ORDINANCE NO. 05-12-76

AN ORDINANCE APPROVING THE VILLAGE OF CLARENDON HILLS OGDEN AVENUE TAX INCREMENT REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT

WHEREAS, the President and Board of Trustees of the Village of Clarendon Hills, DuPage County, Illinois, (hereinafter referred to as the "Village") desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.1-1 et seq., as amended, (hereinafter referred to as the "Act") for the proposed Village of Clarendon Hills Ogden Avenue Tax Increment Redevelopment Project Area Redevelopment Plan and Project (hereinafter referred to as the "Project") within the municipal boundaries of the Village of Clarendon Hills, Illinois and within the Village of Clarendon Hills Ogden Avenue Tax Increment Redevelopment Project Area (hereinafter referred to as the "Redevelopment Project Area") described in EXHIBIT A attached hereto and made part hereof; and

WHEREAS, pursuant to Section 5/11-74.4-5 of the Act, the President and Board of Trustees caused a public hearing to be held, relative to the Project and the designation of the Redevelopment Project Area, on November 7, 2005, at the Clarendon Hills Middle School; and

WHEREAS, due notice with respect to the availability of the Eligibility Report/Study and the Redevelopment Plan and Project was given pursuant to Section 5/11-74.4-5 of the Act; said notice being given to all residences within seven hundred fifty (750) feet of the boundaries of the proposed Ogden Avenue Tax Increment Financing District, and to those individuals and entities registered on the Village's Tax Increment Financing Interested Parties Registry, by First Class U.S. Mail on September 9, 2005; and

WHEREAS, due notice with respect to such hearing was given pursuant to Sections 5/11-74.4-5 and 5/11-74.4-6 of the Act, said notice being given to all taxing districts impacted by the proposed Ogden Avenue Tax Increment Financing District and the Illinois Department of

Commerce and Economic Opportunity f/k/a the Illinois Department of Commerce and the Community Affairs, by certified mail, return receipt requested, on September 9, 2005; by publication on October 22, 2005 and October 26, 2005; by certified mail, return receipt requested, to the taxpayer of record for each parcel within the Redevelopment Project Area on October 27, 2005; and by First Class U.S. Mail to each residential address within the Redevelopment Project Area and to those individuals and entities registered on the Village's Tax Increment Financing Interested Parties Registry on October 27, 2005; and

WHEREAS, the Project sets forth the conditions in the proposed Redevelopment Project Area qualifying the Redevelopment Project Area as a "conservation area," and the President and Board of Trustees have reviewed testimony concerning said conditions presented at the public hearing and are generally informed of the conditions causing the proposed Redevelopment Project Area to qualify as a "conservation area" as said term is defined in Section 5/11-74.4-3 of the Act; and

WHEREAS, the President and Board of Trustees have reviewed the conditions pertaining to the lack of private investment in the proposed Redevelopment Project Area to determine whether private development would take place in the proposed Redevelopment Project Area as a whole without the adoption of the Project; and

WHEREAS, it is the intent of the President and Board of Trustees to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the Project within the Redevelopment Project Area; and

WHEREAS, the proposed Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

WHEREAS, the President and Board of Trustees have reviewed the conditions pertaining to real property in the proposed Redevelopment Project Area to determine whether

contiguous parcels of real property and improvements thereon in the proposed Redevelopment Project Area would be substantially benefitted by the proposed Project improvements;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Clarendon Hills, DuPage County, Illinois, as follows:

SECTION 1: That the President and Board of Trustees hereby make the following findings:

A. The area constituting the proposed Redevelopment Project Area is described as set forth in the EXHIBIT A attached hereto and made part hereof;

B. There exist conditions which cause the area proposed to be designated as a Redevelopment Project Area to be classified as a "conservation area" as such term is defined in Section 5/11-74.4-3 of the Act;

C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the Project;

D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment of the Project within the Redevelopment Project Area;

E. The Project conforms to the Village's Comprehensive Plan for the development of the Village as a whole;

F. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefitted by the proposed Project are included in the proposed Redevelopment Project Area;

G. The estimated date for final completion of the Project is December 31, 2028, subject to the receipt of 2028 incremental real estate tax revenues during 2029; and

H. The estimated date for retirement of obligations incurred to finance Project costs is not later than December 31, 2028, subject to the receipt of 2028 incremental real estate tax revenues during 2029.

SECTION 2: That the Project which was the subject matter of the hearing held on November 7, 2005, is hereby adopted and approved. A copy of said Redevelopment Project and Plan is attached hereto as EXHIBIT B and made a part hereof.

SECTION 3: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 4: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 5: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 5th day of December, 2005, pursuant to a roll call vote as follows:

AYES: Trustees Alongi, Flood, Karaba, O'Toole, Pedersen, and Robertson

NAYS: None

ABSENT: None

APPROVED by me this 5th day of December, 2005.

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

VILLAGE OF CLARENDON HILLS CORPORATE SEAL ILLINOIS

Published by me in pamphlet form this 6th day of December, 2005.

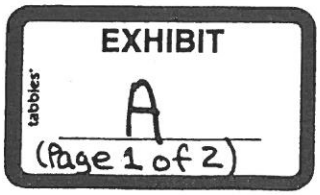
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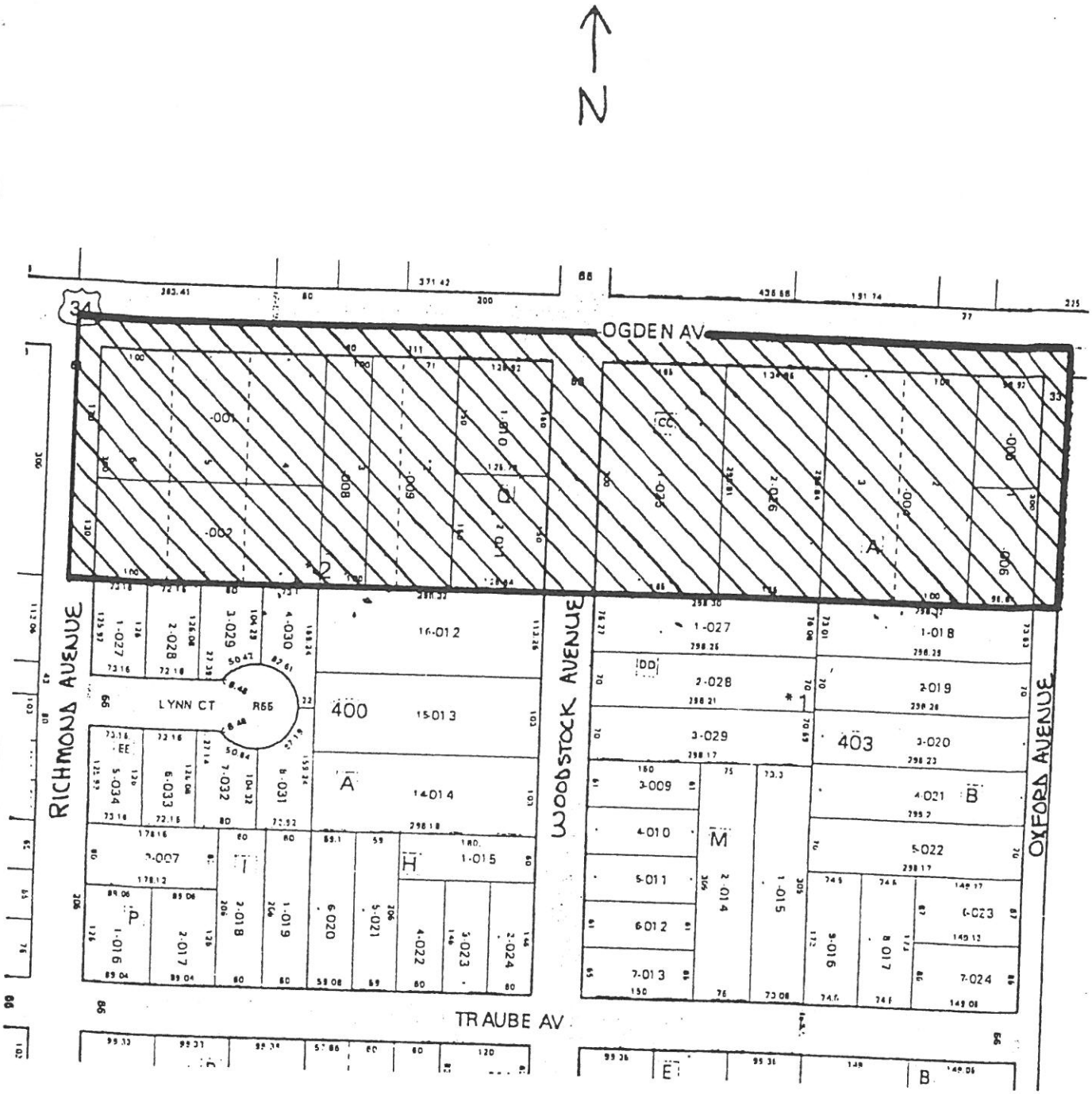
VILLAGE CLERK

Lots 1, 2 and 3 in Block 1, the West 71 feet of Lot 2 in Block 2, and Lots 3, 4, 5 and 6 in Block 2, all in Arthur T. McIntosh & Company's Westmont Acres, a subdivision of part of the Southeast 1/4 of Section 3, Township 38 North, Range 11, East of the Third Principal Meridian, as provided by document number 145100; Lots 1 and 2 in Broberg's Resubdivision of Lot 1 and the East 29 feet of Lot 2 in Block 2 of Arthur T. McIntosh & Company's Westmont Acres, aforesaid, as provided for by document number 947033; Lots 1 and 2 in Adolf's Resubdivision of Lots 4, 5 and 6 in Block 1 in Arthur T. McIntosh & Company's Westmont Acres, aforesaid, as provided for by document number R1993-119973; along with the East 1/2 of the Richmond Avenue right-of-way, from the Westerly extension of the South line of Lot 6 in Block 2 of Arthur T. McIntosh & Company's Westmont Acres, aforesaid, to the South right-of-way line of Ogden Avenue; the 66 foot wide right-of-way of Woodstock Avenue, from the Westerly extension of the South line of Lot 1 in Adolf's Resubdivision, aforesaid, to the South right-of-way line of Ogden Avenue; the 33 foot wide right-of-way of Oxford Avenue, from the Easterly extension of the South line of Lot 1 in Block 1 of Arthur T. McIntosh & Company's Westmont Acres, aforesaid, to the South right-of-way line of Ogden Avenue; and the South 1/2 of the Ogden Avenue right-of-way from the Northerly extension of the center line of Richmond Avenue to the Northerly extension of the East right-of-way line of Oxford Avenue; all in DuPage County, Illinois.;

P.I.N.'s: 09-03-400-001, -002, -008, -009, -010 and -011; 09-03-403-004, -005, -006, -025 and -026;

Commonly known as: 285 Richmond Avenue; 284 Woodstock Avenue; 403, 407, 415, 419, 427, 431, 433 and 435-45 Ogden Avenue; and 288 Oxford Avenue; all in Clarendon Hills, Illinois.





EXHIBIT

A

(Page 2 of 2)

EXHIBIT B

Ogden Avenue Redevelopment Project Area

Tax Increment Financing District
Eligibility Study, Redevelopment Plan and Project

Village of Clarendon Hills

Updated August 2005

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1. Executive Summary

In February 2004, *S. B. Friedman & Company* was engaged by the Village of Clarendon Hills (the "Village") to conduct a Tax Increment Financing Eligibility Study and prepare a Redevelopment Plan and Project (the "Redevelopment Plan"). This report details the eligibility factors found within the Ogden Avenue Redevelopment Project Area (the "Ogden Avenue RPA") Tax Increment Financing ("TIF") District in support of its designation as a "conservation area" within the definitions set forth in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "Act"). This report also contains the Redevelopment Plan and Project for the Ogden Avenue RPA.

On September 7, 2004, the Ogden Avenue Redevelopment Plan was submitted and made available for public review. The subsequent public/housing impact meeting, held on September 27, 2004, was conducted to obtain feedback from the community at large on results and the potential impacts of the TIF District. The Village also conducted a redevelopment workshop on December 15, 2004. The feedback from this workshop placed emphasis on the rehabilitation of existing uses within the RPA and improving streetscape and infrastructure. This report incorporates the public input and serves as an update to the September 2004 plan.

