redevelopment of vacant and underutilized sites. Such properties may be acquired by purchase, exchange or long-term lease by private developers or the Village for new development. The Village may purchase or write down the purchase of land. Should it be necessary, the Village may use the power of eminent domain, as authorized by the Act, to obtain land necessary to achieve the objectives of the Redevelopment Plan and the Redevelopment Project except as to any existing occupied residential dwelling units. The

Village may also assist in the preparation of land to include demolition, environmental remediation and flood mitigation. In addition, the Village may require written redevelopment agreements with developers before acquitting any properties and may enter into development and redevelopment agreements with private or public entities for the furtherance of this Redevelopment Plan.

3. Implement public works or improvements

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

- ▶ Certain infrastructure improvements, in connection with and adjacent to the RPA, may be necessary to advance the goals and objectives of this Redevelopment Plan. It is expected that streets, sidewalks, utilities (including any electrical or data upgrades needed to accommodate current technology), and parking improvements will be part of any redevelopment activity.
- ▶ Landscape/buffer improvements, street lighting and general beautification improvements may be provided.

4. Encourage private sector activities

Engaging in written redevelopment agreements or supporting public-private partnerships, the Village may provide financial and other assistance to encourage the private sector, including local businesses and property owners, to invest in activities and improvements that support the goal and objectives of this TIF Plan. Financial assistance for job training of those working within the RPA may be provided by the Village to further encourage economic development through private investment in new development and enterprise and/or expansion of an existing business.

5. Construct, acquire, renovate or rehabilitate public facilities

Funds may be provided to pay costs related to the construction of qualifying public facilities and improvements, to acquire existing structures for use as public facilities, and to renovate or rehabilitate existing structures for public use as permitted under the Act.

4. Estimated redevelopment project costs

A wide range of redevelopment activities and improvements will be required to implement the Redevelopment Plan. Redevelopment Project Costs are defined within the Act and all costs to be paid or reimbursed in the RPA will conform to the Act's definition.

The eligible cost activities and improvements permitted by the Act and pertaining to this Redevelopment Plan are summarized below. To the extent that obligations are issued to pay for such Redevelopment Project Costs prior to, and in anticipation of, the adoption of TIF and designation of the RPA, the Village may directly pay or be reimbursed from Incremental Property Taxes for such Redevelopment Project Costs to their fullest extent. These costs are subject to prevailing market conditions and are in addition to total Redevelopment Project Costs.

Total Redevelopment Project Costs, as described in this TIF Plan are intended to provide an upper estimate of expenditures and do not commit the Village to undertake any Redevelopment Project.

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

(See also notes for additional information regarding Estimated Redevelopment Project Costs.)

1. Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services, as provided for by 65 ILCS 5/11-74.4-3(q)(1-1.5).
2. Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors, as provided for by 65 ILCS 5/11-74.4-3(q)(1.6).
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land, as provided for by 65 ILCS 5/11-74.4-3(q)(2).
4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, as provided for by 65 ILCS 5/11-74.4-3(q)(3).
5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or constructions elements with an equivalent certification, subject to the limitations in Section 11-74.4-3(q)(4) of the Act; as provided for by 65 ILCS 5/11-74.4-3(q)(4).
6. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations including interest accruing during the estimated period of construction of the Redevelopment Project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto, as provided for by 65 ILCS 5/11-74.4-3(q)(6).

7. To the extent the municipality, 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 TIF Plan (impacts such as those on the municipality may be addressed through these funds), as provided for by 65 ILCS 5/11-74.4-3(q)(7).
8. Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act, as provided for by 65 ILCS 5/11-74.4-3(q)(8).
9. Payment in lieu of taxes, as provided for by 65 ILCS 5/11-74.4-3(q)(9).
10. Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a RPA; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code, as provided for by 65 ILCS 5/11-74.4-3(q)(10).
11. Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project, as provided for by 65 ILCS 5/11-74.4-3(q)(11).
 - a) Such costs are to be paid directly from the special tax allocation fund established pursuant to the Act.
 - b) Such payments in any one year may not exceed 30 percent of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year.
 - c) If there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this provision, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund.
 - d) The total of such interest payments paid pursuant to the Act may not exceed 30 percent of the total:
 - (i) Cost paid or incurred by the redeveloper for such redevelopment project
 - (ii) Redevelopment project costs excluding any property assembly costs and any relocation costs incurred by the municipality pursuant to the Act
 - e) The cost limits set forth in subparagraphs (b) and (d) of paragraph (11) shall be modified for financing of rehabilitated or new housing units for low-income household and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of up to 75 percent of the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act;
 - f) Instead of the eligible costs provided for in (m) 2, 4 and 5 above, the municipality may pay up to 50 percent of the cost of construction, renovation and/or rehabilitation of all low- and very low-income housing units (for ownership or rental) as defined in Section 3 of the Illinois Affordable Housing Act. If the units are part of a residential redevelopment project that includes units not affordable to low- and very low-income households, only the low- and very low-income units shall be eligible for benefits under the Act.

12. Contributions to schools as required by the Act for an increased student population as a result of TIF Projects, as provided for by 65 ILCS 5/11-74.4-3(q)(7.5).

13. Contributions to/incremental revenues transferred to contiguous RPAs, as provided for by 65 ILCS 5/11- 74.4-4(q).

Unless explicitly provided in the Act, the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

If a Special Service Area is established pursuant to the Special Service Area Tax Law, 35ILCS 235/0.01 et.seq. then any tax increment revenue derived from the tax imposed pursuant to the Special Service Area Tax may be used within the redevelopment project area for the purposes permitted by that Special Service Tax Law as well as the purposes permitted by this Act.

Table 3 – Estimated redevelopment project costs

	Project/improvement	Estimated project costs
1.	Costs of studies, surveys, plans, etc.	\$250,000
2.	Site marketing costs	\$250,000
3.	Property assembly costs	\$1,750,000
4.	Costs of building rehabilitation, repair or remodeling	\$950,000
5.	Costs of construction of public works or improvements	\$1,200,000
6.	Costs of job training or retraining (businesses)	\$250,000
7.	Taxing district capital costs	\$250,000
8.	Relocation costs	\$250,000
9.	Costs of job training (community college)	\$100,000
10.	Interest costs (developer or property owner)	\$500,000
11.	School district increased costs	\$75,000
Total Estimated Redevelopment Project Costs <small>(see notes)</small>		\$5,825,000

Notes regarding Estimated Redevelopment Project Costs:

- a. All costs are in 2019 dollars and may be increased by 5% after adjusting for annual inflation reflected in the Consumer Price Index (CPI) for all Urban Consumers in U.S. Cities, published by the U.S. Department of Labor, as allowed by the Act.
- b. Private redevelopment costs and investment are in addition to the above.
- c. To the extent permitted by law, the Village reserves the right to adjust and transfer estimated amounts within the Total Estimated Redevelopment Project Costs among the categories of eligible Estimated Redevelopment Project Costs set forth therein, provided any such adjustment or transfer shall not increase the Total Estimated Redevelopment Project Costs, other than as otherwise provided in these notes.
- d. Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act.
- e. Total estimated budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued, which shall be in addition to the Total Estimated Redevelopment Project Costs.
- f. In the case where a private individual or entity received benefits under the Act for the purpose of originating, locating, maintaining, rehabilitating or expanding a business facility abandons or relocates its facility in violation of a redevelopment agreement, the Village reserves the right to collect reimbursement for funds extended in accordance with the Act.
- g. Including all categories of cost permitted under 65 ILCS 5/11-74.4-3(q)(1), (1.6), (2), (3), (4), (5), (6), (7), (7.5), (7.7), (8), (9), (10), (11), (12), (13), and 65 ILCS 5/11-74.4-4(q).
- h. Unless explicitly stated herein the costs of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.
- i. Except as provided for under 65 ILCS 5/11-74.4-3(q)(13), none of the redevelopment project costs enumerated above shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the RPA while terminating operations at another Illinois location within 10 miles of the RPA but outside the boundaries of the Village.

The Village may pay directly or reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

The Village reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one RPA in another RPA that is either contiguous to, or is separated only by a public right-of-way from, the RPA from which the revenues are received.

It is anticipated that the Village may choose to stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.

5. Agreement with comprehensive plan

The RPA should be redeveloped primarily in a planned and cohesive manner providing sites for mixed uses including commercial, office and residential developments. Future land uses should be arranged and located to minimize conflicts between neighboring land use activities. The intent of this Redevelopment Plan is also to enhance and support the existing, viable uses in the RPA through providing opportunities for financial assistance for revitalization of existing improvements and infrastructure and new development where appropriate.

The goals and objectives of the Redevelopment Plan conform to the comprehensive plan of the municipality. In 1991 the Village adopted *Village of Clarendon Hills, Illinois, Comprehensive Development Plan, April 1991*. It was updated in 2006 with the *2014 Downtown Master Plan*. In late 2014, the Village Board updated the proposed land uses, design and economic development initiatives and adopted the *2014 Downtown Master Plan* and it was amended 2016. The Downtown Master Plan was intended to guide future land use and infrastructure decisions. All the parcels in the RPA are included as part of the Downtown Master Plan.

The following implementation strategies are identified in the Downtown Master Plan and reflect those in the Redevelopment Plan and Project:

Land Use

- ▶ Adopt the Land Use Concepts map.
- ▶ Revise the Zoning Ordinance to change acceptable prohibited uses to special uses.
- ▶ Conduct a parking study that determines methods to meet Downtown parking needs through redistribution and creation of public, private and shared parking.
- ▶ Rezone the property east of the Burlington Avenue water tower from I-Industrial to B-2 Commercial Business District.
- ▶ Improve pedestrian crossing at BNSF and South Prospect Avenue.
- ▶ Develop public plazas for public gathering/activities at Central Plaza, Golf and Burlington Avenues, Park and Walker Avenues, and a linear park along the BNSF RR to accommodate regional bikeway and public art corridor through the community/Downtown.
- ▶ Amend Ordinances: special uses and parking consistent with these initiatives.

Design

- ▶ Adopt the Design Concepts map.
- ▶ Update the Downtown Design Review Guidelines to better address current Development and marketing needs and be supportive of the ideas depicted in the Downtown design concepts map. The revised Downtown Design Review Guidelines should be accessible via the Village website with up-to-date images and photograph examples.
- ▶ Develop a branding program that creates a modern sense of place through design of public gathering spaces and architectural design.