The Ogden Avenue RPA consists of 11 tax parcels and 11 buildings located on the northern edge of the Village of Clarendon Hills. The site covers approximately 8.7 acres. The RPA is generally bounded on the east by the east side of Oxford Avenue, on the north by the center line of Ogden Avenue, on the west by the center line of Richmond Avenue, and on the south by the southern parcel line extension measuring 300 feet from Ogden Avenue. The RPA is located wholly within the Village of Clarendon Hills.

Determination of Eligibility

This report concludes that the Ogden Avenue RPA is eligible for TIF designation as a "conservation area" because 50% or more of the structures in the area are 35 years old or older, and because the following five eligibility factors for improved land have been found to be present to a major extent:

- Deterioration;
- Deleterious Land Use or Lay-Out;
- Inadequate Utilities;
- Lack of Growth in EAV; and
- Lack of Community Planning.

Redevelopment Plan Goals and Objectives

The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Ogden Avenue RPA as a conservation area. Implementation of the Redevelopment Plan will enhance the quality of life for Village residents and strengthen the Village's economic base. Rehabilitation and redevelopment of the Ogden Avenue RPA are to be achieved through an

integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment. Redevelopment of the Ogden Avenue RPA will be accomplished by:

- Re-establishing the Ogden Avenue RPA as a vibrant commercial area that provides retail uses that will strengthen the Village's property and sales tax base to provide additional services to residents;

- Providing adequate investment in public infrastructure and other improvements to foster retail development, enhance the design and lay-out of parcels, integrate land uses, and secure new development;

- Providing the direction and mechanisms necessary to identify potential redevelopment opportunities and, where appropriate, facilitate the implementation of redevelopment projects; and

- Assist in the rehabilitation of properties that can be returned to contemporary development standards.

Rehabilitation and redevelopment of the Ogden Avenue RPA will be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other public funding sources, to reinforce and encourage further private investment.

Objectives. Seven (7) broad objectives support the overall goal of area-wide revitalization of the Ogden Avenue RPA. These include:

1. Facilitating and assisting in the assembly, preparation, and marketing of potential sites for new commercial development and redevelopment;

2. Strengthen the Ogden Avenue RPA as a commercial district for the surrounding community by providing resources for the rehabilitation and beautification of existing businesses and for the development, redevelopment, and rehabilitation of commercial property within the RPA;

3. Improve and construct new public infrastructure where needed including streets, sidewalks, curbs, gutters, underground water and sanitary systems, storm water detention facilities, lighting, and landscaping to create an attractive and cohesive environment in support of new development;

4. Improve visibility, traffic flow, and safety within the RPA by providing street improvements, lighting, traffic signals, coordinated curb-cuts, signage, and pedestrian amenities such as sidewalks and crosswalks where needed;

5. Improve and continue to provide adequate off-street parking to support commercial uses

within the RPA;

6. Support the goals and objectives of other overlapping plans, including the Ogden Avenue Business District Plan, and coordinate available federal, state, and local resources to further the goals and objectives of this Redevelopment Plan; and

7. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Ogden Avenue RPA.

Required Findings

The required conditions for the adoption of a Redevelopment Plan and Project are found to be present within the Study Area.

First, the Village is required to evaluate whether or not the Study Area has been subject to growth through private investment and must substantiate a finding of lack of such investment prior to establishing a TIF district.

New investment that occurred in the Study Area in the past five years mostly consists of minor renovations. Taken as a whole, the Study Area has not been subject to widespread growth and development through investment by private enterprise. The Study Area is located entirely within Downers Grove Township. From 1999 through 2004, the growth of equalized assessed valuation ("EAV"), which is the value of property from which property taxes are based in the Study Area, has grown at a rate less than that of the balance of the Village and the Township for the last five years. The compound annual growth rate of EAV for the Study Area was 4.2% between 1999 and 2004. In comparison, the compound annual growth rate of EAV was 8.7% for Downers Grove Township and 11.5% for the Village of Clarendon Hills over the same period of time.

As another method to examine the scope of new investment in the Study Area, *S. B. Friedman & Company* examined building permit data provided by the Village's Building Department for the period from 1999 through 2004 (the last complete year for which data are available) which revealed that 14 permits were issued within the Study Area. The value of construction for these projects ranged from $2,500 to $150,000 per project.

Based on our review of the 14 permits, five permits were issued for remodeling of existing properties which had a combined total of $370,150. The remaining nine permits were issued for minor upgrades or electrical work, which does not exhibit a significant amount of investment into the development of the RPA.

Second, the Village is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Study Area.

Without the support of public resources, the Redevelopment Plan Goals and Objectives for the Study Area would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the Study Area as a healthy commercial

district are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with site assembly, site preparation, and public infrastructure improvements are needed to leverage private investment and facilitate area-wide redevelopment. TIF funds can be used to fund site assembly, demolition of existing structures, site preparation, environmental remediation, infrastructure improvements, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur.

Finally, the Study Area includes only those contiguous parcels of real property that are expected to benefit substantially from the proposed improvements.

2. Introduction

The Study Area

This document serves as the eligibility study ("Eligibility Study") and Redevelopment Plan for the Ogden Avenue RPA. The Ogden Avenue RPA is located on the northern fringe of the Village, in DuPage County (the "County"). In January 2004, *S. B. Friedman & Company* was engaged by the Village to conduct a study of certain properties in this area to determine whether the area containing these properties would qualify for status as a "blighted area" and/or "conservation area" under the Act.

The community context of the Ogden Avenue RPA is detailed on Map 1.

The Ogden Avenue RPA consists of 11 tax parcels with 11 primary buildings (excluding ancillary structures such as garages). The Ogden Avenue RPA generally includes the southern frontage of Ogden Avenue from Oxford Avenue west to Richmond Avenue. The Study Area is approximately 8.7 acres and includes a mix of retail and residential uses.

Map 2 details the boundary of the Ogden Avenue RPA which includes only those contiguous parcels of real property that are expected to benefit substantially from the Redevelopment Plan improvements discussed herein. The boundaries encompass a mixed-use area containing commercial, residential and service uses. As a whole, the area suffers from a lack of community planning that has resulted in poor configuration of existing land uses and lay-outs, deteriorated buildings and associated infrastructure, lack of adequate utilities, and a lack of growth and investment. Without a comprehensive approach to address these issues, the Ogden Avenue RPA could continue its decline, thereby discouraging future development opportunities. The Redevelopment Plan addresses these issues by providing resources for improvements to the area's infrastructure and public facilities and for the assemblage and marketing of land.

Appendix 1 contains the legal description of the Ogden Avenue RPA.

The Eligibility Study covers events and conditions that existed and that were determined to support the designation of the Ogden Avenue RPA as a "conservation area" under the Act at the completion of our research on June 22, 2005 and not thereafter. Events or conditions, such as governmental actions and additional developments occurring after that date are excluded from the analysis.

This Eligibility Study and Redevelopment Plan summarize the analysis and findings of the consultant's work, which, unless otherwise noted, is solely the responsibility of *S. B. Friedman & Company.* The Village is entitled to rely on the findings and conclusions of the Redevelopment Plan in designating the Ogden Avenue RPA as a redevelopment project area under the Act. *S. B. Friedman & Company* has prepared this Redevelopment Plan with the understanding that the Village would rely (1) on the findings and conclusions of the Redevelopment Plan in proceeding with the designation of the Ogden Avenue RPA and the adoption and implementation of the Redevelopment Plan, and (2) on the fact that *S. B. Friedman*

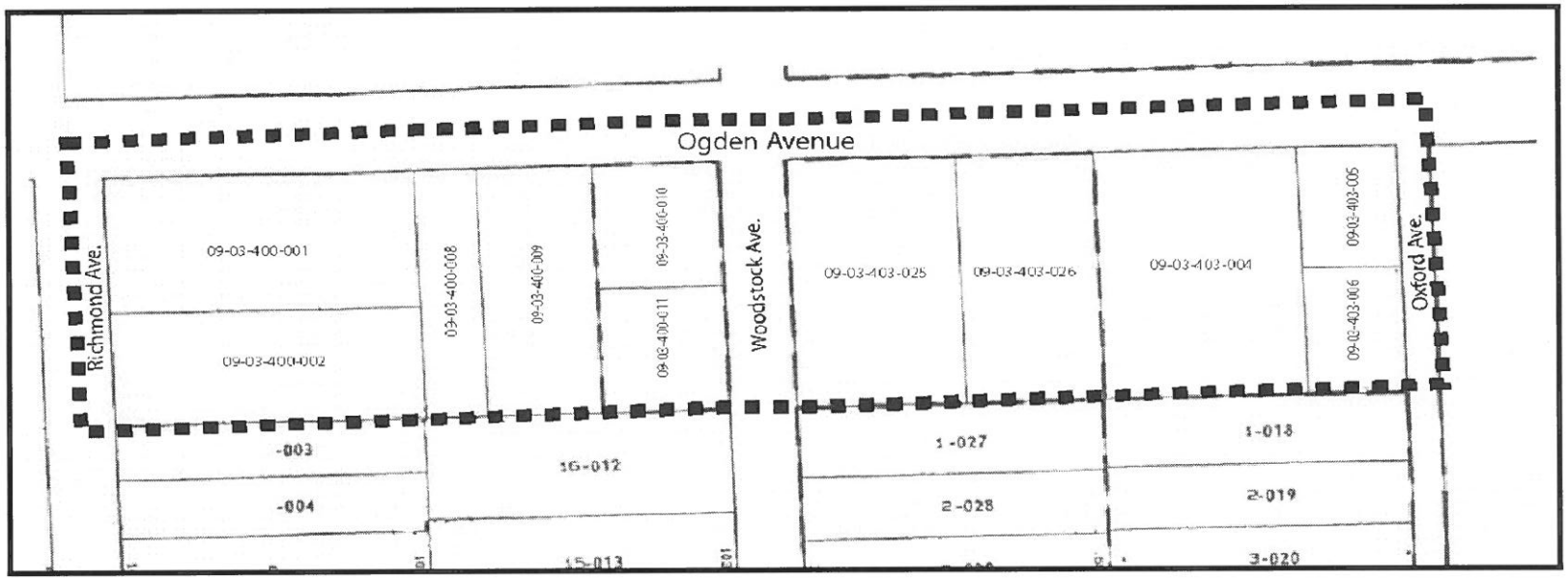
& Company has obtained the necessary information including, without limitation, information relating to the EAV of parcels comprising the Ogden Avenue RPA, so that the Redevelopment Plan will comply with the Act and so that the Ogden Avenue RPA can be designated as a redevelopment project area in compliance with the Act.

Map 1: Odgen Avenue TIF: Community Context



S. B. Friedman & Company
Real Estate Advisors and Development Consultants

Map 2: Ogden Avenue Study Area Boundary Map





Legend

- Study Area Boundary
- XX-XX-XXX-XXX Parcel Identification Number (PIN)

History of Area

Clarendon Hills was incorporated as a village in 1924. Once identified as West Hinsdale, in that year, the Village officially became a separate entity from Hinsdale and formed its own government, provided its own municipal services, and created its own identity.

Before the turn of the 20th century, early settlers, including Henry C. Middaugh, came from Chicago to develop Clarendon Hills into an upscale wealthy community. During the late 1800s, Middaugh purchased more than 200 acres of land and built an ornate, state-of the-art mansion that included hot and cold water and gas heating in hopes that speculation would occur and other settlers would follow suit. In addition, the Burlington Northern railroad was fully operational in 1864, which brought more promise of developing Clarendon Hills. However, the area remained stagnant and significant development did not occur for another 50 years.

At the time of its incorporation, the Village had roughly 130 residents and 30 homes. By 1930, this number increased dramatically to nearly 950 residents and 300 homes. Also during the 1930's, Clarendon Hills Central Business District (CBD) began to grow. Located along the railroad, the Village's CBD had a number of retail, commercial, and institutional uses that served its new residents, including the Village offices, grocery and meat market, and a real estate office. Development slowed during the time of the Depression but began to regain ground after World War II. By the mid-1950s, Clarendon Hills had experienced a major growth spurt, adding more than nearly 2,000 residents between 1950 and 1954. This growth was primarily due to the baby boom post-WWII and annexation of land.