Land Use Concepts map

- ▶ Create linear parks and plazas north and south of the BNSF railroad to create festival streets for community events and passive social gathering by residents and Downtown visitors.
- ▶ Improve safe pedestrian access to transit by improving pedestrian crossings over streets and the BNSF railroad at South Prospect Avenue.
- ▶ Redesign and reconstruct Rail Road Avenue to improve pedestrian streetscape along its south side and to improve the commercial viability of its adjacent properties.

Economic Development

- ▶ The images and text contained in the Downtown Master Plan must provide flexibility for the market place without hampering the Village's efforts to maintain its vision for the Downtown. Unlike the 2006 DTMP, the 2014 DTMP should not provide specifics that will otherwise be refined during the development entitlement process. Buildings having a single use designation described in this 2014 DTMP should be able to accommodate residential or office; buildings having a mixed-use designation should be able to provide the same flexibility above the first floor.
- ▶ The addition of additional public gathering spaces should be developed north and south of the BNSF rail road to reinforce the Downtown as a community and area-wide destination. These spaces should be designed to accommodate active and passive activities, for example: public art parks, pedestrian/bikeways, festival streets/street-markets.
- ▶ Creation of an Economic Development/DTMP Implementation Committee to facilitate the continued engagement of existing property and business owners; development of better signage along Ogden, 55th, and Route 83/use of Village social media efforts to promote business; to oversee the development of a Downtown brand/identity.
- ▶ Conduct a parking study to determine the Downtown's parking needs and capacity if the maximum based on the proposed land use plan. Any such study should also consider how parking could be phased along with the evolution and phasing of Downtown development.

In summary, the above statements and objectives in the Village's Comprehensive Plan, and other Village planning documents, and the land uses identified in the Village's Future Land Use Map reflect the goals and land uses in this Redevelopment Plan.

Proposed Land Use

The Village's Future Land Use Map, as shown in **Map 8: Future land use** of this TIF Plan, shows properties in the RPA as being designated as either single use, multi-use or public use buildings. The multi-use properties are further defined as street level commercial, street level retail and home occupation/residential. The RPA properties are all included within the 2014 Downtown Master Plan Area. The boundary of 2014 Downtown Master Plan Area is slightly larger than that of the RPA.

6. Certifications and findings

This section reviews the Redevelopment Plan and provides appropriate responses to certifications and findings required in the Act.

6.1 Certifications

For each of the certifications below, the Act requires "each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to." The Village certifies the following:

1. Redevelopment Project Costs

The Redevelopment Project Costs are detailed in 4. Estimated Redevelopment Project Costs.

2. Lack of growth and development

As described in 2. **Evaluation of eligibility conditions**, the RPA as a whole is adversely impacted by the presence of numerous factors, and these factors are reasonably distributed throughout the RPA. The RPA on the whole has not been subject to growth and development through investment by private enterprise. The lack of private investment is evidenced by continued existence of the factors referenced above and the lack of new development projects initiated or completed within the RPA.

The lack of growth and investment by the private sector in the RPA is evidenced by the existence of the conservation area factors including and not limited to the following:

- ▶ Underutilized and functionally and economically obsolete buildings
- ▶ Decline in the EAV

The conclusions in the study indicate that private investment in revitalization and redevelopment has not occurred to overcome the eligibility area conditions that currently exist. The RPA is not reasonably expected to be developed without the efforts and leadership of the Village, including the adoption of the Redevelopment Plan and Project.

3. Financial impacts on taxing districts

Redevelopment within the RPA may result in additional demands on services provided by taxing districts. At this time, no special programs or projects are proposed that would result in an increased demand for services or capital improvements by any other taxing districts.

The Village intends to monitor development in the RPA, and in cooperation with the other taxing districts, will endeavor to ensure that any increased needs that may arise as a result of a particular development are addressed. The nature of the redevelopment that is anticipated in the area as a result of this Redevelopment Plan and Project consists primarily of renovation and rehabilitation of existing mixed-use buildings, redevelopment of underutilized properties, and infrastructure improvements.

While redevelopment activities may have an impact on the school district or other taxing districts, no significant impacts are anticipated. Should service needs increase as a result of redevelopment activity, the Village will work with the impacted district(s) to determine which programs are necessary to provide adequate services, if any.

The following entities currently levy taxes on properties located within the RPA:

Taxing districts

- Du Page County
- Du Page County Forest Preserve
- Du Page Water Commission
- Du Page Airport Authority
- Downers Grove Township
- Downers Grove Township Road District
- Village of Clarendon Hills
- Village of Clarendon Hills Library
- Clarendon Hills SSA 14
- Clarendon Hills SSA 27
- Clarendon Hills Park District
- Flagg Creek Water Reclamation District
- Clarendon Blackhawk Mosquito Abatement District
- Grade School District 181
- High School District 86
- College of DuPage 502
- Clarendon Hills SSA 34

4. Sources of funds to pay costs

The Incremental Property Taxes are expected to be a principal source of funds to pay Redevelopment Project Costs and secure municipal general and revenue obligations issued for that purpose. Funds may also be derived from Incremental Property Taxes from contiguous RPAs. The Village of Clarendon Hills may pledge as payment additional revenues including revenues from the Redevelopment Project, municipal property taxes or other revenue sources, and bonds backed by the general obligation of the municipality. In addition, the Village may utilize state and federal grants. Finally, the Village may permit the utilization of guarantees, deposits and other forms of security made available by private sector developers.

5. Nature and term of obligations

The Village may issue obligations secured by or payable from Incremental Property Taxes pursuant to the Act. To enhance the security of such municipal obligations, the Village may pledge its full faith and credit through the issuance of general obligation bonds. Additionally, the Village may provide other legally permissible credit enhancements to any obligations issued pursuant to the Act. All obligations issued by the Village pursuant to this Redevelopment Plan and the Act are estimated to be retired by the end of the 24th year after the year of adoption of the initial ordinances approving the RPA and Redevelopment Plan and Project but in no event no more than 20 years from their issuance.

In addition to paying Redevelopment Project Costs, Incremental Property Taxes may be used for the scheduled retirement of obligations, mandatory or optional redemptions, establishment of debt service reserves and bond sinking funds, and any other lawful purpose. To the extent that Incremental Property Taxes are not needed for these purposes, any excess Incremental Property Taxes may then become available for distribution annually to taxing districts within the RPA in the manner provided by the Act.

The scheduled final maturity date of any financial obligation may not exceed 20 years from the date of issuance. One or more series of obligations may be issued to implement the Redevelopment Plan for the RPA. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations.

6. Recent equalized assessed valuation

The purpose of identifying the most recent EAV of the Project Area is to provide an estimate of the initial EAV, which the DuPage County Clerk will certify for the purpose of annually calculating the incremental EAV and incremental property taxes of the RPA. The 2018 EAV of all taxable parcels in the RPA is approximately \$12,533,460. This total EAV amount, by PIN, is summarized in **Appendix 2: 2018 PIN and EAV list**.

The EAV is subject to verification by the DuPage County Clerk. After verification, the final figure shall be certified by the DuPage County Clerk and shall become the Certified Initial EAV from which all incremental property taxes in the RPA will be calculated by DuPage County. The Plan has utilized the EAVs for the 2018 tax year.

7. Estimate as to the equalized assessed valuation

The estimated EAV of real property within the RPA, by the year 2043 (collection year 2044), is anticipated to be between \$17,600,000 and \$26,100,000. The estimates are based on several key assumptions, including the following: (1) the most recent State Multiplier of 1.000 applied to 2018 assessed values will remain unchanged; (2) for the duration of the RPA, the tax rate for the entire area is assumed to be the same and will remain unchanged from the 2018 level; and (3) growth from reassessments of existing properties in the RPA will be at a rate of 1.5% per year with a reassessment every four years. The estimate for the higher end of the range includes the prior assumptions and includes projections based on increased EAV that may result from estimate of redevelopment activity within the RPA over a 23-year period. Depending on the actual redevelopment that occurs, the EAV may be realized at a higher or lower amount than indicated in the range above.

8. Commitment to fair employment practices/affirmative action plan

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

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

9. Industrial Park Conservation Redevelopment Project Area

This Redevelopment Plan does not concern an Industrial Park Conservation RPA.

10. Annexation of property

All the property within the RPA is annexed to the municipality or shall be prior to the adoption of the RPA and Redevelopment Plan and Project.

11. Estimated date of completion

The estimated date for final completion of the TIF Plan and the retirement of obligations incurred to finance Redevelopment Project Costs is December 31st of the year in which the payment to the Village Treasurer is made with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the ordinance approving the RPA is adopted, which is December 31, 2044, assuming the RPA and TIF are approved in 2020.

12. Incremental tax revenue

Based on the historical lack of private investment without assistance and the documented problems in the RPA, the Village of Clarendon Hills finds that the RPA would not reasonably be developed "but for" the use of incremental tax revenue.

This is also noted previously in this section under **Redevelopment Project Certification 1 above**.

6.2 Findings

For each of the findings below, the Act requires "each Redevelopment Plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:"

The Village of Clarendon Hills makes the following findings as described in the Act:

1. Use of incremental tax revenues

The Village of Clarendon Hills hereby certifies that incremental revenues will be exclusively utilized for the development of the RPA or in a contiguous RPA as allowed by the Act. Certain infrastructure work in connection with and appurtenant to the RPA can be undertaken under the Act. Incremental Property Taxes will be used according to the total estimated budget costs and as set forth in this Plan for the development of the RPA.

2. Housing impact study, relocation and displacement

As set forth in the Act, if a redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and a municipality is unable to certify that no displacement will occur, the municipality must prepare a housing impact study and incorporate the study into the redevelopment plan and project document.

The RPA contains approximately 173 residential units, of which the majority are estimated to be inhabited. The Plan provides for the development or redevelopment of several portions of the RPA that may contain occupied residential units. It is possible that displacement of residents from inhabited residential units in the RPA could occur over the 23-year term of the RPA as redevelopment projects occur, though the Village anticipates a net increase in residential units within the RPA. A Housing Impact Study has therefore been prepared for the RPA and is included in this TIF Plan (see **Appendix 4: Housing Impact Study**).