Since the late 1970s, Clarendon Hills's growth has stabilized and it has developed into a mature residential community. Annexation, mainly south of 55th Street, has taken place at a moderate pace over the last three decades but has not had a tremendous impact on population growth or development. Because the Village currently is built out with primarily residential uses, focus is now directed towards the redevelopment of individual parcels, particularly for commercial and retail uses. In 1993, the Village enacted the Ogden Avenue Business Plan as a method to encourage commercial growth along Ogden Avenue. The Plan's primary goal paralleled the Village's aspirations for all their commercial districts- to provide established businesses and services for the community as well as relieve residential taxpayers of additional tax burdens through emphasis on adding commercial and sales tax generating uses. This Redevelopment Plan seeks to further establish this goal.

Existing Land Use

Based upon *S. B. Friedman & Company's* research, three predominant land uses have been identified within the Ogden Avenue RPA:

- Commercial;
- Residential; and
- Service

The existing land use pattern in the Ogden Avenue RPA is shown in Map 3. This map represents the land use in the area on a parcel-by-parcel basis.

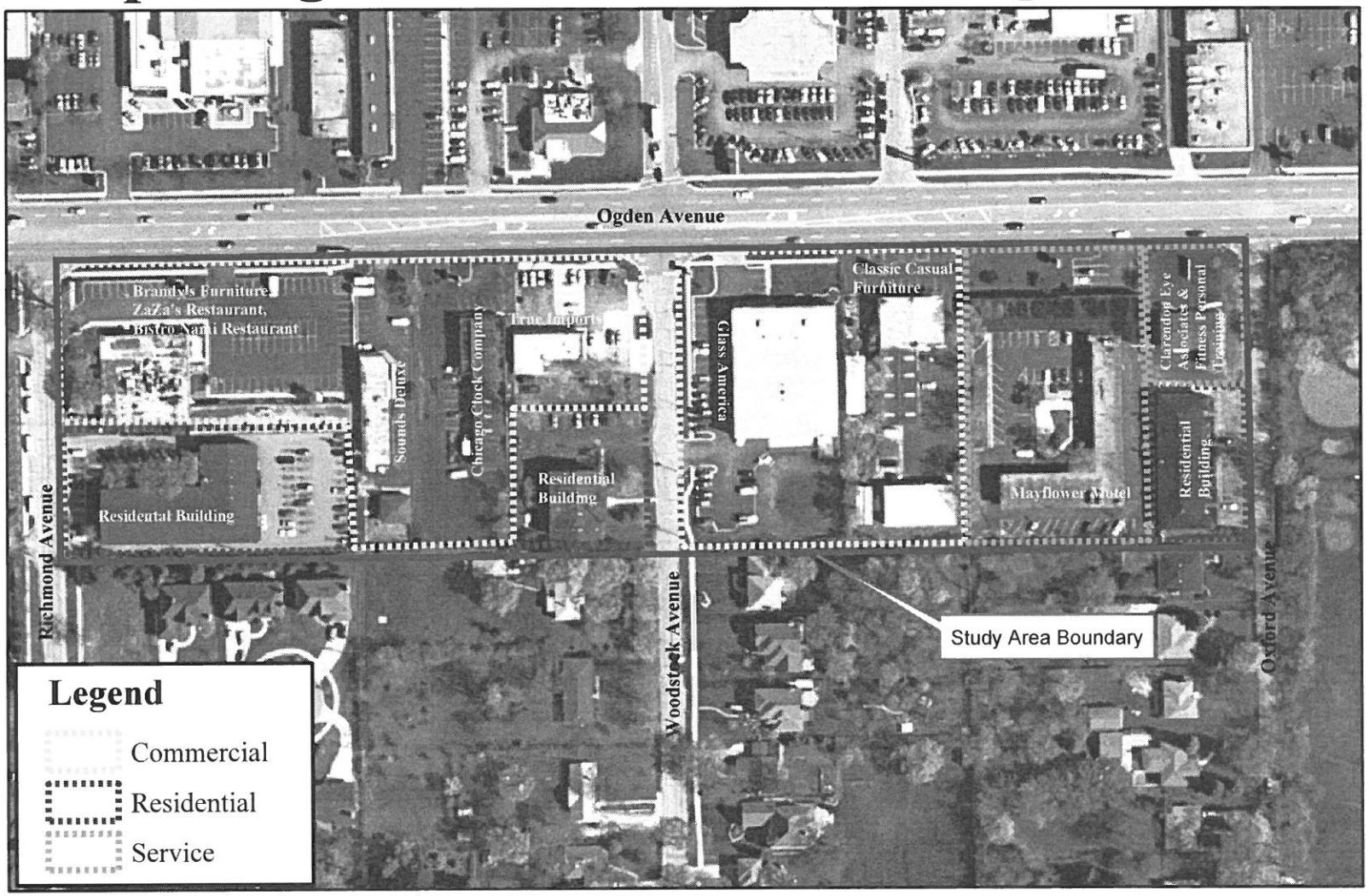
Overall, the Ogden Avenue RPA consists primarily of a mix of commercial and residential land uses. Commercial uses are concentrated along Ogden Avenue while residential uses front the RPA's side streets.

Commercial. Six commercial/retail uses are found along the Ogden Avenue. Businesses include but are not limited to restaurants, furniture stores, and electronics.

Residential. There are three multi-family residential properties within the Ogden Avenue RPA located along the secondary streets of the RPA.

Service. There are two service uses located at the eastern portion of the RPA. One of the service uses includes a motel that serves transient guests as well as long-term residents.

Map 3: Ogden Avenue TIF: Existing Land Use



S. B. Friedman & Company
Real Estate Advisors and Development Consultants

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N

3. *Eligibility Analysis*

Provisions of the Illinois Tax Increment Allocation Redevelopment Act

Based upon the conditions found within the Ogden Avenue RPA at the completion of *S. B. Friedman & Company's* research, it has been determined that the Ogden Avenue RPA meets the eligibility requirements of the Act as a "conservation area." The following outlines the provisions of the Act to establish eligibility.

Under the Act, two primary avenues exist to establish eligibility of an area to permit the use of tax increment financing for area redevelopment: declaring an area as a "blighted area" or a "conservation area," or a combination of both.

"Blighted areas" are those improved or vacant areas with blighting influences that are impacting the public safety, health, morals, or welfare of the community, and are substantially impairing the growth of the tax base in the area. "Conservation areas" are those improved areas which are deteriorating and declining and soon may become blighted if the deterioration is not abated.

The statutory provisions of the Act specify how a district can be designated as a "blighted area" or "conservation area," or a combination of both based upon evidentiary findings of certain eligibility factors listed in the Act. These factors are identical for each designation.

According to the Act, "blighted areas" must have a combination of five or more of these eligibility factors acting in concert which threaten the health, safety, morals, or welfare of the proposed district. "Conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more additional eligibility factors which are detrimental to the public safety, health, morals, or welfare and which could result in such an area becoming a blighted area.

Factors For Improved Property

The 13 factors are listed at 65 ILCS 5/11-74.4-3 (a) and (b) and are defined in the Act as follows:

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.

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

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

but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

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.

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

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.

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.

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

Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

Deleterious Land Use or Lay-Out. 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.

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

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

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 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 redevelopment project area is designated.

As explained, "blighted areas" must have a combination of five or more of these eligibility factors and "conservation areas" must have a minimum of 50% of the total structures within the area aged 35 years or older, plus a combination of three or more additional eligibility factors.

Factors For Vacant Land

Under the provisions of the "blighted area" section of the Act, if the land is vacant, a combination of two or more of the following six factors also may be identified which combine to impact the sound growth in tax base for the proposed district.

Obsolete Platting of Vacant Land. This is where parcels of limited or narrow size or configurations of parcels of irregular size or shape make it difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or where platting has failed to create rights-of-ways for streets or alleys or has created inadequate right-of-way widths for streets, alleys, or other public rights-of-way or has omitted easements for public utilities.

Diversity of Ownership. Diversity of ownership is when adjacent properties are owned by multiple parties. This factor applies when the number of owners of parcels of vacant land is sufficient to retard or impede the ability to assemble the land for development.

Tax and Special Assessment Delinquencies. This factor is present when tax and special assessment delinquencies exist or the property has been the subject of tax sales under the Property Tax Code within the last five years.

Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land. Evidence of structural deterioration and area disinvestment in blocks adjacent to the vacant land may substantiate why new development had not previously occurred on the vacant parcels.

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

Lack of Growth in Equalized Assessed Value. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project area is designated or is increasing at an annual rate that is less than the balance of the municipality for 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 redevelopment project area is designated.

Additionally, under the "blighted area" section of the Act, eligibility may be established for those vacant areas that would have qualified as a blighted area immediately prior to becoming vacant. Under this test for establishing eligibility, building records may be reviewed to determine that a combination of five or more of the 13 "blighted area" eligibility factors were present immediately prior to demolition of the area's structures.

The vacant "blighted area" section includes six other tests for establishing eligibility, but none of these are relevant to the conditions within the Ogden Avenue RPA.

Methodology Overview and Determination of Eligibility

Analysis of eligibility factors was done through research involving an extensive exterior survey of all properties within the Ogden Avenue RPA, as well as a review of building and property records. Property records include building code violation citations, building permit data, and assessor information. Our survey of the area established that there are 11 buildings within the Ogden Avenue RPA. In addition, to verify the age for the area buildings, field observations were compared to the recorded age of the buildings in property records obtained from the Assessor's office.

The areas located within the Ogden Avenue RPA are predominantly characterized by commercial structures, with some residential parcels behind the commercial frontage. All properties were examined for qualification factors consistent with either "blighted area" or

"conservation area" requirements of the Act. Based upon these criteria, the properties within the Ogden Avenue RPA qualify for designation as a TIF redevelopment project area as a "conservation area" as defined by the Act.

To arrive at this designation, *S. B. Friedman & Company* calculated the number of eligibility factors present on a building-by-building or parcel-by-parcel basis and analyzed the distribution of the eligibility factors within the Ogden Avenue RPA. When appropriate, we calculated the presence of eligibility factors on infrastructure and ancillary properties associated with the structures. The eligibility factors were correlated to buildings using aerial maps, property files created from field observations, and record searches. This information was then graphically plotted on a tax parcel map of the Ogden Avenue RPA to establish the distribution of eligibility factors, and to determine which factors were present to a major or minor extent.

Major factors are used to establish eligibility. These factors are present to a meaningful extent on a majority of the parcels and reasonably distributed throughout the Ogden Avenue RPA. Minor factors are supporting factors present to a meaningful extent on some of the parcels or on a scattered basis. Their presence suggests that the area is at risk of experiencing more extensive deterioration and disinvestment.

Conservation Area Findings

As required by the Act, within a conservation area, at least 50% of the buildings must be 35 years of age and older, and at least three of the thirteen eligibility factors for improved property must be found to be present to a major extent within the Ogden Avenue RPA.

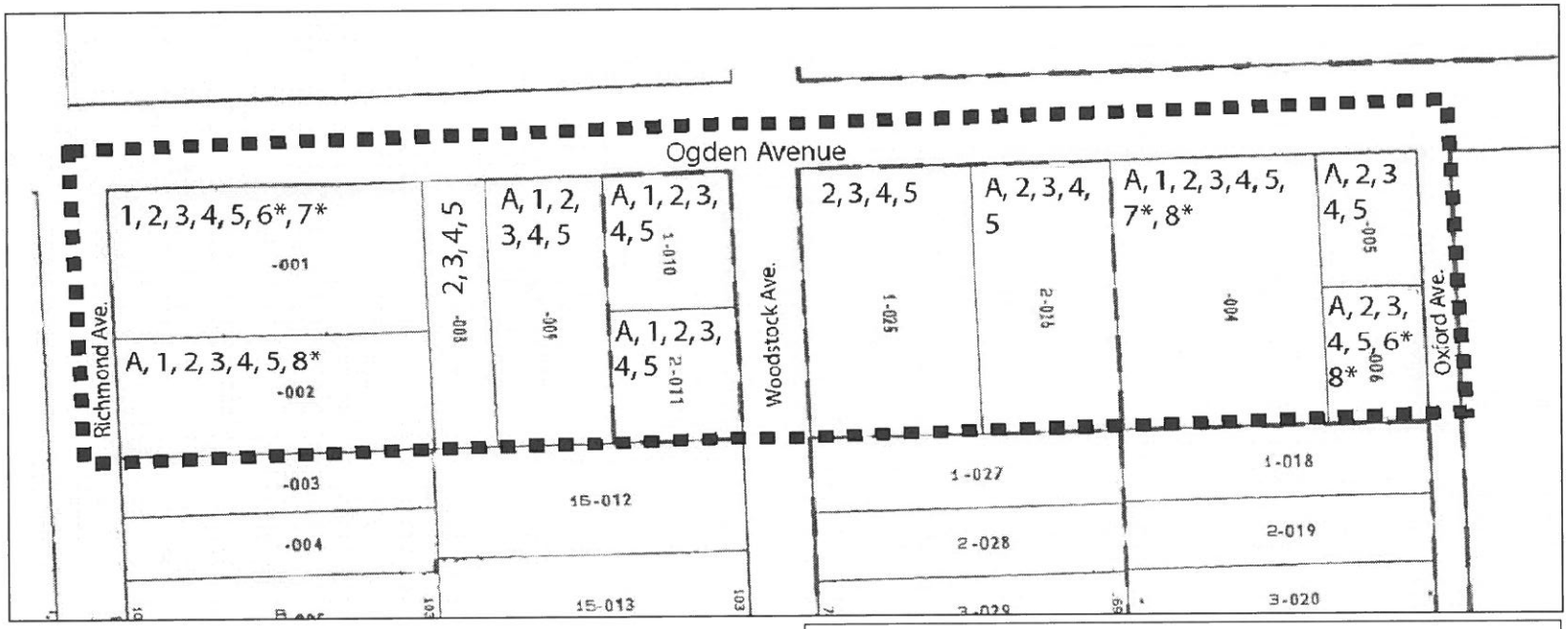
Our research has revealed that 8 of the 11 buildings (approximately 73%) are 35 years of age and older and that the following five factors for improved property are present to a major extent:

- Deterioration;
- Deleterious Land Use or Lay-Out;
- Inadequate Utilities;
- Lack of Growth in EAV; and
- Lack of Community Planning.

Based on the presence of these factors, the Ogden Avenue RPA meets the requirements of a "conservation area" under the Act.

Map 4 illustrates the distribution of eligibility factors found to be present to a major extent by highlighting each parcel where the respective factors were found to be present to a meaningful degree. The following sections summarize our field research as it pertains to each of the identified eligibility factors found within the Ogden Avenue RPA.

Map 4: Ogden Avenue Study Area, TIF Eligibility Factors, and Proposed RPA



N

Legend

Study Area Boundary

Major Factors Present to a Meaningful Extent

A = Age Prerequisite
1 = Deterioration
2 = Deleterious Land Use or Lay-Out (Area-Wide Factor)
3 = Inadequate Utilities (Area-Wide Factor)
4 = Lack of Growth in EAV (Area-Wide Factor)
5 = Lack of Community Planning (Area-Wide Factor)

Minor Supporting Factors*

6 = Excessive Land Coverage
7 = Structures Below Minimum Code Standards
8 = Obsolescence

IMPROVED PROPERTY FACTORS

1. Deterioration

Six of the 11 parcels (**55%**) within the Study Area demonstrate a significant level of deterioration. Catalogued deterioration included the occurrence of defects in building parking areas and infrastructure, including crumbling and missing sidewalks, dilapidated fencing, and badly cracked and unpaved parking facilities distributed throughout the Study Area. Other noted items of building deterioration derived from building code violations include the Mayflower Motel's inoperable windows, unstable balcony railings, lack of maintenance of mechanical equipment, and the presence of mold in a number of rooms available for rent.

This deterioration, coupled with deterioration of infrastructure and parking facilities, is indicative of an area that is at risk of becoming blighted unless there is direct intervention.

2. Deleterious Land Use and Lay-Out

Deleterious land use and lay-out was evaluated on both a parcel-by-parcel and an area-wide basis. The documented presence of this factor within the Study Area includes:

- Inadequate street and access way ingress and egress
- Blocks and parcels of an irregular size and/or shape that do not adhere to contemporary standards of development, and may adversely impact the potential for future redevelopment; and
- The orientation of both buildings and surface improvements (such as driveways and alleys) on a particular site or within the context of an entire block that impede the safe and efficient movement of traffic and pedestrians.

All 11 parcels within the Study Area (**100%**) exhibit deleterious land use or lay-out. This factor is present in both of the forms described above and found throughout the Study Area. The impact and extent are sufficient to adversely affect the growth and development of the entire Study Area and also to aggravate traffic patterns and pose special hazards for pedestrians who shop or live within the Study Area.

Obsolete-shaped parcels exist throughout the Study Area, most distinctly on the block between Richmond and Woodstock. Some of the parcels within this block are narrow in width and vary in parcel depth. The current configuration of parcels is insufficient for larger retailers and their associated parking that is typically characteristic of other areas on Ogden Avenue. Additionally, the existing lay-out of streets, access ways, and parking lots in the Study Area are hazardous to pedestrians and other vehicular traffic. The residential buildings at 288 Oxford and 285 Richmond have parking in front of the building requiring vehicles to back directly onto the street right-of-way, conflicting with both pedestrian and vehicular traffic traveling on Oxford and Richmond Avenues. Another example of inadequate street and driveway access is the property at 433 Ogden Avenue. The property has a narrow driveway (measuring roughly 12 feet) that

directly accesses Ogden Avenue. Considering the high traffic volumes Ogden Avenue has during peak travel times, ingress and egress onto the property could be problematic.

3. **Inadequate Utilities**

The entire RPA is serviced by inadequately-sized water mains. Currently, the mains serving the RPA measure six inches in diameter; more modern development is typically serviced by mains measuring eight to twelve inches. Although six-inch mains are the minimum requirement for the development present along Ogden Avenue, according to the Village of Clarendon Hills Public Works Department, new or more intensive development may require more water volume than is currently supplied. The existing zoning code for the Study Area allows for over three times the building area than is currently on the site. If the Study Area is developed to the maximum allowance, the level of density will exceed the water volume produced by the existing water system.

Additionally, the water mains serving the Study Area provide low volumes of water for emergency situations. According to the Village Fire Chief, the fire hydrants serving the Study Area have low water flow. Typically, fire hydrants, particularly for commercial areas, should have water flows of at least 1000 gallons per minute; Ogden Avenue has a water flow of less than 800 gallons per minute. Also, the Village requires virtually all principal structures constructed in a commercial area to install sprinkler systems to meet existing fire codes. Considering all new commercial development will be built to code, both the Public Works and the Fire Department concur that the sprinkler systems would stress the existing mains.

4. **Lack of Growth in EAV**

The total EAV is a measure of the property value in the Study Area. The EAV history of all the included tax parcels in the Study Area was tabulated for the last six years (five periods) for which information is currently available. A lack of growth in EAV has been found for the Study Area in that the rate of growth in property values (as measured by EAV) of the Study Area has been less than that of the balance of the Village for the last five years for which information is available (1999 through 2004). The basis for this finding is summarized in Table 1 below. In addition, the rate of growth of the Ogden Avenue RPA has been less than that of the balance of Downers Grove Township and of DuPage County for the last five years for which information is available (1999 through 2004). The lack of growth in EAV within the area is one of the strongest indicators that the area as a whole is beginning to fall into decline.

Table 1: Percent Change in Annual Equalized Assessed Valuation (EAV)

	Percent Change in EAV 1999/2000	Percent Change in EAV 2000/2001	Percent Change in EAV 2001/2002	Percent Change in EAV 2002/2003	Percent Change in EAV 2003/2004	Compound Annual Growth Rate (CAGR) 1999-2004
TIF Study Area	3.1%	3.5%	2.7%	4.6%	7.1%	4.2%
Village of Clarendon Hills (Balance Of)	6.8%	13.0%	10.5%	15.6%	11.8%	11.5%
Downers Grove Township (Balance Of)	5.7%	7.8%	4.4%	14.7%	11.2%	8.7%
DuPage County (Balance Of)	5.7%	7.5%	5.0%	12.2%	9.2%	7.9%

Source: DuPage County Clerk's Office and *S.B. Friedman Company*

5. Lack of Community Planning

Lack of community planning is an area-wide factor, not necessarily attributable to any one parcel. The Study Area was generally developed prior to the implementation or guidance of a comprehensive community plan. The Village was incorporated in 1924 and much of the platting and development that has taken place in the Study Area predates any comprehensive planning by the Village. This is evidenced by the fact that the Study Area contains many obsolete parcel configurations and access ways. In addition, some of the uses in the Study Area are non-conforming according to the Village's current zoning code. Motels, auto repair establishments, and restaurants require special use permits in the B-3 Highway Business zoning along Ogden Avenue. According to the Village, at least one of the businesses in the Study Area does not have the appropriate permits in place. This further demonstrates lack of community planning in the development of the Study Area.

MINOR SUPPORTING FACTORS

In addition to the factors that previously have been documented as being present to an extent sufficient to qualify the Study Area, the presence of three additional factors was documented in the Study Area. These additional factors reinforce the case that the Study Area is gradually declining through disinvestment. Left unchecked, these conditions could accelerate the continued decline of the Study Area, and combined with those factors that have been used to qualify the Study Area as a "conservation area" could lead to more widespread and intensive disinvestment.

A. Excessive Land Coverage

Excessive land coverage refers to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Two of the 11 buildings (**18%**) within the Study

Area exhibit problem conditions which warrant the finding of this factor to be present. Examples of problem conditions found in the Study Area which constitute "excessive land coverage" include a lack of reasonably required off-street parking and inadequate provision for loading and service. This factor was found to exist on the commercial property at Ogden and Richmond, which has one small loading area for three commercial uses and the residential property at Ogden and Oxford, which has less than one parking space per unit. Such problems illustrate the adverse impact that excessive land coverage can have on surrounding areas, not just individual properties. These problems limit the opportunities for continued growth and development and have the overall effect of reducing the competitiveness of area businesses.

B. **Structures Below Minimum Code**

Code violations were issued to four of the 11 properties in the Study Area over the last five years. However, some of the violations were minor (i.e. zoning violations for inappropriate signing). More serious offenses were attributable to two of the 11 establishments (**18%**). Violations included hazardous exposure to electrical wiring, lack of ventilation, and accessibility violations. Although structures below minimum code were not found to be widespread throughout the balance of the RPA, it exhibits progressive deterioration occurring in the Study Area.

C. **Obsolescence**

Three of the 11 parcels (**27%**), primarily at the eastern end of the RPA were determined to be obsolete. The properties exhibit some form of physical and economic obsolescence that make them less desirable in the marketplace. Examples of obsolescence include the poor and outdated design and layout of buildings, as in the motel-style apartment building at the corner of Oxford and Richmond, as well as market depreciation, as evidenced in the motel's declining tax revenues. The owners have not made the appropriate improvements to upgrade their respective properties to more modern standards.

4. Redevelopment Project and Plan

Redevelopment Needs of the Ogden Avenue RPA

The existing land use pattern and physical conditions in the Ogden Avenue RPA suggest four redevelopment needs for the area:

- Rehabilitation and site preparation;
- Streetscape and infrastructure improvements;
- Resources for retail and commercial development; and
- Job training assistance.

The Redevelopment Plan identifies tools for the Village to:

- Support the establishment and improvement of the Ogden Avenue RPA as a cohesive and vibrant commercial district consistent with the Village's Comprehensive Plan;
- Support other improvements that serve the redevelopment interests of the local community and the Village; and
- Assist existing businesses and improve their places of business, and/or other mechanisms as set forth in the Redevelopment Plan.

Currently, the Ogden Avenue RPA suffers from deterioration of buildings and infrastructure, obsolete platting and parcel configuration, inadequate streets and access ways, and a lack of growth in property values. These area and building conditions are minimizing the value of commercial and residential properties in the area compared to other commercial and residential districts elsewhere in the Village and surrounding municipalities, limiting local area employment opportunities and growth, and contributing to the lack of new investment within the Ogden Avenue RPA.

The public improvements outlined in the Redevelopment Plan will create an environment conducive to private investment and redevelopment within the Ogden Avenue RPA. The goals and objectives discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Ogden Avenue RPA. To support specific projects and encourage future investment in the Ogden Avenue RPA, public resources including tax increment financing may be used to:

- Improve Ogden Avenue RPA infrastructure and new public facilities;
- Support building rehabilitation;
- Create an identity for the area and the community; and
- Provide assistance, as appropriate and allowed under the Act, to the private sector to facilitate acquisition, assembly, and preparation of property to create redevelopment opportunities and suitable sites for modern development needs.