3. Contiguous parcels of real property and improvements

The boundary map of the RPA is **Map 1** and is made part of this document by reference hereto. It illustrates that all parcels in the RPA are contiguous.

The RPA was found to qualify as a Conservation Area according to the Act. The Redevelopment Plan Program (3. **Redevelopment Plan** of this TIF Plan and 4. **Estimated redevelopment project costs**) are specifically geared to remediation Conservation Area factors. Therefore, the Village finds that the area will substantially benefit from the proposed Redevelopment Project investment in infrastructure and facilities.

4. Land use restrictions

The Redevelopment Plan does not include the development of vacant land: (i) with a golf course, or (ii) designated as public land for "outdoor recreational activities" or for nature preserves used for those purposes within five years prior to the adoption of the Redevelopment Plan.

5. Historic resource

This Redevelopment Plan hereby certifies that any Redevelopment Project Costs relating to the demolition, removal or substantial modification of historic resources will be utilized in conformance with the Act.

As defined by the Act, historic resource for the purpose of this TIF Plan (Act item 14) means: (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

6. Regional Transportation Authority STAR

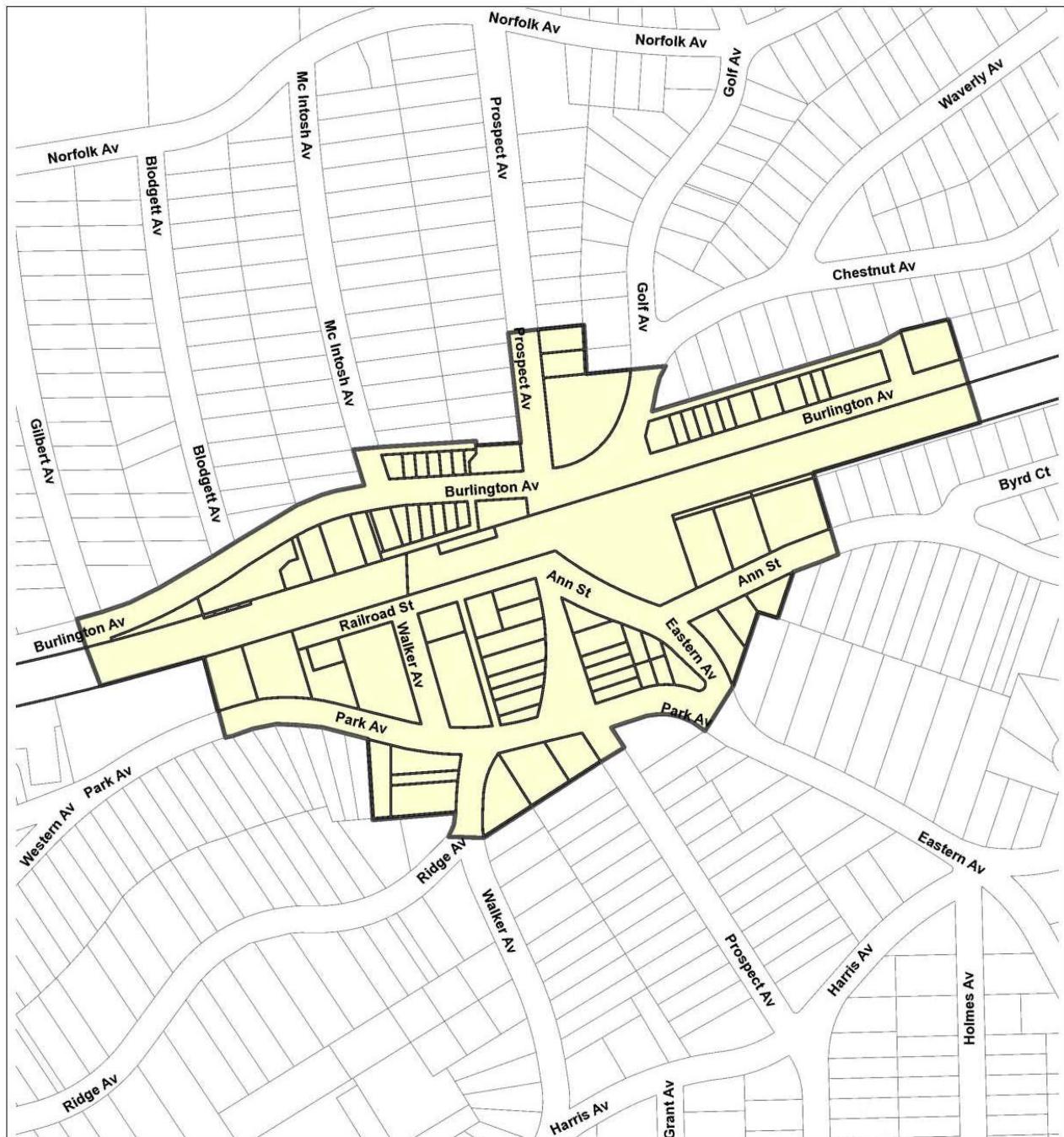
This TIF Plan hereby certifies that no part of the proposed RPA is within one-half mile of an existing or proposed Regional Transportation Authority STAR line station.

7. Provisions for amending the Redevelopment Plan and Project

This Redevelopment Plan and Project may be amended pursuant to the Act.

Maps

Map 1: Redevelopment Project Area boundary



**Village of Clarendon Hills
Downtown TIF Redevelopment Project Area
Map 1 Boundary Map**

1" = 336 ft

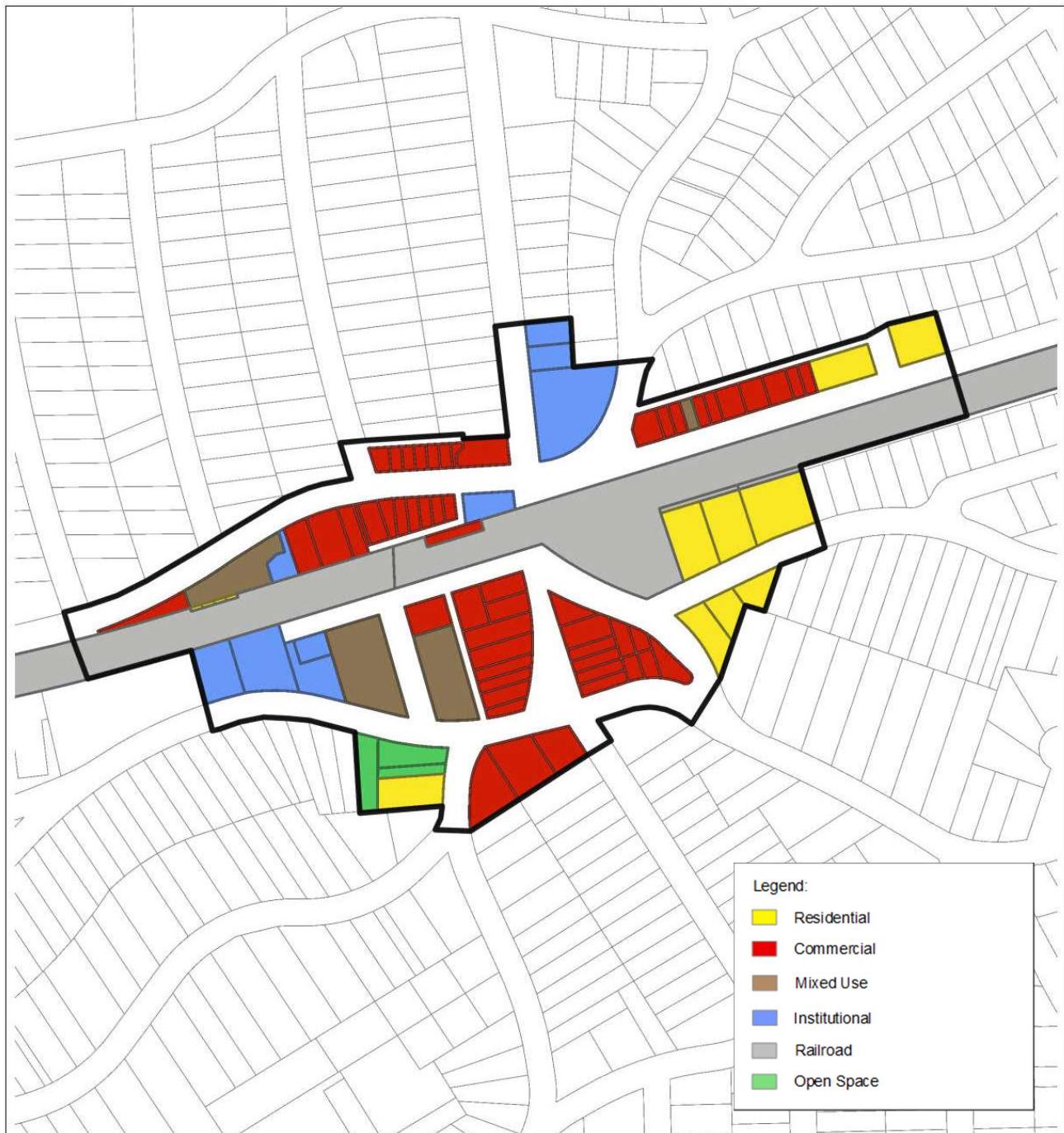
— District Boundary



10/31/2019

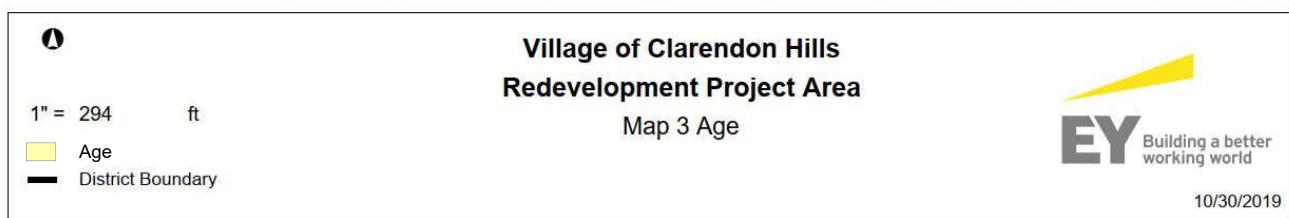
Data By: Ruekert/Mielke, ESRI

Map 2: Existing land use



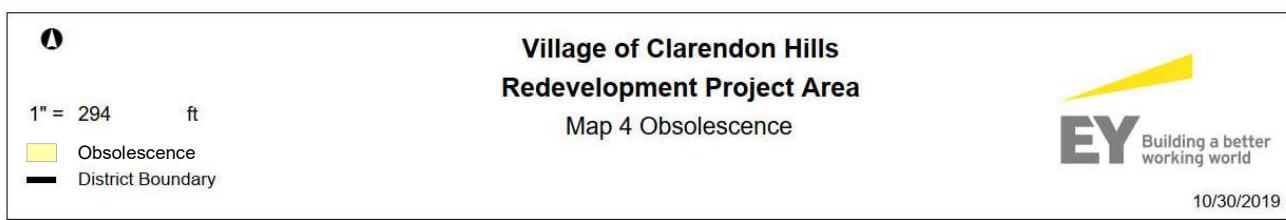
Data By: Village of Clarendon Hills, DuPage County, Ruekert/Mielke, ESRI