Ultimately, the goals, objectives and strategies are designed to redevelop the Ogden Avenue RPA as a vibrant commercial district, providing new and enhanced commercial and retail activities that add value while improving the image and visibility of the Village as a whole.

The Redevelopment Plan identifies the tools that the Village will use to guide redevelopment in the Ogden Avenue RPA to stimulate economic development and to promote and sustain a strong community fabric.

The goals, objectives, and strategies discussed below have been developed to address these needs and facilitate the sustainable redevelopment of the Ogden Avenue RPA. The proposed public improvements outlined in the Redevelopment Plan will help arrest the current decline and create an environment conducive to private investment and redevelopment within the Ogden Avenue RPA. To support specific projects and encourage future investment in the Ogden Avenue RPA, public resources, including tax increment financing, may be used to: facilitate property assembly, demolition, site preparation, and improve or repair Ogden Avenue RPA infrastructure.

Goals and Objectives

Goals and objectives designed to address the needs of the community form the overall framework of the Redevelopment Plan for the use of anticipated tax increment funds generated within the Ogden Avenue RPA.

Goal. The overall goal of the Redevelopment Plan is to reduce or eliminate conditions that qualify the Ogden Avenue RPA as a conservation area. Implementation of the Redevelopment Plan will enhance the quality of life for Village residents and strengthen the Village's economic base. Rehabilitation and redevelopment of the Ogden Avenue RPA are to be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment. Redevelopment of the Ogden Avenue RPA will be accomplished by:

- Re-establishing the Ogden Avenue RPA as a vibrant commercial area that provides retail uses that will strengthen the Village's property and sales tax base to provide additional services to residents;

- Providing adequate investment in public infrastructure and other improvements to foster retail development, enhance the design and lay-out of parcels, integrate land uses, and secure new development;

- Providing the direction and mechanisms necessary to identify potential redevelopment opportunities and, where appropriate, facilitate the implementation of redevelopment projects; and

- Assist in the rehabilitation of properties that can be returned to contemporary development standards.

Rehabilitation and redevelopment of the Ogden Avenue RPA will be achieved through an integrated and comprehensive strategy that leverages public resources to stimulate additional private investment. The underlying strategy is to use tax increment financing, as well as other funding sources, to reinforce and encourage further private investment.

Objectives. Seven (7) broad objectives support the overall goal of area-wide revitalization of the Ogden Avenue RPA. These include:

1. Facilitating and assisting in the assembly, preparation, and marketing of potential sites for new commercial development and redevelopment;

2. Strengthen the Ogden Avenue RPA as a commercial district for the surrounding community by providing resources for the rehabilitation and beautification of existing businesses and for the development, redevelopment, and rehabilitation of commercial property within the RPA;

3. Improve and construct new public infrastructure where needed, including streets, sidewalks, curbs, gutters, underground water and sanitary systems, storm water detention facilities, lighting, and landscaping to create an attractive and cohesive environment in support of new development;

4. Improve visibility, traffic flow, and safety within the RPA by providing street improvements, lighting, traffic signals, coordinated curb-cuts, signage, and pedestrian amenities such as sidewalks and crosswalks where needed;

5. Improve and continue to provide adequate off-street parking to support commercial uses within the RPA;

6. Support the goals and objectives of other overlapping plans, including the Ogden Avenue Business District Plan, and coordinate available federal, state, and local resources to further the goals and objectives of this Redevelopment Plan; and

7. Provide opportunities for locally owned, women-owned, and minority-owned businesses to share in the job and construction opportunities associated with the redevelopment of the Ogden Avenue RPA.

Proposed Future Land Use

The proposed future land use of the Ogden Avenue RPA reflects the objectives of the Redevelopment Plan, which works to provide direction for the assembly of sites in the Ogden Avenue RPA for redevelopment activities, to support the improvement of the Ogden Avenue RPA as an active commercial district, and to support other improvements such as infrastructure and streetscape that serve the redevelopment interests of the local community and the Village.

These proposed predominant future land uses are detailed on Map 5. As noted on Map 5, the uses listed are to be predominant uses for the area indicated, and are not exclusive of any other uses.

Map 5: Ogden Avenue TIF: Proposed Predominant Land Use



S. B. Friedman & Company
Real Estate Advisors and Development Consultants

0 100 200 400 Feet

Assessment of Housing Impact

The purpose of this section is to conduct a Housing Impact Study for the Ogden Avenue RPA as set forth in the Tax Increment Allocation Redevelopment Act (the "Act") 65 ILCS 5/11-74.4-1 et seq., as amended. The Act requires that 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 Village is unable to certify that no displacement of residents will occur, the Village shall prepare a Housing Impact Study and incorporate the study into the separate Feasibility Report required by subsection **11-74.4-5(a)** of the Act, which for the purposes hereof shall also be the "Ogden Avenue Redevelopment Project and Plan," or the "Redevelopment Plan."

The primary goal of the Redevelopment Project and Plan is to reduce or eliminate conditions that qualify the Ogden Avenue RPA as a conservation area and to provide the direction and mechanisms necessary to re-establish the RPA as a cohesive and vibrant commercial district that would generate significant tax revenues to the Village. Currently, the Ogden Avenue RPA has 56 primary residential units within its boundary. According to Village Staff, the 60-room Mayflower Motel also is home to a number of long-term tenants who rent on a monthly basis. Therefore, the total number of residential units with the RPA could reach 116. Redevelopment projects recently proposed for the RPA may result in the displacement of inhabited residential units. As a result, the Village cannot certify that no displacement will occur over the 23-year life of the RPA which makes the housing impact study required. Under the provisions of the Act:

Part I of the housing impact study shall include:

(i) data as to whether the residential units are single-family or multi-family units;

(ii) the number and type of rooms within the units, if that information is available;

(iii) whether the units are inhabited or uninhabited, as determined not less than 45 days before the date that the ordinance or resolution required by subsection (a) of Section 11-74.4-5 of the Act is passed; and

(iv) data as to the racial and ethnic composition of the residents in the inhabited residential units, which 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 redevelopment project area that are to be, or may be, removed. If inhabited residential units are to be removed, then the housing impact study shall identify:

(i) the number and location of those units that will be, or may be, removed;

(ii) the municipality's plans for relocation assistance for those residents in the proposed redevelopment project area whose residences are to be removed;

(iii) the availability of replacement housing for those residents whose residences are to be removed, and identification of the type, location, and cost of the replacement housing; and

(iv) the type and extent of relocation assistance to be provided.

On September 27, 2004, a public/housing impact meeting based on the September 7, 2004 submission of the Redevelopment Plan was held to discuss the impact the RPA will have on existing housing units. The Village summarized its overall housing affordability based on state standards and emphasized its commitment to provide adequate and affordable housing to households that may be displaced.

PART I

(i) Number and Type of Residential Units

The number and type of residential buildings in the area were identified during the building condition and land use survey conducted as part of the eligibility analysis for the area. In order to identify residential units in the field, *S. B. Friedman & Company* utilized several methods, including counts of door buzzers, mailboxes, windows, contacting management companies, and other indicators. This survey, completed in June 2005, revealed that the Ogden Avenue RPA contains three residential buildings containing 56 total dwelling units. All three buildings are multi-family rental residences. In addition to these primary residential units, the Mayflower Motel contains 60 rooms, including many that are available for monthly rental. However, due to limited information on the motel's operations, our analysis is focused on the 56 primary dwelling units within the RPA.

(ii) Number and Type of Rooms within Units

The distribution within the Ogden Avenue RPA of the 56 residential units by number of rooms and by number of bedrooms is identified in tables within this section. The methodology to determine this information is described below.

Methodology

In order to describe the distribution of residential units by number and type of rooms within the Ogden Avenue RPA, *S. B. Friedman & Company* analyzed 2000 U.S. Census data by Block Groups for those Block Groups encompassed by the Redevelopment Project Area. A Block Group is a combination of Census blocks, and is the lowest level of geography for which the Census Bureau tabulates sample, or long-form, data. The Census data for the Block Group containing the RPA has 60 renter-occupied units; our research identified 56 rental units with the RPA. As a result, we have relied on the 2000 U.S. Census Block Group sample data for renter-occupied households because it is the best available information regarding the structures and residents of the Redevelopment Project Area.

These Block Group data show the distribution of renter-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 as follows:

Units by Bedroom Type[1]

Number of Bedrooms	2000 Census for Block Group	RPA
Studio	0%	0
1 bedroom	81.7%	46
2 bedrooms	18.3%	10
TOTAL	**100%**	**56**

Units by Number of Rooms[2]

Number of Rooms	2000 Census for Block Group	RPA
1 room	0.0%	0
2 rooms	63.3%	36
3 rooms	18.3%	10
4 rooms	18.3%	10
TOTAL	**100%**	**56**

(iii) Number of Inhabited Units

According to data compiled from the survey completed by *S. B. Friedman & Company* on June 22, 2005, the Ogden Avenue RPA contains an estimated 56 residential units of which four units (7%) are estimated to be vacant. Therefore, there are approximately 52 total inhabited units within the redevelopment area. As required by the Act, this information was ascertained as of June 22, 2005, which is a date not less than 45 days prior to the date that the resolution or ordinance 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).

(iv) 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. According to 2000 U. S. Census data, the average household size for renters within the Block Group which comprises the Ogden Avenue RPA was 1.77 persons. Therefore, there are an estimated 92 residents living within the proposed boundaries. The race and ethnic composition of these residents is as follows:

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[1] As defined by the Census Bureau, Number of Bedrooms includes all rooms intended for use as bedrooms even if they are currently used for some other purpose. A Housing Unit consisting of only one room, such as a one-room efficiency apartment, is classified, by definition, as having no bedroom

[2] As defined by the Census Bureau, for each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodgers' rooms. Excluded are strip or Pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets

Race and Ethnicity of Residents in the Ogden Avenue RPA

Race	Percentage	Estimated Number of Residents in 2000
White alone	58%	54
Black or African American alone	0%	0
American Indian and Alaska Native alone	0%	0
Asian alone	42%	38
Native Hawaiian and Other Pacific Islander alone	0%	0
Some other race alone	0%	0
Two or more races	0%	0
Total	**100%**	**92**

Hispanic Origin	Percentage	Estimated Number of Residents in 2000
Not Hispanic or Latino	42%	38
Hispanic or Latino	58%	54
Total	**100%**	**92**

We have also estimated the potential distribution by income of the households living in the inhabited units within the Ogden Avenue RPA.

In order to estimate the number of moderate-, low-, very low-, and very, very low-income households in the RPA, *S. B. Friedman & Company* used Block Group data on renter-occupied household incomes from the U.S. Census. As determined by HUD, the definitions of the above-mentioned 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 income.

(ii) A very low-income household earns between 30% and 50% of the area median income.

(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.

To be conservative, we assumed that the four renter households in the Block Group outside the RPA were above moderate income. As a result, of all households residing within the Block Group encompassed by the Ogden Avenue RPA, 35% may be classified as very low-income or lower, 8% may be classified as low-income, and 18% may be classified as moderate-income households.

Distribution of Income by Renter Households within the Ogden Avenue RPA

Income Category	Percentage	Number of Households	Annual Income Rate (Average HH of 2 Persons)
Very, very low	16%	8	$0 - $18,090
Very low	19%	10	$18,090 - $30,150
Low	8%	4	$30,150 - $48,250
Moderate	18%	9	$48,250 - $72,360
Subtotal of Moderate Income or lower	60%	31	$0 - $72,360
Over 120% AMI	40%	21	$72,360 +
Total	**100%**	**52**	

Source: US Census and *S. B. Friedman & Co.*

PART II

(i) Number and Location of Units to be Removed

The primary goal of the Redevelopment Plan and Project is to create and sustain a cohesive and vibrant commercial area. Therefore, it is conceivable that the implementation of Redevelopment Projects in accordance with the Plan may result in the displacement of some or all of the inhabited residential units over the 23-year life of the RPA. Therefore, it is possible that all 52 of the inhabited units could be removed due to redevelopment within the Ogden Avenue RPA.

(ii) Relocation Plan

The Village's plan for relocation assistance for those qualified residents in the Ogden Avenue RPA whose residences may be removed shall be consistent with the requirements set forth in 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 this date; until such a redevelopment project is approved, there is no certainty that any removal of residences will actually occur.

(iii) Replacement Housing

In accordance with Subsection 11-74.4-3(n)(7) of the Act, the Village shall make a good faith effort to ensure that affordable replacement housing located in or near the Ogden Avenue 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, *S. B. Friedman & Company* examined several data sources, including vacancy data from the 2000 U.S. Census, apartment listings from local newspapers, and field research.

Vacancy Data

According to the 2000 figures, the Block Group surrounding and encompassing the Ogden Avenue RPA contained 474 housing units, of which 35 (7%) were vacant and for rent. For the purposes of this analysis, the term "RPA Vicinity" refers to this Block Group. The following table shows the distribution of vacant residential units in the RPA by vacancy status, as compared to the Village of Clarendon Hills as a whole.

Vacancy Status: Village-Wide and within the Ogden Avenue RPA

	Vacancy Rate by Vacancy Status	
Vacancy Status	**Share of All Units in RPA Vicinity**	**Village Percentage**
For rent	6.88%	1.17%
For sale only	0%	1.31%
Rented or sold, not occupied	0%	0.00%
Other vacant	0%	0.57%
Total Vacant Units	**6.88%**	**3.05%**

Source: US Census

The percentage of residential units that are vacant and awaiting rental in the RPA is much greater than that of the Village of Clarendon Hills (6.88% vs. 1.17%). All of the vacant rental units in the Village are located within the RPA Vicinity. According to 2000 Census data, there are no housing units available for sale within the RPA vicinity. The Village as a whole has a small percentage of its housing stock available for sale.

Availability of Replacement Rental Housing within the Market Area

Two methods of research were used to quantify the amount of available market rate rental housing with the general area of the Ogden Avenue RPA. One method included a review of local newspaper listings. The location, type, and cost of a further sample of possible replacement rental housing units located within a market area consisting of the Village of Clarendon Hills, the Village of Hinsdale and the Village of Westmont were determined through the examination of classified advertisements from the *Chicago Tribune* and *apartments.com* during the week of June 27, 2005 and *The Suburban Life* and *The Doings Newspaper* during the week of June 16, 2005.

Our second approach consisted of field research identifying rental uses in unincorporated Clarendon Hills. This research included a windshield survey of rental units and for-rent signs and placed follow-up phone calls to both large and small complexes within the unincorporated area. Between 55th and 59th Streets, partially within the southern boundary of the Village, there are two large apartment complexes-- Clarendon Arms and Forest Hill Apartments that are currently advertising vacancies for one and two-bedroom apartments. In the same general area, within a two-square block area (56th Street to the north, Holmes Avenue to the east, 57th Street to the south and Clarendon Hills Avenue to the west), there are a number of individually owned 2 and 3-flat buildings with units available for rent.

Available rental units identified within the market area for the Ogden Avenue RPA are summarized below. The range of maximum affordable monthly rents, according to HUD standards, is shown below in comparison with the number of vacant units by bedroom size and rent (where information was available) for rental housing found in our research. The rental information tabulated in this table was cross-checked by phone numbers and/or addresses to the extent possible in an attempt to avoid any overlap and double-counting. Appendix 3 provides a detailed summary of all the apartments identified in our research.

		Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket					
Number of BRs	**Implied Family Size [1]**	**Very, Very Low**	**Very Low**	**Low**	**Moderate**	**Observed Range [2]**	**Units Identified [3]**
0	1	$396	$660	$1,056	$1,583	Not Available	0
1	1.5	$424	$707	$1,131	$1,697	$625-$950	24
2	3	$509	$848	$1,357	$2,036	$775-$2,800	29
3	4.5	$588	$980	$1,568	$2,352	$650-$1,825	16
4	6	$656	$1,093	$1,749	$2,624	Not Available	0
Other Available Market-Rate 1,2, and 3 BR Rental Units (Distribution not known)						$680-$950	45
Total Number of Vacant Units in Sample							**114**

[1] Derived from the number of bedrooms using HUD formulas.

[2] Based on a sample of apartments located in Clarendon Hills (incorporated and unincorporated), Hinsdale, and Westmont. It is a compilation of units advertised in the *Chicago Tribune* during the week of June 27, 2005 and *The Suburban Life* and *The Doings Newspaper* during the week of June 16, 2005 and units identified through our field research on June 22, 2005.

[3] Refers to the number of units in the sample taken by *S. B. Friedman & Company*. This is not an exhaustive count of the available apartments in Clarendon Hills, Hinsdale, and Westmont.

Since HUD affordability standards state that monthly rent, including utilities, should equal no more than 30% of gross household income, *S. B. Friedman & Company* has adjusted the monthly rents to include utility payments using Section 8 utility cost estimates for various apartment unit sizes developed by the DuPage Housing Authority. This table demonstrates that there are currently more housing units affordable to households of low and moderate income currently available in the market area adjacent to the RPA than may be displaced in the Study Area.

In addition to our search for market-rate apartments, for households with lower incomes, we quantified the number of assisted affordable housing units available within DuPage County. Sources including the DuPage County Human Services, the DuPage Housing Authority, and the Illinois Housing Development Authority were consulted on the availability of these units throughout the County. For purposes of this analysis, affordable housing is units affordable to households earning less than 80% of the regional median income adjusted for size of household, consistent with the Illinois Affordable Housing Act. Our 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. Two thousand one hundred fifty-eight (2,158) units of subsidized housing for family households were identified in surrounding communities in DuPage County. In addition, affordable housing organizations such as the Community Housing Association of DuPage (CHAD) own and manage a number of affordable housing properties

throughout DuPage County. CHAD alone owns a total of 73 units within the Clarendon Hills, Hinsdale, and Westmont market area. All of these units include Section 8 housing and other federally subsidized housing programs where income restrictions apply. In Section 8 housing, qualifying households are required to pay 30% of their income for such units, with the Section 8 subsidy making up the difference between that amount and the approved rent. Other federally subsidized programs, including Section 202 and Section 236, provide either low interest loans or pay a portion of mortgage interest costs to affordable housing developers.

Fifty-two households may be displaced over the life of 23-year life of the Ogden Avenue RPA. There are approximately 114 units available for rent in the Clarendon Hills, Hinsdale, and Westmont market area alone. In addition, 2,158 assisted affordable housing units are distributed throughout DuPage County that serves as a rental option for lower income households.

(iv) Relocation Assistance

If the removal or displacement of low-income or very low-income residential housing units occurs, such residents are required to be provided with affordable housing and relocation assistance in accordance with the 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 Redevelopment Project Area.

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 65/3 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;

(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; and

(iii) "affordable housing" means residential housing that, so long as the same is occupied by low-income households or very low-income households, requires payment of monthly housing costs, including utilities other than telephone, of no more than 30% of the maximum allowable income for such households, as applicable.

The Village of Clarendon Hills will make a good faith effort to relocate these households to affordable housing located in or near the Ogden Avenue 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 such as HOPE Fair Housing Center of DuPage County to ensure displaced residents find adequate housing.

Eligible Costs

The Act outlines several categories of expenditures that can be funded using tax increment financing. These expenditures, referred to as eligible redevelopment project costs, include all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this plan pursuant to the Act. The Village proposes to realize its goals and objectives of redevelopment through public finance techniques, including, but not limited to, tax increment financing, and by undertaking certain activities and incurring certain costs. Some of the costs listed below are eligible costs under the Act pursuant to an amendment to the Act that became effective November 1, 1999. Such eligible costs may include, without limitation, the following:

1. Costs of studies, surveys, development of plans and specifications, implementation and administration of the Redevelopment Plan, including but not limited to, staff and professional service costs for architectural engineering, legal, marketing sites within the area to prospective businesses, developers, and investors, financial, planning or other services, related hard and soft costs, and other related expenses; provided however, that no such charges for professional services may be based on a percentage of the tax increment collected;

2. Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and clearing and grading of land, 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;

3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings or fixtures and leasehold improvements;

4. Costs of the construction of public works or improvements consistent with the Act, including the costs 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;

5. Costs of job training and retraining projects including the costs of welfare to work programs implemented by businesses located within the redevelopment project area;

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 issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for

not exceeding 36 months thereafter and including reasonable reserves related thereto and interest accruing during a construction period;

7. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and project, to the extent the municipality by written agreement accepts and approves such costs;

8. An elementary, secondary, or unit school district's increased costs attributable to assisted housing units will be reimbursed as provided in the Act;

9. 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 under the Act;

10. Payment in lieu of taxes;

11. 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 the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and taxing district(s), 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 the community college district of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public and Community College Act as cited in the Act and by the school districts of cost pursuant to Section 10-22.20a and 10-23.3a of the School Code as cited in the Act.

12. Interest costs incurred by a developer related to the construction, renovation or rehabilitation of a redevelopment project provided that:
    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 (1) year may not exceed thirty percent (30%) of the annual interest costs incurred by the redeveloper with regard to the development 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 paragraph (12) then the amount 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 thirty percent (30%) of the total of (i) cost paid or incurred by the developer for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

e. The percentage increases from thirty percent (30%) to seventy-five percent (75%) for the interest cost incurred by a redeveloper for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act; and

f. Instead of the interest costs described above in paragraphs 12b. and 12d., a municipality may pay from tax incremental revenues up to fifty percent (50%) of the cost of construction, renovation, and rehabilitation of new housing units (for ownership or rental) to be occupied by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, as more fully described in the 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 this benefit under the Act.

13. Unless explicitly stated in the Act and as provided for in relation to low- and very low-income housing units, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

Estimated Redevelopment Project Costs

The estimated eligible costs of this Redevelopment Plan are shown in Table 2. The total eligible cost provides an upper limit on expenditures that may be funded using incremental property tax revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Other sources of funds may also be used to defray costs within the district. Within this limit, adjustments may be made in line items without amendment to this Redevelopment Plan. Additional funding including but not limited to State and Federal grants, private developers contributions, land sales, sales taxes, and other outside sources may be pursued and used by the Village as a means of financing improvements and facilities within the RPA. These expenditures may be in addition to those funded from tax increment revenues and may be in addition to the budget shown in Table 2, which limits expenditure of incremental property tax only.

Table 2: Estimated TIF Eligible Costs	
Project/Improvements	**Estimated Project Costs***
Professional Services	$500,000
Property Assembly: including site preparation and environmental remediation	$12,000,000
Rehabilitation Costs	$2,000,000
Relocation	$1,000,000
Public Works or Improvements (1)	$2,000,000
Job Training	$250,000
Interest Costs	$1,000,000
TOTAL REDEVELOPMENT COSTS (2)	**$18,750,000**

* Exclusive of capitalized interest, issuance costs, interest on obligations issued to pay for redevelopment project costs, and other financing costs

(1) This category also may include the reimbursement of capital costs of taxing districts including schools resulting from the redevelopment project necessarily incurred in the furtherance of the objectives of the Redevelopment Project Area Plan and Project to the extent the Village by written agreement accepts and approves such costs.

(2) All costs are in 2004 dollars and may be increased by the rate of inflation reflected in the Consumer Price Index (CPI) for All Urban Consumers for All Items for the Chicago-Gary-Kenosha, IL-IN-WI CMSA, published by the U. S. Department of Labor. In addition to the above stated costs, each issue of obligations issued to finance a phase of the Redevelopment Project may include an amount of proceeds sufficient to pay customary and reasonable charges associated with the issuance of such obligations, including interest costs.

Adjustments to the estimated line item costs in Table 2 are expected and may be made by the Village without amendment to the Plan. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The totals of line items set forth above are not intended to place a limit on the described expenditures. Adjustments may be made in line items, either increasing or decreasing line item costs as a result of changed redevelopment costs and needs; provided, however, that any such adjustments shall not exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

In the event the Act is amended after the date of the approval of this Redevelopment Plan by the Village Board to (a) include new eligible redevelopment project costs, or (b) expand the scope or increase the amount of existing eligible redevelopment project costs (such as, for example, by increasing the amount of incurred interest costs that may be paid under 65 ILCS 5/1-74.4-3(q)(11)), this Redevelopment Plan shall be deemed to incorporate such additional, expanded or increased eligible costs as eligible costs under the Redevelopment Plan. In the event of such amendment(s) to the Act, the Village may add any new eligible redevelopment project costs as a line item in Table 2, or otherwise adjust the line items in Table 2 without amendment to this Redevelopment Plan. In no instance, however, shall such additions or adjustments result in any increase in the total redevelopment project costs without a further amendment to this Redevelopment Plan.