Map 3: Eligibility criterion – age



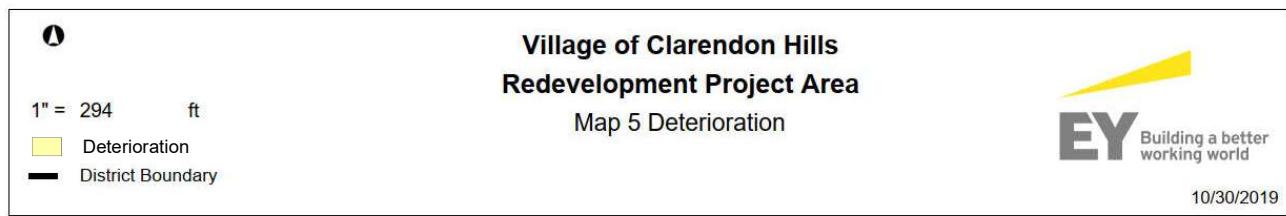
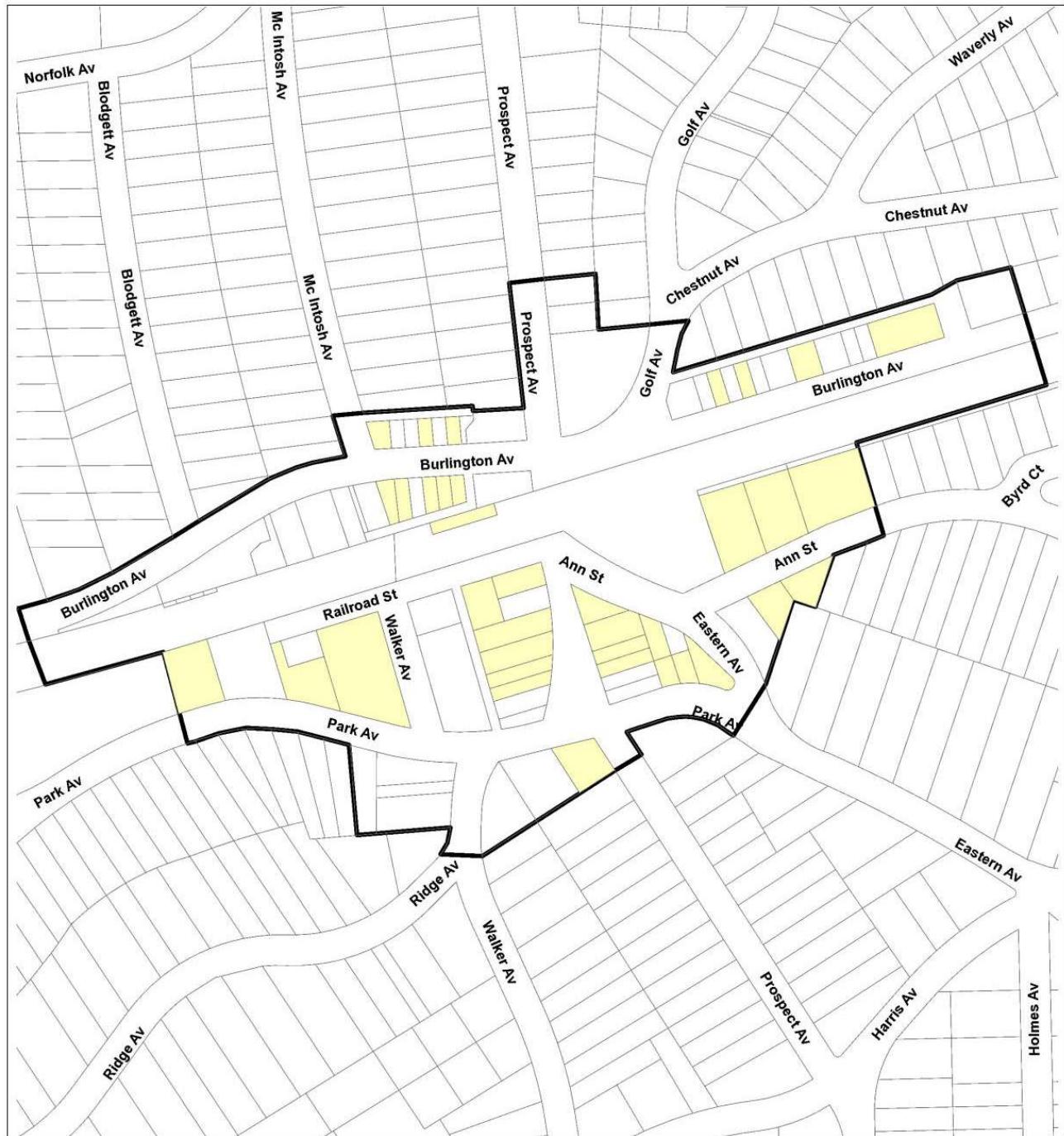
Data By: Ruekert/Mielke, ESRI