Phasing and Scheduling of the Redevelopment

Certain projects within the Ogden Avenue RPA shall be governed by the terms of written redevelopment agreements entered into between a designated developer and the Village. Other projects will consist of Village reimbursements of the specified eligible redevelopment costs of applicants who qualify under various programs developed by the Village and approved by the Village Board.

Where tax increment funds are used to pay eligible redevelopment project costs, to the extent funds are available for such purposes, expenditures by the Village shall be coordinated to coincide on a reasonable basis with the actual redevelopment expenditures of the developer(s). The Redevelopment Plan shall be completed, and all obligations issued to finance redevelopment costs shall be retired, no later than December 31st of the year in which the payment to the Village Treasurer as provided in the Act is to be made with respect to ad valorem taxes levied in the twenty-third year calendar year following the year in which the ordinance approving this redevelopment project area is adopted (by December 31, 2029, if the ordinances establishing the Ogden Avenue RPA are adopted in 2005).

Sources of Funds to Pay Costs

Funds necessary to pay for redevelopment project costs and/or municipal obligations which may be issued or incurred to pay for such costs are to be derived principally from tax increment revenues and/or proceeds from municipal obligations which have as a repayment source tax increment revenue. To secure the issuance of these obligations and the developer's performance of redevelopment agreement obligations, the Village may require the utilization of guarantees, deposits, reserves, and/or other forms of security made available by private sector developers. The Village may incur Redevelopment Project Costs which are paid from the funds of the Village other than incremental taxes, and the Village may then be reimbursed for such costs from incremental taxes. In addition, the Village may utilize other funding sources as discussed above to pay for costs within the district, in addition to those funded by incremental property tax revenues.

The tax increment revenue which will be used to fund tax increment obligations and eligible redevelopment project costs shall be the incremental real property tax revenues. Incremental real property tax revenue is attributable to the increase of the current EAV of each taxable lot, block, tract, or parcel of real property in the redevelopment project area over and above the certified initial EAV of each such property. Without the use of such incremental revenues, the redevelopment project area is not likely to redevelop.

Other sources of funds which may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, sales taxes, investment income, private investor and financial institution funds, and other sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The Ogden Avenue RPA may, in the future, be contiguous to, or be separated only by a public right-of-way from, other redevelopment areas created under the Act. The Village may utilize net

incremental property tax revenues received from the Ogden Avenue RPA to pay eligible redevelopment project costs, or obligations issued to pay such costs, in other contiguous redevelopment project areas, or those separated only by a public right-of-way, and vice versa. The amount of revenue from the Ogden Avenue RPA made available to support such contiguous redevelopment project areas, or those separated only by a public right-of-way, when added to all amounts used to pay eligible Redevelopment Project Costs within the Ogden Avenue RPA, shall not exceed the total Redevelopment Project Costs described in Table 2 (Estimated TIF Eligible Costs) of this Redevelopment Plan.

The Ogden Avenue RPA may become contiguous to, or separated only by a public right-of-way from, other redevelopment project areas created under the Illinois Industrial Jobs Recovery Law, (65 ILCS 5/11-74.61-1 et. seq.). If the Village finds that the goals, objectives and financial success of such contiguous redevelopment project areas or those separated only by a public right-of-way are interdependent with those of the Ogden Avenue RPA, the Village may determine that it is in the best interests of the Village and in furtherance of the purposes of the Plan that net revenues from the Ogden Avenue RPA be made available to support any such redevelopment project areas, and vice versa. The Village, therefore, proposes to utilize net incremental revenues received from the Ogden Avenue RPA to pay eligible redevelopment projects costs (which are eligible under the Industrial Jobs Recovery Law referred to above) in any such areas, and vice versa. Such revenues may be transferred or loaned between the Ogden Avenue RPA and such areas. The amount of revenue from the Ogden Avenue RPA so made available, when added to all amounts used to pay eligible Redevelopment Project Costs within the Ogden Avenue RPA, or other areas as described in the preceding paragraph, shall not exceed the total Redevelopment Project Costs described in Table 2 of this Redevelopment Plan.

If necessary, the redevelopment plans for other contiguous redevelopment project areas that may be or already have been created under the Act may be drafted or amended as applicable to add appropriate and parallel language to allow for sharing of revenues between such districts.

Issuance of Obligations

To finance project costs, the Village may issue bonds or obligations secured by the anticipated tax increment revenue generated within the Ogden Avenue RPA, or such other bonds or obligations as the Village may deem as appropriate. The Village may require the utilization of guarantees, deposits or other forms of security made available by private sector developers to secure such obligations. In addition, 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 shall be retired within the time frame described under "Phasing and Scheduling of the Redevelopment" above. Also, the final maturity date of any such obligations which are issued may not be later than 20 years from their respective dates of issue. One or more of a series of obligations may be sold at one or more times in order to implement this Redevelopment Plan. The amounts payable in any year as principal and interest on all obligations issued by the Village shall not exceed the amounts available from tax increment revenues, or other sources of funds, if any, as may be provided by ordinance. Obligations may be of parity or senior/junior lien nature. Obligations

issued may be serial or term maturities, and may or may not be subject to mandatory, sinking fund, or optional redemptions.

In addition to paying redevelopment project costs, tax increment revenues may be used for the scheduled and/or early retirement of obligations, and for reserves, bond sinking funds, and redevelopment project costs. To the extent that real property tax increment is not required for such purposes or otherwise required, pledged, earmarked, or otherwise designated for anticipated redevelopment costs, revenues shall be declared surplus and become available for distribution annually to area taxing districts in the manner provided by the Act.

Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The purpose of identifying the most recent equalized assessed valuation ("EAV") of the Ogden Avenue RPA 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 Ogden Avenue RPA. The 2004 EAV of all taxable parcels in the Ogden Avenue RPA is approximately $3,667,550. The total 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 Redevelopment Project Area will be calculated by DuPage County. The total EAV amounts by PIN for the Ogden Avenue RPA are summarized in Appendix 3.

Anticipated Equalized Assessed Valuation

By 2028, under the maximum development permitted by current zoning, the EAV for the Ogden Avenue RPA is anticipated to be approximately $26,594,196. This estimate is based on several key assumptions, including: (1) an inflation factor of 2.5% per year on the EAV of all properties within the Ogden Avenue RPA, (2) an equalization factor of 1.000, and (3) that commercial redevelopment occurs on all parcels on Ogden Avenue RPA. Depending on actual redevelopment, EAV may be a lower amount than indicated above.

6. Required Findings and Tests

Lack of Growth and Private Investment

The Village is required under the Act to evaluate whether or not the Ogden Avenue RPA has been subject to growth and private investment and must substantiate a finding of lack of such investment prior to establishing a tax increment financing district.

New investment that occurred in the Study Area in the past five years mostly consists of minor renovations. Taken as a whole, the Study Area has not been subject to widespread growth and development through investment by private enterprise. The Study Area is located entirely within Downers Grove Township. From 1999 through 2004, the growth of EAV in the Study Area, which is the value of property from which property taxes are based, has grown at a rate less than that of the balance of the Village and the Township for the last five years. The compound annual growth rate of EAV for the Study Area was 4.2% between 1999 and 2004. In comparison, the compound annual growth rate of EAV was 8.7% for Downers Grove Township and 11.5% for the Village of Clarendon Hills over the same period of time.

As another method to examine the scope of new investment in the Study Area, *S. B. Friedman & Company* examined building permit data provided by the Village's Building Department for the period from 1999 through 2004 (the last complete year for which data is available) which revealed that 14 permits were issued within the Study Area. The value of construction for these projects ranged from $2,500 to $150,000 per project.

Based on our review of the 14 permits, five permits were issued for remodeling of existing properties which had a combined total of $370,150. The remaining nine permits were issued for minor upgrades or electrical work, which does not exhibit a significant amount of investment into the development of the RPA.

Finding: The Ogden Avenue RPA on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Redevelopment Plan.

But for...

The Village is required to find that, but for the designation of the TIF district and the use of tax increment financing, it is unlikely that significant investment will occur in the Ogden Avenue RPA.

Without the support of public resources, the redevelopment objectives for the Study Area would most likely not be realized. The area-wide improvements and development assistance resources needed to redevelop and revitalize the Study Area are extensive and costly, and the private market, on its own, has shown little ability to absorb all of these costs. Public resources to assist with site assembly, site preparation, and public infrastructure improvements are needed to

leverage private investment and facilitate area-wide redevelopment. TIF funds can be used to fund site assembly and preparation, environmental remediation, infrastructure improvements, and building rehabilitation. Accordingly, but for the designation of a TIF district, these projects, which would contribute substantially to area-wide redevelopment, are unlikely to occur without TIF designation for the Ogden Avenue RPA.

Finding: But for the adoption of this Redevelopment Plan, critical resources will be lacking that would otherwise support the redevelopment of the Ogden Avenue RPA and the Ogden Avenue RPA would not reasonably be anticipated to be developed.

Conformance to the Plans of the Village

The Ogden Avenue and Redevelopment Plan must conform to the Ogden Avenue Business District Plan for the Village of Clarendon Hills, conform to the strategic economic development plans, or include land uses that have been approved by the Village Board.

Dates of Completion

The dates of completion of the project and retirement of obligations are described under "Phasing and Scheduling of the Redevelopment" in Section 5 above.

Financial Impact of the Redevelopment Project

As explained above, without the adoption of this Redevelopment Plan and tax increment financing, the Ogden Avenue RPA is not expected to be redeveloped by private enterprise. Additionally, there is a genuine threat that conditions found to qualify the Ogden Avenue RPA as a conservation area under the Act will continue to exist and spread, and that the entire area will become a less attractive place to maintain and improve existing buildings and sites. The relative decline of property values within the Ogden Avenue RPA may continue and also may lead to a decline of property values in surrounding areas and could lead to a reduction of real estate tax revenue to all taxing districts.

This document describes the comprehensive redevelopment program proposed to be undertaken by the Village to create an environment in which private investment can reasonably occur. The redevelopment program will be staged gradually over the life of the Ogden Avenue RPA. If a redevelopment project is successful, various new projects will be undertaken that will assist in alleviating the conditions found to qualify the Ogden Avenue RPA as a conservation area under the Act, creating new jobs, and promoting rehabilitation and development in the Ogden Avenue RPA.

This Redevelopment Plan is expected to have short- and long-term financial impacts on the affected taxing districts. During the period when tax increment financing is utilized, real estate tax increment revenues from the increases in EAV over and above the certified initial EAV (established at the time of adoption of this document by the Village) may be used to pay eligible redevelopment project costs for the Ogden Avenue RPA. At the time when the Ogden Avenue RPA is no longer in place under the Act, the real estate tax revenues resulting from the

redevelopment of the Ogden Avenue RPA will be distributed to all taxing district levying taxes against property located in the Ogden Avenue RPA. These revenues will then be available for use by the affected taxing districts.

Demand on Taxing District Services and Program to Address Financial and Service Impact

The Village intends to monitor development in the area and with the cooperation of the affected taxing districts will attempt to ensure that any increased needs are addressed in connection with any particular development.

Given the preliminary nature of the Redevelopment Plan, specific fiscal impacts on the taxing districts and increases in demand for services provided by those districts cannot accurately be assessed within the scope of this plan. The following major taxing districts and associated pension funds, presently levy taxes on properties within the Ogden Avenue RPA:

- County of DuPage
- Forest Preserve District of DuPage County
- DuPage Water Commission
- DuPage Airport Authority
- Downers Grove Township
- Downers Grove Township Highway
- Village of Clarendon Hills
- Clarendon Hills Library
- Clarendon Hills Park District
- DuPage County Elementary School District #181
- DuPage County High School District #86
- College of DuPage Community College District #502
- DuPage County Health Department
- Hinsdale Sanitary District
- Clarendon Blackhawk Mosquito Abatement District

The development of more intensive uses may result in additional demands on services and facilities provided by the districts. At this time no special programs are proposed for these taxing districts. The nature of the redevelopment which is likely to occur as a result of the implementation of the Redevelopment Plan consists primarily of commercial/retail uses. Therefore, these types of redevelopment activities are not anticipated to have a significant impact on the School Districts or other taxing districts. Should demand increase, the Village will work with the affected taxing districts to determine what, if any, program is necessary to provide adequate services.

7. Provisions for Amending Redevelopment Plan and Project

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

1. Commitment to Fair Employment Practices and Affirmative Action Plan

The Village is an equal opportunity employer. As part of this Redevelopment Project and Plan the Village will work with any developers who assist in the redevelopment of the Ogden Avenue to implement an effective affirmative action program that conforms to Village policies and practices.