Map 4: Eligibility criterion – obsolescence



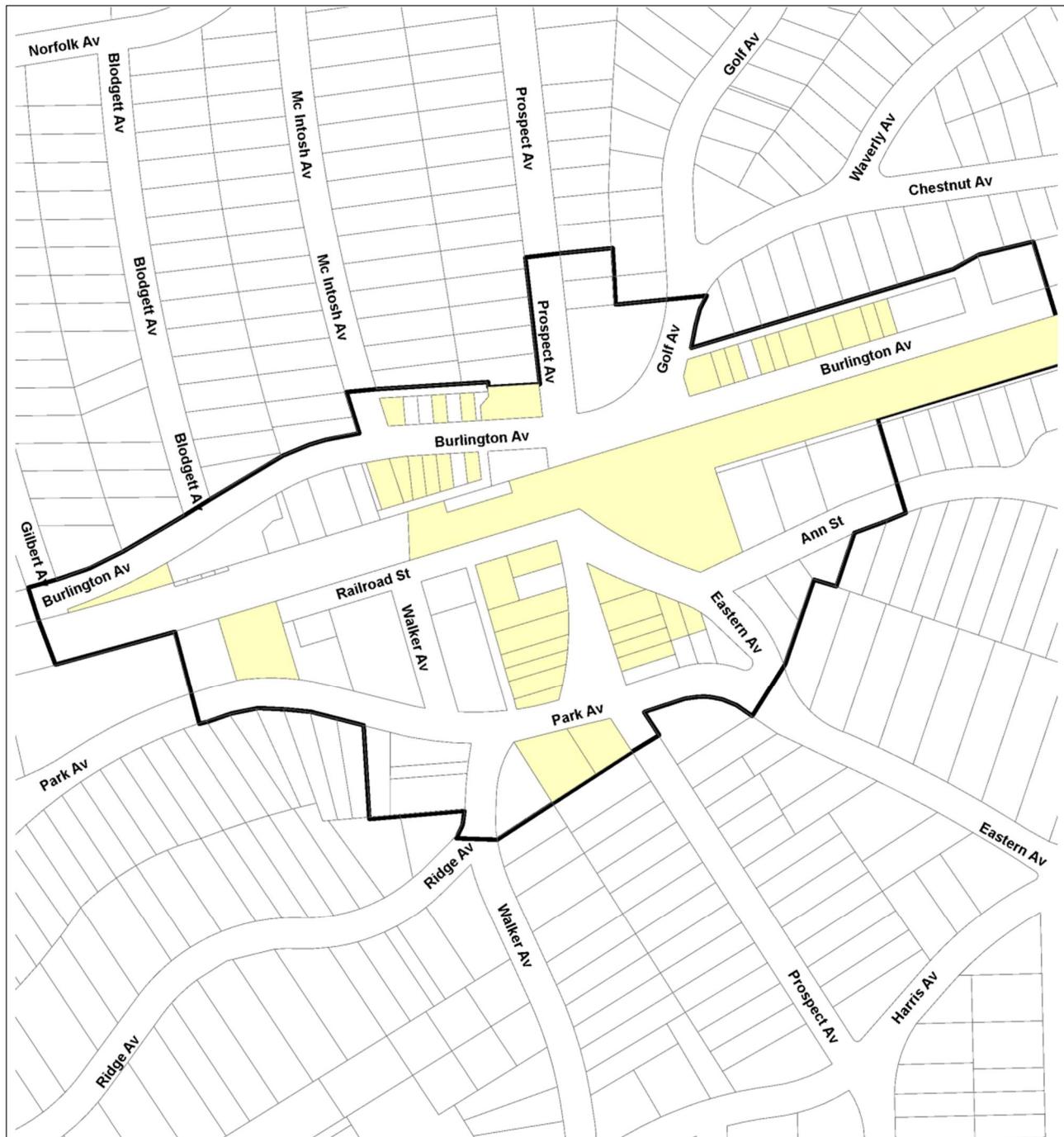
Data By: Ruekert/Mielke, ESRI

Map 5: Eligibility criterion – deterioration



Data By: Ruekert/Mielke, ESRI

Map 6: Eligibility criterion – structures below minimum code



1" = 291 ft

■ Structures below minimum code

— District Boundary

Village of Clarendon Hills

Redevelopment Project Area

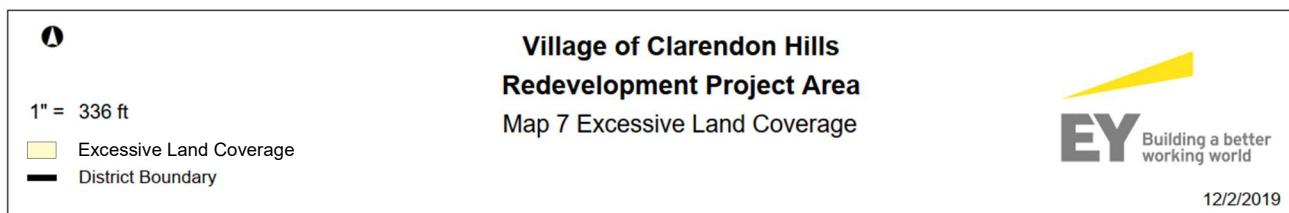
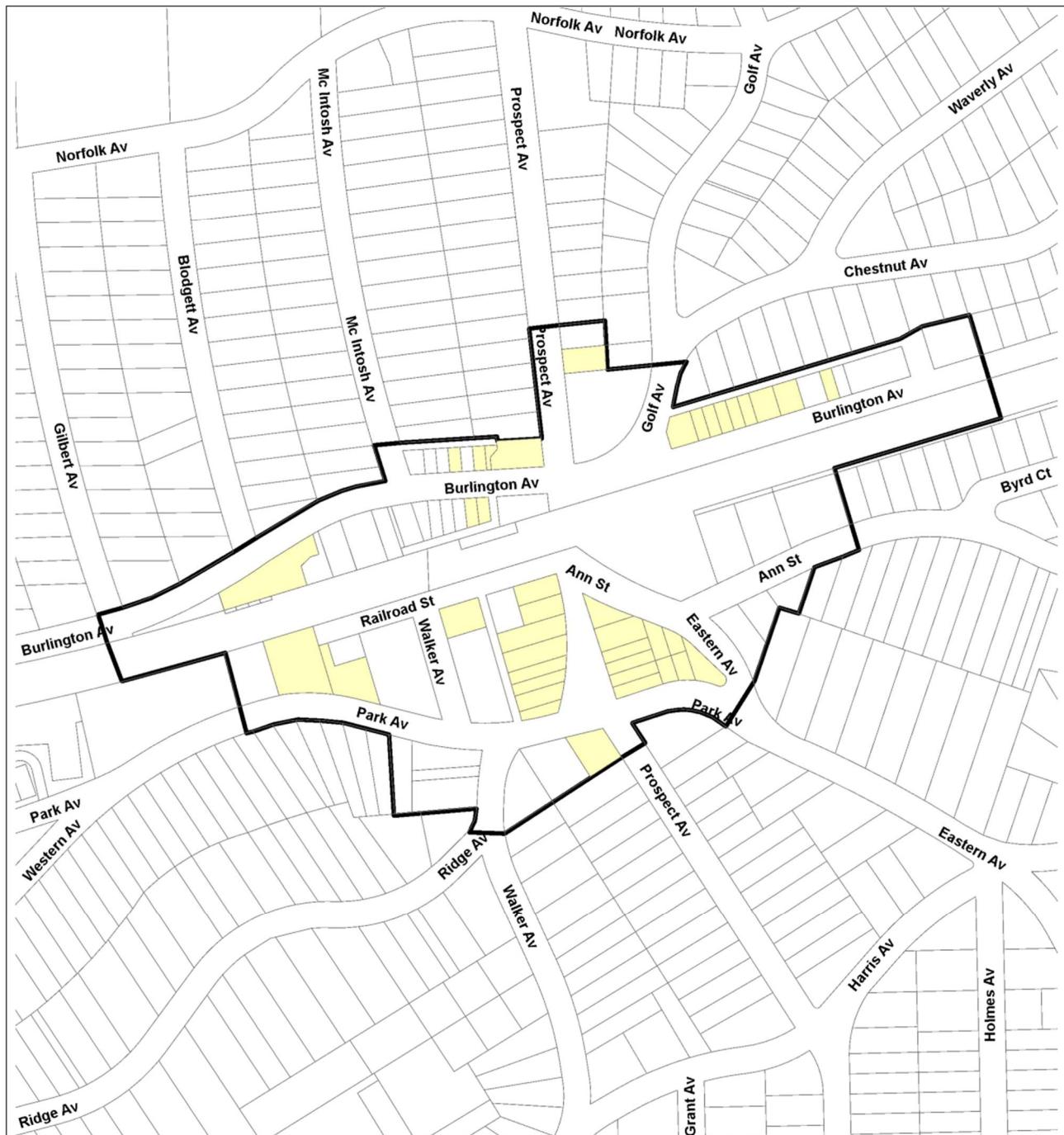
Map 6 Structures Below Minimum Code



12/2/2019

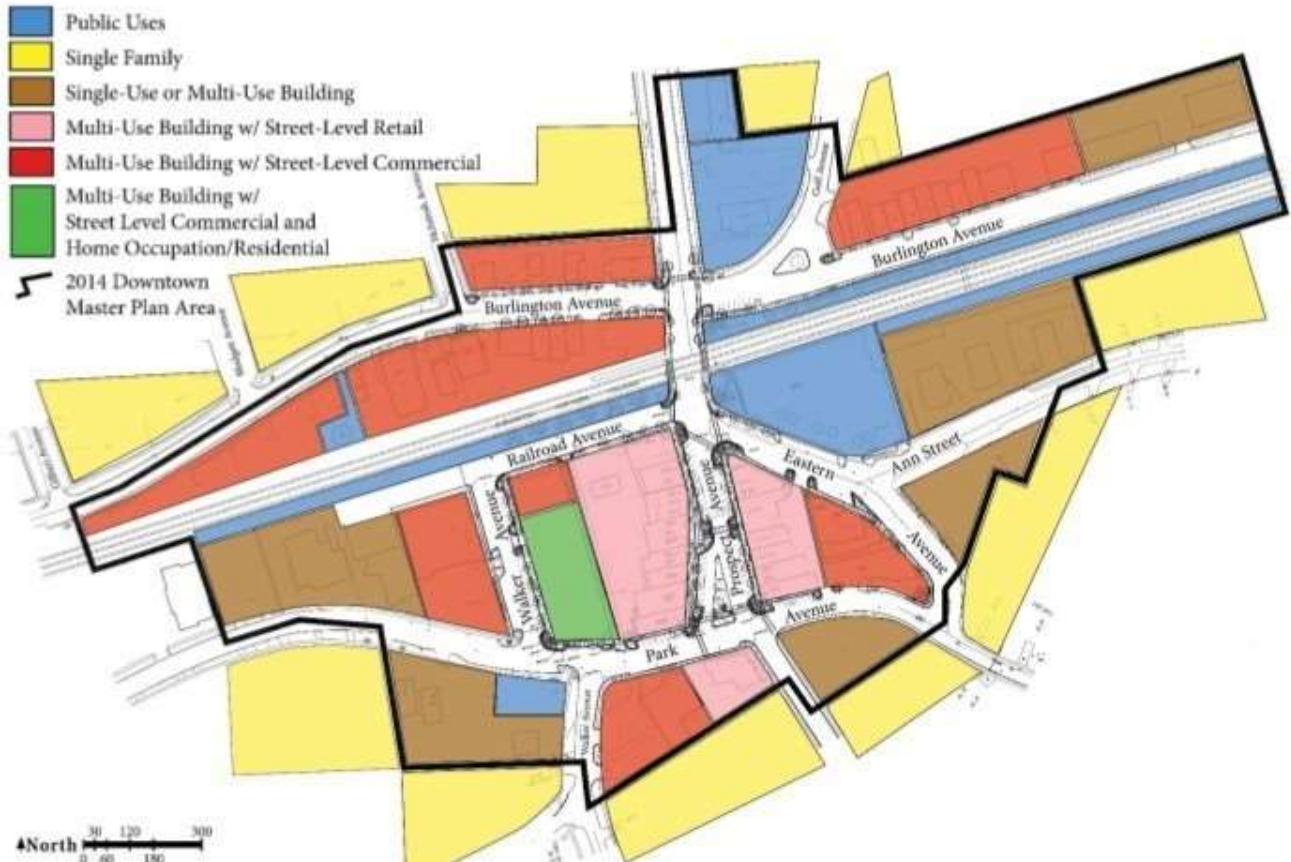
Data By: Ruekert/Mielke, ESRI

Map 7: Eligibility criterion – excessive land coverage



Data By: Ruekert/Mielke, ESRI

Map 8: Future land use*



**Village of Clarendon Hills
Downtown Master Plan** (proposed Fall 2016)

**Land Use Concepts
[EXHIBIT C]**

*The RPA properties are all included within the 2014 Downtown Master Plan Area. The boundary of the 2014 Downtown Master Plan Area is slightly larger than that of the RPA.

Appendix

Appendix 1: Redevelopment Project Area legal description¹

THAT PART OF THE EAST HALF OF SECTION 10 AND THE WEST HALF OF SECTION 11 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 38 IN ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, AS RECORDED AUGUST 26, 1922 AS DOCUMENT NUMBER R1922-158479;

THENCE NORtherly along the westerly line of said lot 16 in block 38 to the northwest corner thereof, said northwest corner also being a point on the southerly right-of-way line of BURLINGTON AVENUE;

THENCE northwesterly along a line to the point of intersection with the easterly right-of-way line of GILBERT AVENUE and the northerly right-of-way line of said BURLINGTON AVENUE;

THENCE northeasterly along said northerly right-of-way line of BURLINGTON AVENUE to a point on the westerly right-of-way line of McINTOSH AVENUE;

THENCE northerly along said westerly right-of-way line of McINTOSH AVENUE to a point of intersection with the westerly extension of the north line of an east-west public alley in block 13 in said ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, said alley is lying north of said BURLINGTON AVENUE;

THENCE easterly along said westerly extension and the north line of the east-west public alley in block 13 to a point of intersection with the northerly extension of the east line of lot 22 in said block 13;

THENCE south along a line to a point on the north line of the south half of said east-west public alley in block 13, said point also being the northwest corner of lot 1 in CLARENDON HILLS BANK RESUBDIVISION, AS RECORDED DECEMBER 20, 1996 AS DOCUMENT NUMBER R1996-203797;

THENCE easterly along the north line of said lot 1 to a point on the westerly right-of-way line of PROSPECT AVENUE;

THENCE northerly along said westerly right-of-way line of PROSPECT AVENUE to a point of intersection with the westerly extension on the northerly line of lot 19 in block 12 in said ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE easterly along said westerly extension and the northerly line of lot 19 to the northeast corner thereof;

THENCE southerly along the easterly line of said lot 19 and the easterly line of lot 18 in said block 12 to the southeast corner of said lot 18, said southeast corner also being the northwest corner of lot 12 in said block 12;

THENCE easterly along the northerly line of said lot 12 and the easterly extension thereof to a point on the easterly right-of-way line of GOLF AVENUE;

THENCE southwesterly along said easterly right-of-way line of GOLF AVENUE to a point on the northwesterly line of a northeasterly-southwesterly public alley in block 5 in said ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, said alley is lying northwesterly of said BURLINGTON AVENUE;

¹ Legal description provided by the Village

THENCE NORtheasterly along said Northwesterly line of the NORtheasterly-Southwesterly public alley in block 5 to a point on the westerly right-of-way line of QUINCY STREET;

THENCE NORtheasterly along a line to the Northwest corner of lot 12 in block 4 in said ARTHUR T. MCINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE NORtheasterly along the northerly line of said lot 12 and the northerly line of lot 13 in said block 4 to the northeast corner of said lot 13;

THENCE SOUTheasterly along the easterly line of said lot 13 in block 4 and the SOUTheasterly extension thereof to a point on the SOUTheasterly right-of-way line of the BURLINGTON NORTHERN SANTA FE RAILWAY (previously known as the CHICAGO, BURLINGTON AND QUINCY RAILROAD);

THENCE SOUTheasterly along said SOUTheasterly right-of-way line of the BURLINGTON NORTHERN SANTA FE RAILWAY to the Northwest corner of lot 1 in CLARENDON DOWNS SUBDIVISION, as recorded November 18, 1947 as document number R1947-534381;

THENCE SOUTheasterly along the westerly line of said lot 1 and the SOUTheasterly extension thereof to a point on the southerly right-of-way line of ANN STREET;

THENCE SOUTheasterly along said southerly right-of-way line of ANN STREET to the northeast corner of lot 1 in BRAINARD'S RESUBDIVISION, as recorded May 20, 1957 as document number R1957-842915;

THENCE SOUTheasterly to the southeast corner of said lot 1 in BRAINARD'S RESUBDIVISION;

THENCE NORTHwesterly along the southerly line of said lot 1 in BRAINARD'S RESUBDIVISION to the most easterly corner of lot 2 in said BRAINARD'S RESUBDIVISION;

THENCE SOUTheasterly along the SOUTheasterly line of said BRAINARD'S RESUBDIVISION and the SOUTheasterly extension thereof to a point on the southerly right-of-way line of EASTERN AVENUE (near the juncture with PARK AVENUE);

THENCE WESTerly along the southerly line of said EASTERN AVENUE and the southerly right-of-way line of PARK AVENUE to a point on the NORtheasterly right-of-way line of SAID PROSPECT AVENUE, said point also being the Northwest corner of lot 25 in block 18 in CLARENDON HILLS RESUBDIVISION, as recorded November 4, 1873 as document number 17060;

THENCE SOUTheasterly along said NORtheasterly right-of-way line of PROSPECT AVENUE to a point of intersection with the NORtheasterly extension of the NORTHwesterly line of lot 3 in PROSPARK RESUBDIVISION, as recorded May 10, 1961 as document number R1961-6310;

THENCE SOUTheasterly along said NORtheasterly extension and the NORTHwesterly line of lot 3 to the Northwest corner thereof, said Northwest corner also being a point on the south line of the North 25 feet of lot 18 in block 18 in CLARENDON HILLS RESUBDIVISION, as recorded November 4, 1873 as document number R1873-17060;

THENCE SOUTheasterly along said south line of the North 25 feet of lot 18 in block 18 to a point on the easterly right-of-way line of WALKER AVENUE, said point being on a curve;

THENCE WESTerly along a line that is radial to the center of said curve in the easterly right-of-way line of WALKER AVENUE to a point on the westerly right-of-way line of said WALKER AVENUE (near the juncture with RIDGE AVENUE);

THENCE NORtherly along said westerly right-of-way line of WALKER AVENUE to the northeast corner of lot 4 in GREGORY'S SUBDIVISION, as recorded May 12, 1928 as document number R1928-257553;

THENCE WESTerly along the northerly line of lot 4 and the northerly line of lot 5 in said GREGORY'S SUBDIVISION to the southwest corner of lot 12 in said GREGORY'S SUBDIVISION;

THENCE NORtherly along the west line of said lot 12 to a point on the southerly right-of-way line of said PARK AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 3 IN PARK AVENUE RESUBDIVISION AS RECORDED JULY 18, 1985 AS DOCUMENT NUMBER R1985-57209;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE WESTERLY LINE OF LOT 3 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF AFORESAID LOT 16 IN BLOCK 38 IN ARTHUR T. McINTOSH AND COMPANY'S CLARENDRON HILLS SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 16 IN BLOCK 38 TO THE POINT OF BEGINNING.

PINs:

09-10-225-004	09-10-227-025	09-11-109-002
09-10-225-005	09-10-227-026	09-11-109-003
09-10-225-006	09-10-227-027	09-11-109-004
09-10-225-007	09-10-227-028	09-11-109-005
09-10-225-008	09-10-227-029	09-11-109-006
09-10-225-014	09-10-406-005	09-11-109-007
09-10-225-015	09-10-407-030	09-11-109-008
09-10-225-016	Pt. 09-10-502-002 (railroad)	09-11-109-009
09-10-225-017	09-11-102-026	09-11-109-010
09-10-225-018	09-11-102-027	09-11-109-011
09-10-225-019	09-11-102-028	09-11-113-010
09-10-226-005	09-11-102-029	09-11-113-011
09-10-226-006	09-11-102-030	09-11-113-012
09-10-226-007	09-11-102-031	09-11-113-013
09-10-226-008	09-11-102-038	09-11-113-014
09-10-227-001	09-11-102-039	09-11-113-015
09-10-227-002	09-11-103-001	09-11-113-016
09-10-227-003	09-11-103-002	09-11-113-017
09-10-227-004	09-11-103-003	09-11-113-018
09-10-227-005	09-11-103-004	09-11-113-019
09-10-227-006	09-11-103-005	09-11-113-020
09-10-227-007	09-11-103-006	09-11-113-026
09-10-227-008	09-11-103-007	09-11-114-024
09-10-227-009	09-11-103-008	09-11-115-002
09-10-227-010	09-11-104-003	09-11-115-003
09-10-227-011	09-11-104-004	09-11-115-004
09-10-227-012	09-11-104-005	09-11-116-001
09-10-227-013	09-11-104-006	09-11-116-004
09-10-227-014	09-11-104-007	09-11-116-005
09-10-227-015	09-11-104-008	09-11-300-001
09-10-227-016	09-11-104-009	09-11-300-002
09-10-227-017	09-11-104-010	09-11-300-003
09-10-227-018	09-11-104-011	09-11-302-001
09-10-227-019	09-11-104-012	09-11-302-015
09-10-227-020	09-11-104-013	09-11-302-016
09-10-227-021	09-11-108-009	09-11-502-001 (railroad)
09-10-227-022	09-11-108-010	09-11-502-002 (railroad)
09-10-227-023	09-11-108-025	Pt. 09-11-502-003 (railroad)
09-10-227-024	09-11-109-001	Pt. 09-11-502-006 (railroad)

Common Boundary Description:

Generally, those parcels along Burlington Avenue, from the first parcel East of Quincy Street to Gilbert Avenue, except the parcels on the North side of Burlington Avenue from McIntosh Avenue to Gilbert Avenue; the Clarendon Hills Library parcel on the East side of Prospect Avenue; the parcels along Railroad Street; the parcels along Park Avenue from Eastern Avenue to just West of the Clarendon Hills Fire Station parcel, except those parcels on the South side of Park Avenue, located West of 301 Park Avenue, and between Eastern Avenue and Prospect Avenue (88 Park Avenue); those parcels along Prospect Avenue from Park Avenue to Railroad Street; those parcels along Ann Street, East of Eastern Avenue, West of 134 Ann Street on the North side of Ann Street and West of 139 Ann Street on the South side of Ann Street; those parcels along Eastern Avenue from Railroad Street to Park Avenue; and those parcels along Walker Avenue from Railroad Street to Ridge Avenue; including the BNSF Railway Company property adjacent thereto, and those dedicated alley rights-of-way and portions of Ann Street, Burlington Avenue, Eastern Avenue, Park Avenue, Quincy Street, Railroad Street, Prospect Avenue and Walker Avenue adjacent thereto; all in Clarendon Hills, Illinois.