This program will ensure equal opportunity for all personnel regardless of race, color, religion, sex, age, marital status, handicapped status, nation of origin, sexual preference, creed, or ancestry. All entities involved are responsible for conformance to the policy that is put in place.

Appendix 1:
Boundary and Legal Description

OGDEN AVENUE TIF DISTRICT

Lots 1, 2 and 3 in Block 1, the West 71 feet of Lot 2 in Block 2, and Lots 3, 4, 5 and 6 in Block 2, all in Arthur T. McIntosh & Company's Westmont Acres, a subdivision of part of the Southeast 1/4 of Section 3, Township 38 North, Range 11, East of the Third Principal Meridian, as provided by document number 145100; Lots I and 2 in Broberg's Resubdivision of Lot 1 and the East 29 feet of Lot 2 in Block 2 of Arthur T. McIntosh & Company's Westmont Acres, aforesaid, as provided for by document number 947033; Lots 1 and 2 in Adolf's Resubdivision of Lots 4, 5 and 6 in Block I in Arthur T. McIntosh & Company's Westmont Acres, aforesaid, as provided for by document number RI 993-119973; along with the East 1/2 of the Richmond Avenue right-of-way, from the Westerly extension of the South line of Lot 6 in Block 2 of Arthur T. McIntosh & Company's Westmont Acres, aforesaid, to the South right-of-way line of Ogden Avenue; the 66 foot wide right-of-way of Woodstock Avenue, from the Westerly extension of the South line of Lot 1 in Adolf's Resubdivision, aforesaid, to the South right-of-way line of Ogden Avenue; the 33 foot wide right-of-way of Oxford Avenue, from the Easterly extension of the South line of Lot 1 in Block I of Arthur T. McIntosh & Company's Westmont Acres, aforesaid, to the South right-of-way line of Ogden Avenue; and the South 1 /2 of the Ogden Avenue right-of-way from the Northerly extension of the center line of Richmond Avenue to the Northerly extension of the East right-of-way line of Oxford Avenue; all in DuPage County, Illinois.;

P.I.N.'s: 09-03-400-001, -002, -008, -009, -010 and -011; 09-03-403-004, -005, -006, -025 and -026;

Commonly known as: 285 Richmond Avenue; 284 Woodstock Avenue; 403, 407, 415, 419, 427, 431, 433 and 435-45 Ogden Avenue; and 288 Oxford Avenue; all in Clarendon Hills, Illinois.

#138604

Appendix 2
Summary of EAV by PIN

SUMMARY OF 2004 EQUALIZED ASSESSED VALUE BY PERMANENT INDEX NUMBER (PIN)

No.	PIN	2004 Equalized Assessed Value
1	09-03-400-001	$463,010
2	09-03-400-002	$627,340
3	09-03-400-008	$221,800
4	09-03-400-009	$241,850
5	09-03-400-010	$136,360
6	09-03-400-011	$226,090
7	09-03-403-004	$698,400
8	09-03-403-005	$96,180
9	09-03-403-006	$257,280
10	09-03-403-025	$432,120
11	09-03-403-026	$267,120
	Total	**$3,667,550**

Source: DuPage County Clerk

Appendix 3
Market Area Apartment Listings

Available Apartments near the Ogden Avenue RPA Area

August 2005

Listed Apartments By Unit Type and Rent

Location	ZIP	Rooms	Bedrooms	Heat	Rent*	Util Adj.	Adjusted Rent	Source	Date	Affordable To
Clarendon Hills	60514		1	y	$ 625	$ 18	$ 643	The Doings Newspaper	June-05	Very Low Income or higher
Clarendon Hills	60514		1	y	$ 750	$ 18	$ 768	The Doings Newspaper	June-05	Low Income or higher
Clarendon Hills	60514		3	y	$ 990	$ 31	$ 1,021	Field Research	June-05	Low Income or higher
Clarendon Hills	60514		3	n	$ 1,000	$ 91	$ 1,091	Field Research	June-05	Moderate Income or higher
Clarendon Hills	60514		3	y	$ 995	$ 31	$ 1,026	Field Research	June-05	Low Income or higher
Clarendon Hills	60514		3	n	$ 950	$ 91	$ 1,041	Field Research	June-05	Low Income or higher
Clarendon Hills	60514		1	y	$ 750	$ 18	$ 768	Field Research	June-05	Low Income or higher
Clarendon Hills	60514		2	y	$ 799	$ 25	$ 824	Field Research	June-05	Low Income or higher
Clarendon Hills	60514		1	y	$ 700	$ 18	$ 718	Field Research	June-05	Low Income or higher
Clarendon Hills	60514		2	y	$ 825	$ 25	$ 850	Field Research	June-05	Low Income or higher
Clarendon Hills	60514		3	y	$ 1,235	$ 31	$ 1,266	Field Research	June-05	Moderate Income or higher
Clarendon Hills	60514		3	n	$ 1,450	$ 91	$ 1,541	Chicago Tribune/apartments.com	June-05	Moderate Income or higher
Clarendon Hills	60514		2	y	$ 900	$ 25	$ 925	Chicago Tribune/apartments.com	June-05	Low Income or higher
Clarendon Hills	60514		3	y	$ 1,200	$ 31	$ 1,231	Chicago Tribune/apartments.com	June-05	Moderate Income or higher
Hinsdale	60521		2	n	$ 800	$ 73	$ 873	The Doings Newspaper	June-05	Low Income or higher
Hinsdale	60521		1	n	$ 950	$ 54	$ 1,004	The Doings Newspaper	June-05	Low Income or higher
Hinsdale	60521		2	n	$ 2,800	$ 73	$ 2,873	The Doings Newspaper	June-05	Not affordable to households of moderate income or less
Hinsdale	60521		1	n	$ 800	$ 54	$ 854	Chicago Tribune/apartments.com	June-05	Low Income or higher
Hinsdale	60521		2	n	$ 840	$ 73	$ 913	Chicago Tribune/apartments.com	June-05	Low Income or higher
Hinsdale	60521		2	n	$ 855	$ 73	$ 928	Chicago Tribune/apartments.com	June-05	Low Income or higher
Hinsdale	60521		1	y	$ 770	$ 18	$ 788	Chicago Tribune/apartments.com	June-05	Low Income or higher
Hinsdale	60521		2	y	$ 880	$ 25	$ 905	Chicago Tribune/apartments.com	June-05	Low Income or higher
Hinsdale	60521		2	y	$ 865	$ 25	$ 890	Chicago Tribune/apartments.com	June-05	Low Income or higher
Hinsdale	60521		3	y	$ 1,240	$ 31	$ 1,271	Chicago Tribune/apartments.com	June-05	Moderate Income or higher
Hinsdale	60521		3	y	$ 1,005	$ 31	$ 1,036	Chicago Tribune/apartments.com	June-05	Low Income or higher
Hinsdale	60521		1	n	$ 935	$ 54	$ 989	Chicago Tribune/apartments.com	June-05	Low Income or higher
Hinsdale	60521		2	n	$ 1,200	$ 73	$ 1,273	Chicago Tribune/apartments.com	June-05	Moderate Income or higher
Hinsdale	60521		3	n	$ 1,525	$ 91	$ 1,616	Chicago Tribune/apartments.com	June-05	Not affordable to households of moderate income or less
Hinsdale	60521		3	n	$ 1,825	$ 91	$ 1,916	Chicago Tribune/apartments.com	June-05	Not affordable to households of moderate income or less
Westmont	60559		3	n	$ 1,180	$ 91	$ 1,271	Chicago Tribune/apartments.com	June-05	Moderate Income or higher
Westmont	60559		2	n	$ 915	$ 73	$ 988	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		3	n	$ 1,199	$ 91	$ 1,290	Chicago Tribune/apartments.com	June-05	Moderate Income or higher
Westmont	60559		2	n	$ 945	$ 73	$ 1,018	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	n	$ 915	$ 73	$ 988	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	n	$ 975	$ 73	$ 1,048	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	n	$ 800	$ 54	$ 854	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	n	$ 750	$ 54	$ 804	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	y	$ 790	$ 25	$ 815	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	y	$ 805	$ 25	$ 830	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 650	$ 18	$ 668	The Doings Newspaper	June-05	Low Income or higher
Westmont	60559		1	y	$ 650	$ 18	$ 668	The Suburban Life	June-05	Low Income or higher
Westmont	60559		3	y	$ 1,050	$ 31	$ 1,081	The Suburban Life	June-05	Moderate Income or higher
Westmont	60559		2	y	$ 850	$ 25	$ 875	The Suburban Life	June-05	Low Income or higher
Westmont	60559		2	n	$ 775	$ 73	$ 848	The Suburban Life	June-05	Low Income or higher
Westmont	60559		2	y	$ 845	$ 25	$ 870	The Suburban Life	June-05	Low Income or higher
Westmont	60559		1	y	$ 725	$ 18	$ 743	The Suburban Life	June-05	Low Income or higher
Westmont	60559		2	y	$ 825	$ 25	$ 850	The Suburban Life	June-05	Low Income or higher
Westmont	60559		2	y	$ 800	$ 25	$ 825	The Suburban Life	June-05	Low Income or higher
Westmont	60559		2	y	$ 850	$ 25	$ 875	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 660	$ 18	$ 678	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	y	$ 820	$ 25	$ 845	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	y	$ 830	$ 25	$ 855	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	y	$ 980	$ 25	$ 1,005	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	y	$ 890	$ 25	$ 915	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 815	$ 18	$ 833	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	y	$ 1,015	$ 25	$ 1,040	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		3	y	$ 1,155	$ 31	$ 1,186	Chicago Tribune/apartments.com	June-05	Moderate Income or higher
Westmont	60559		1	y	$ 740	$ 18	$ 758	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	y	$ 855	$ 25	$ 880	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		3	y	$ 955	$ 31	$ 986	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 700	$ 18	$ 718	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 705	$ 18	$ 723	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 705	$ 18	$ 723	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 695	$ 18	$ 713	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 705	$ 18	$ 723	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 675	$ 18	$ 693	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 710	$ 18	$ 728	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		1	y	$ 685	$ 18	$ 703	Chicago Tribune/apartments.com	June-05	Low Income or higher
Westmont	60559		2	y	$ 825	$ 25	$ 850	Chicago Tribune/apartments.com	June-05	Low Income or higher

*Rent quoted may be an average of rents for the given bedroom size due to various floor plans and certain amenities.

Source: The Suburban Life and The Doings Newspaper week of 6/16/05, Chicago Tribune/apartments.com week of 6/27/05,and *S.B.Friedman & Company.*

		Maximum Monthly Rent (Including Utilities) Affordable to Income Bracket						
Bedrooms	Assumed Family Size	Very, Very Low	Very Low	Low	Moderate	Observed Range	Units in Sample
0	1	$ 396	$ 660	$ 1,056	$ 1,583	2nd Available	9
1	1.5	$ 424	$ 707	$ 1,131	$ 1,697	$625-$950	24
2	3	$ 509	$ 848	$ 1,357	$ 2,036	$775-$2,800	29
3	4.5	$ 588	$ 980	$ 1,568	$ 2,352	$650-$1,825	16
4	6	$ 656	$ 1,093	$ 1,749	$ 2,624	Not Available	0
Other Market Rate Units						$680-950	45
Total units near Ogden RPA							114

HUD Income Limits- 2005

Studio	1BR	2BR	3BR	4BR	Affordability Level
$ 1	$ 1	$ 1	$ 1	$ 1	Very, Very Low Income or higher
$ 15,834	$ 16,965	$ 20,358	$ 23,525	$ 26,239	Very Low Income or higher
$ 26,390	$ 28,275	$ 33,930	$ 39,208	$ 43,732	Low Income or higher
$ 42,224	$ 45,240	$ 54,288	$ 62,733	$ 69,971	Moderate Income or higher
$ 63,336	$ 67,860	$ 81,432	$ 94,099	$ 104,957	Not affordable to households of moderate income or less

DuPage County Section 8 Utility Allowances- 2005

	Number of Bedrooms				
	0	1	2	3	4
Heat	$ 28	$ 36	$ 48	$ 60	$ 72
Gas	$ 6	$ 8	$ 10	$ 13	$ 16
Electric	$ 14	$ 18	$ 25	$ 31	$ 38
TOTAL	$ 48	$ 62	$ 83	$ 104	$ 126