Appendix 2: 2018 PIN and EAV list

No.	PIN	2018
1	09-10-225-004	57,110
2	09-10-225-005	75,510
3	09-10-225-006	33,150
4	09-10-225-007	7,810
5	09-10-225-008	188,710
6	09-10-225-014	Exempt
7	09-10-225-015	51,580
8	09-10-225-016	1,410
9	09-10-225-017	1,410
10	09-10-225-018	1,410
11	09-10-225-019	1,410
12	09-10-226-005	Exempt
13	09-10-226-006	43,060
14	09-10-226-007	123,510
15	09-10-226-008	617,950
16	09-10-227-001	29,780
17	09-10-227-002	70,710
18	09-10-227-003	67,770
19	09-10-227-004	50,820
20	09-10-227-005	40,600
21	09-10-227-006	64,730
22	09-10-227-007	64,730
23	09-10-227-008	64,730
24	09-10-227-009	64,730
25	09-10-227-010	64,730
26	09-10-227-011	53,100
27	09-10-227-012	64,730
28	09-10-227-013	60,920
29	09-10-227-014	60,920
30	09-10-227-015	64,730
31	09-10-227-016	64,730
32	09-10-227-017	64,730
33	09-10-227-018	64,730
34	09-10-227-019	64,730
35	09-10-227-020	64,730
36	09-10-227-021	64,730
37	09-10-227-022	64,730
38	09-10-227-023	53,100
39	09-10-227-024	64,730
40	09-10-227-025	60,920

No.	PIN	2018
41	09-10-227-026	60,910
42	09-10-227-027	64,730
43	09-10-227-028	64,730
44	09-10-227-029	64,730
45	09-10-406-005	Exempt
46	09-10-407-030	Exempt
47	Pt.09-10-502-002	Railroad
48	09-11-102-026	75,410
49	09-11-102-027	18,810
50	09-11-102-028	21,890
51	09-11-102-029	Exempt
52	09-11-102-030	18,810
53	09-11-102-031	46,740
54	09-11-102-038	245,700
55	09-11-102-039	10,880
56	09-11-103-001	47,060
57	09-11-103-002	107,300
58	09-11-103-003	25,100
59	09-11-103-004	61,890
60	09-11-103-005	54,790
61	09-11-103-006	100,650
62	09-11-103-007	Exempt
63	09-11-103-008	39,420
64	09-11-104-003	964,440
65	09-11-104-004	138,700
66	09-11-104-005	216,540
67	09-11-104-006	144,230
68	09-11-104-007	200,300
69	09-11-104-008	169,940
70	09-11-104-009	139,750
71	09-11-104-010	142,700
72	09-11-104-011	180,280
73	09-11-104-012	114,570
74	09-11-104-013	896,050
75	09-11-108-009	Exempt
76	09-11-108-010	Exempt
77	09-11-108-025	Exempt
78	09-11-109-001	114,100
79	09-11-109-002	210,140
80	09-11-109-003	86,930

No.	PIN	2018
81	09-11-109-004	86,930
82	09-11-109-005	104,670
83	09-11-109-006	129,460
84	09-11-109-007	53,210
85	09-11-109-008	26,850
86	09-11-109-009	187,400
87	09-11-109-010	28,180
88	09-11-109-011	424,580
89	09-11-113-010	120,110
90	09-11-113-011	79,620
91	09-11-113-012	87,660
92	09-11-113-013	109,890
93	09-11-113-014	60,870
94	09-11-113-015	87,170
95	09-11-113-016	116,820
96	09-11-113-017	108,930
97	09-11-113-018	146,880
98	09-11-113-019	105,800
99	09-11-113-020	25,100

No.	PIN	2018
100	09-11-113-026	309,460
101	09-11-114-024	238,050
102	09-11-115-002	361,030
103	09-11-115-003	309,450
104	09-11-115-004	385,760
105	09-11-116-001	283,680
106	09-11-116-004	148,790
107	09-11-116-005	148,800
108	09-11-300-001	63,100
109	09-11-300-002	33,290
110	09-11-300-003	153,560
111	09-11-302-001	108,250
112	09-11-302-015	151,250
113	09-11-302-016	177,020
114	09-11-502-001	Railroad
115	09-11-502-002	Railroad
116	Pt.09-11-502-003	Railroad
117	Pt.09-11-502-006	Railroad
RPA total		12,533,460

Appendix 3: Eligibility factors table

The tables below document the Village's findings of Conservation Area qualifying factors present within the RPA at the time of this TIF Plan.

PIN block number	Obsolescence	Deterioration	Structures Below Minimum Code	Excessive land coverage	Lack of community planning*	EAV*
09-10-225	✓	✓	✓	✓		
09-10-226	✓					
09-10-227			✓	✓		
09-10-406			✓	✓		
09-10-407						
09-10-502						
09-11-102	✓	✓	✓	✓		
09-11-103	✓	✓	✓	✓		
09-11-104	✓	✓	✓	✓		
09-11-108	✓	✓	✓	✓		
09-11-109	✓	✓	✓	✓		
09-11-113	✓	✓	✓	✓		
09-11-114						
09-11-115		✓				
09-11-116		✓				
09-11-300						
09-11-302			✓	✓		
09-11-502						

*Lack of Community Planning and Lagging EAV are measured for the Redevelopment Project Area as a whole rather than by parcel.

Appendix 4: Housing Impact Study

Housing Impact Study

The purpose of this section is to conduct a Housing Impact Study for the Downtown Redevelopment Project Area (RPA) in the Village of Clarendon Hills, Illinois (the Village) as set forth in the Tax Increment Allocation Redevelopment Act (the Act) 65 ILCS 5/11-74.4-1 et seq., as amended. The RPA is shown below.

Downtown Redevelopment Project Area



As set forth in the Act, if the redevelopment plan for a redevelopment project area would result in the displacement of residents from 10 or more inhabited residential units, or if the redevelopment project area contains 75 or more inhabited residential units and the municipality does not certify at that time that no displacement of residents will occur, the municipality shall prepare a housing impact study and incorporate the study in the Downtown Tax Increment Financing Redevelopment Plan and Project (the Plan).

The number and type of residential buildings in the RPA potentially affected by this TIF Plan were identified during the survey of building conditions and land use conducted as part of the eligibility analysis for the RPA. An estimate of the number of residential units within each building, and whether such residential units were inhabited or uninhabited, was based on a number of analytical tools including, where appropriate, physical building surveys, DuPage County tax assessment records, Downers Grove Township assessor records and U.S. Census Data.

The primary goal of the TIF Plan is to promote rehabilitation and redevelopment of all existing land uses as identified in the Redevelopment Plan. The goal of the Redevelopment Plan is not to displace existing residents, and it is unlikely that any inhabited residential units will be removed. However, since the RPA contains more than 75 inhabited residential units and future redevelopment activity could conceivably result in the removal of inhabited residential units over the 23-year life of the RPA, a housing impact study is required.

Under the provisions of the Act, Part I of the housing impact study shall include:

- i. Data from field surveys and Census Data as to whether the residential units are single-family or multi-family units
- ii. Documentations of the number and type of rooms within the units, if information is available
- iii. Documentation of whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed
- iv. Data as to the racial and ethnic composition of the residents in the inhabited residential units (this data requirement shall be deemed to be fully satisfied if based on data from the most recent federal Census)

Part II of the housing impact study identifies the inhabited residential units in the proposed RPA that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

- i. The number and location of those units that may be removed
- ii. The municipality's plans for relocation assistance for those residents in the proposed Redevelopment Project Area whose residences may be removed
- iii. The availability of replacement housing for those residents whose residences may be removed, and identification of the type, location, and cost of the replacement housing
- iv. The type of extent of relocation assistance to be provided

1. Part I

Part I of this study provides the type, size, and number of residential units within the RPA; the number of inhabited and uninhabited units; and the racial and ethnic composition of the residents in the inhabited residential units.

1.1 Number and type of residential units

EY US conducted a field survey in August 2019 to identify and determine the number and type of residential buildings in the RPA. The field survey data was combined with data obtained from the Village of Clarendon Hills, DuPage County, and the Downers Grove Township Assessor's offices. In addition, many of the tables in this Housing Impact Study present data that is based on estimates and percentages derived from the 2010 U.S. Census and the 2013-2017 American Community Survey (ACS). This survey revealed that the RPA contains one single family and nine multi-family residential buildings containing approximately 173 dwelling units.

Table 1. Dwelling units by building type

Unit type	Residential buildings	Dwelling units
Single family	1	1
Multi-family (attached)	13	172
Total	14	173

Source: Downers Grove Township and EY US, August 2019.

1.2 Number and type of rooms within units

The distribution within the Redevelopment Project Area of the 173 residential units by number of rooms and the number of bedrooms is estimated within this section based on information from the Downers Grove Township Assessor. The Downers Grove Township Assessor maintains information on types and size of units. From the Township Assessor records it was established that there are 19 1-bedroom units and 153 2-bedroom units, one 3-bedroom.

Table 2. Units by bedroom type – Assessor data

	Redevelopment Project Area (estimated)
Total	173
No bedroom	-
1-bedroom	19
2-bedrooms	153
3-bedrooms	1
4-bedrooms	-
5 or more bedrooms	-

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Methodology:

In order to estimate the distribution of residential units by number and type of rooms within the RPA, EY US analyzed ACS for Census Tract 8451 (the Census Tract encompassing the Redevelopment Project Area). Based on the number of units identified in the field surveys, it is estimated that the RPA is approximately 5.4% of the 8451 Census Tract. This percentage is applied consistently to the census data presented in Tables 1-3.

The Census Tract data show the distribution of occupied housing units by the number of bedrooms and the total number of rooms within each unit. The estimated distribution of units by bedroom type and number of rooms are contained in Table 2a. Units by bedroom type.

Table 2a. Units by bedroom type – Census data

	Census Tract 8451	Redevelopment Project Area (estimated)
Total	2291	173
No bedroom	0	0
1 bedroom	82	6
2 bedrooms	352	27
3 bedrooms	661	50
4 bedrooms	716	54
5 or more bedrooms	480	36

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

1.3 Number of inhabited units

The U.S. Census data for the Census Tract 8451 estimates there are 144 owner-occupied units and 29 renter-occupied units. EY US relied on the 2010 U.S. Census Tract sample data for occupied households because it is the best available information regarding the structures and residents of the RPA.

According to data compiled from the survey completed by EY US in August 2019 and evidence from the 2010 U.S. Census, the RPA contains approximately 173 residential units. Based on the American Community Survey data of Census Tract 8451, approximately 10 units (5.8%) are estimated to be vacant based on the Census statistics since it provides a more conservative estimate than observed vacancies. Therefore, there are at least 120 inhabited units within the RPA.

For the purposes of estimating population, housing unit demographics, and potentially displaced housing units, all housing units are assumed to be occupied (for the purposes of estimating potential replacement housing observed or estimated vacancies are used). As required by the Act, this information was ascertained as of August 22, 2019, which is a date not less than 45 days prior to the date the resolution or ordinance is required by subsection 11-74.4-5(a) of the Act was, or will be, passed (the resolution or ordinance setting the public hearing and Joint Review Board meeting dates).

1.4 Race and ethnicity of residents

As required by the Act, the racial and ethnic composition of the residents in the inhabited residential units was determined by using the 2010 U.S. Census Data. The average household size within the Census Tracts which include the Redevelopment Project Area was 3.08 persons for owner-occupied units and 2.80 persons for renter-occupied units. The average size household size for owner- and renter-occupied housing was applied to

the number of units identified in Table 2 above, estimating 498 residents living within the proposed boundaries.

Although information from the field survey data and the Downers Grove Township Assessor identified the number of condominium units and the apartments, owner occupancy was not established for the condominium units. Therefore, EY US is using the percentage ratio derived from the ACS for race and ethnic composition of the residential units from Census Tract 8451 are estimated in **Table 3**.

Table 3. Race and ethnicity of households and population

	Census Tract 8451 owner-occupied	Census Tract 8451 renter-occupied	Redevelopment Project Area (estimated)
Total:	1,848	300	173
Not Hispanic or Latino householder			
White alone householder	1,739	231	159
Black or African American alone householder	4	8	1
American Indian and Alaska Native alone householder	1	0	0
Asian alone householder	65	8	6
Native Hawaiian and Other Pacific Islander alone householder	0	1	0
Some Other Race alone householder	1	0	1
Two or More Races householder	8	3	0
Hispanic or Latino householder			
White alone householder	26	33	5
Black or African American alone householder	0	2	0
American Indian and Alaska Native alone householder	0	0	0
Asian alone householder	0	0	0
Native Hawaiian and Other Pacific Islander alone householder	0	0	1
Some Other Race alone householder	3	9	0
Two or More Races householder	1	5	0

Source: 2010 U.S. Census Bureau

1.5 Income characteristics of residents

EY US estimated the potential distribution by income of the households living in the inhabited units within the RPA. The following values were obtained from the ACS for Census Tract 8451, the estimated median household income was \$181,354, estimated median family income was \$74,861, and estimated median household income for the Village of Clarendon Hills was \$152,386. The estimated median family income for DuPage County, according to the U.S. Department for Housing and Urban Development (HUD) for FY2018 is \$89,100.

In order to estimate the number of moderate-; low-; very low-; and very, very low-income households in the RPA, EY US used Census Tract data on household incomes from ACS compared with the 2018 income limits

established by HUD and IDHA for DuPage County. As determined by HUD, the definitions of the income categories, adjusted for family size, are as follows:

- i. A very, very low-income household has an adjusted income of less than 30% of the area median home.
- ii. A very low-income household earns between 30% and 50% of the area median.
- iii. A low-income household earns between 50% and 80% of the area median.
- iv. A moderate-income household earns between 80% and 120% of the area median.

Of all households residing within the Census Tract 8451, 10% may be classified as very, very low-income or lower, 8% may be classified as very low-income, 10% may be classified as low income; and 16% may be classified as moderate-income households. These findings are summarized in **Table 4**.

Table 4. Distribution of income (2017 limits) by poverty status in Census Tract 8451

Income category	Annual median household income* (2 persons)	Percent
Very, very low income (30%)	\$0-\$20,310	5%
Very low income (50%)	\$20,310-\$33,850	8%
Low income (80%)	\$33,850-\$54,200	4%
Moderate income (120%)	\$54,200-81,240	11%
Over 120% average median income	Over \$81,240	72%
Total:		100%

*Income limits effective December 18, 2018, under IDHA programs and HUD (2-person household).

Source: U.S. Census Bureau, 2013-2017 American Community Survey

As identified in **Table 4**, the estimates of households at or below the moderate-income level collectively represents approximately 28% of the total inhabited residential units. As a result, the Village will implement the "Downtown Redevelopment Plan and Project" (including the requirements applicable to composition of the joint review board under Section 11-74.4-5(b) of the Act) as less than 50% of the residential units are occupied by very, very low-; very low-; low-; or moderate-income households.

2. Part II

2.1 Number and location of units to be removed

The Redevelopment Plan calls for new development and redevelopment of mixed-use and residential uses throughout the RPA consistent with the Village's Comprehensive Plan and the Downtown Master Plan. Improvement projects supported by the Redevelopment Plan include rehabilitation and reuse of existing sound buildings redevelopment of obsolete buildings and sites; new commercial development and refurbished existing and new parking facilities. While the Village does not expect to displace inhabited residential units, it is possible that public or private redevelopment could possibly occur over the life of the TIF.

2.2 Relocation plan

The Village's plan for relocation assistance for those qualified residents in the RPA whose residences may be removed shall be consistent with the requirements set forth in the Section 11-74.4-3(n)(7) of the Act. The terms and conditions of such assistance are described in subpart (iv) below. No specific relocation plan has been prepared by the Village as of the date of this TIF Plan because no project has been approved by the Village. Until such redevelopment project is approved, there is no certainty that any removal of residences will occur.

2.3 Replacement housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, if future development or redevelopment should occur, the Village shall make a good faith effort to ensure that affordable replacement housing located in or near the RPA is available for any qualified displaced residents.

In order to determine the availability of replacement housing for those residents who may potentially be displaced by redevelopment activity, EY US examined several data sources, including vacancy data from the 2010 U.S. Census, multiple listing service information, and field research.

According to the 2010 U.S. Census figures, the Census Tract encompassing the RPA contained 2,291 housing units, of which 5.8% were vacant and/or for rent in 2010. **Table 5** summarizes the distribution of vacant residential units in the Census Tracts of the RPA by vacancy status, as compared to the Village of Clarendon Hills as a whole.

Table 5. Vacancy status

	Census Tract 8451	Census tract percent	Redevelopment Project Area (estimated)
Vacant housing units	133	100%	10

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

A. Availability of replacement single-family, for-purchase housing

Available single-family homes "for purchase" identified within the neighborhood market area of the RPA are summarized in **Table 6**. The average listed price for a single-family home in this area as of August 22, 2019, is \$210,137 and the average bedroom size is 2 bedrooms.

Table 6. Single-family replacement housing in Clarendon Hills, Illinois

Address	Type	List price	# of bedrooms
562 Willowcreek Ct Unit 562	Single-family	\$180,000	2
434 McDaniels Cir Unit 308	Single-family	\$229,000	2
5531 Barclay Ct	Single-family	\$229,000	3
245 Burlington Ave Apt 203	Single-family	\$213,160	2
245 Burlington Ave, Apt 202	Single-family	\$219,900	2
434 McDaniels Cir Unit 405	Single-family	\$249,999	2
500 Chase Dr Apt 12	Single-family	\$149,900	2

Source: Information compiled from realtor.com website for properties listed in Clarendon Hills, Illinois on 8/22/2019

B. Availability of replacement rental housing

Available rental housing units within the neighborhood market area of the RPA are summarized in **Table 7**. An internet search was the method used to research available rental housing within the general area of the RPA. The location, type and cost of a sample of possible replacement rental housing units within the Village of Clarendon Hills were determined through the examination of real estate information available on the internet by accessing apartment rental websites (www.rent.com).

Table 7. Available replacement rental units, on August 22, 2019

Address	Type	Approximate size	Utilities included in rental price	Rental price	Availability
5500 Tennessee Ave	Apartment	1 bedroom	No	\$939	ASAP
6060 Laurel Lane	Apartment	1 bedroom	No	\$1,215	ASAP
1 Fountainhead Dr.	Apartment	1 bedroom	No	\$1,128	ASAP
200 W 60th St	Apartment	1 bedroom	No	\$1,180	ASAP
1128 S. Williams St.	Apartment	1 bedroom	No	\$1,107	ASAP
6715 Lakeshore Dr	Apartment	1 bedroom	No	\$1,022	ASAP
1010 Maple Ave	Apartment	1 bedroom	No	\$1,554	ASAP
17 W. 720 Butterfield Rd	Apartment	1 bedroom	No	\$1,095	ASAP
7330 Fairmount Ave	Apartment	1 bedroom	No	\$1,000	ASAP
50 Yorktown Shopping Ctr	Apartment	1 bedroom	No	\$1,436	ASAP
960 West 64th St	Apartment	1 bedroom	No	\$1,035	ASAP

Source: Information is based on data obtained on www.rent.com. Sample conducted on August 22, 2019

HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income. The range of maximum affordable monthly rents, according to HUD standards, in comparison with the number of advertised vacant units by bedroom size and rent (where information was available) for rental housing found during our research. The information in **Table 7** demonstrated that there are housing units affordable to households of very low-, low-, and moderate-income currently available in the general market area that includes the RPA.

In addition to a search for market-rate apartments, EY US estimated the number of government-assisted affordable housing units available within DuPage County. EY US consulted United States Department of Housing and Urban Development and Illinois Housing Development Authority sources regarding the availability of these units in DuPage County. For purposes of this analysis, affordable housing indicates units affordable to households earning less than 80% of the regional median income adjusted for size of households, consistent with the Illinois Affordable Housing Act. EY US's research focused on units receiving some form of assistance from the Illinois Housing Development Authority or the U.S. Department of Housing and Urban Development. A total of approximately 74 subsidized housing dwelling units for family households were located in DuPage County.*

2.4 Relocation assistance

In the event that the implementation of the TIF Plan results in the removal of residential housing units in the RPA occupied by low-income households or very low-income households, or the permanent displacement of low-income households or very low-income households from such residential housing units, such households shall be provided affordable housing and relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations thereunder, including the eligibility criteria. Affordable housing may be either existing or newly constructed housing. The Village is required by the Act to make a good faith effort to ensure that affordable replacement housing for such households is located in or near the RPA.

As used in the above paragraph, "low-income households," "very low-income households" and "affordable housing" have the meanings set forth in Section 3 of the Illinois Affordable Housing Act, "310 ILCS 65/1 et seq., as amended. As of the date of this study, these statutory terms have the following meaning:

- i. "Low-income household" means a single person, family or unrelated persons living together whose adjusted income is more than 50% but less than 80% of the median income of the area of residence, adjusted for family size, as such adjusted income and median income are determined from time to time by the United States Department of Housing and Urban Development (HUD) for purposes of Section 8 of the United States Housing Act of 1937 310 ILCS 65/3 (c).
- ii. "Very low-income household" means a single person, family or unrelated persons living together whose adjusted income is not more than 50% of the median income of the area of residence, adjusted for family size, as so determined by HUD 310 ILCS 65/3 (d).
- iii. "Affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable 310 ILCS 65/3 (e).

If necessary, the Village of Clarendon Hills will make a good faith effort to relocate these households to affordable housing located in or near the RPA and will provide relocation assistance not less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Policies Act of 1970. Additionally, the Village will take proactive measures to work with local housing agencies and organizations to ensure that displaced residents find adequate housing.

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