

**CITY OF BATAVIA**  
100 N. Island Avenue, Batavia, IL 60510  
(630) 454-2000 <http://cityofbatavia.net>

**Committee of the Whole Agenda**  
Tuesday, July 12, 2016  
7:30 PM Council Chambers 1st Floor

1. Roll Call

2. Approve Minutes For June 21, 2016

Documents:

[COW 16-06-21M.PDF](#)

3. Items Removed/Added/Changed

4. Matters From The Public (For Items NOT On Agenda)

5. Approval: Water Street Studios/BEI Loan Forgiveness Year 7 (PLC 7/6/16) GS

Documents:

[WSS ART FORGIVABLE LOAN--2016.PDF](#)

6. Approval: Class B-5 Liquor License The Pride Of Batavia (BP Amoco) (GJS 6/30/16) GS

Documents:

[CLASSB-5LIQLIC-BP AMOCO.PDF](#)

7. Ordinance 16-40: Amending Title 8 Of The Batavia Municipal Code Regarding Electric Rates And Metering (PLC 7/6/16) PU

Documents:

[ORD 16-40 AMENDING TITLE 8 OF THE BATAVIA MUNICIPAL CODE FOR ELECTRIC RATES AND METERING.PDF](#)

8. Resolution 16-60-R: Authorizing Agreement With Thorne Electric Inc. For 1801 Suncast Lane Electric Service Installation For An Amount Not-To-Exceed \$190,279.00 (Mustafa Kahvedzic 7/1/16) PU

Documents:

[RES 16-60-R AUTHORIZING 1801 SUNCAST LN.PDF](#)

9. Presentation: Proposed Washington-Wilson Tax Increment Financing District, TIF Eligibility Findings (Chris Aiston 7/6/16)

Documents:

[WASHINGTON-WILSON RE ELIGIBILITY FINDINGS.PDF](#)

10. Discussion: Draft Redevelopment Agreement, City Of Batavia And 1 N. Washington, LLC  
(Chris Aiston 7/7/16)

Documents:

[1 N WASHINGTON RE RDA- DEV PLANS.PDF](#)

11. Closed Session: Setting The Price Of Land For Sale (SB)
12. Project Status
13. Other
14. Adjournment
15. Streetscape TIF CD

**MINUTES**  
**June 21, 2016**  
**Committee of the Whole**  
**City of Batavia**

Please **NOTE:** These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

Chair Brown called the meeting to order at 7:30pm.

**1. Roll Call**

**Members Present:** Chair Brown; Ald. Russotto, Stark, Atac, Wolff, Fischer, Callahan, Mueller, Botterman and McFadden

**Members Absent:** Ald. Chanzit, O'Brien, Hohmann and Cerone

**Also Present:** Mayor Schielke; Deputy Chief Jancauskas, Batavia Fire Department; Wendy Bednarek, Human Resources Director; and Jennifer Austin-Smith, Recording Secretary

**2. Approve Minutes for May 24, May 31, and June 7, 2016**

**Motion:** To approve COW minutes for May 24, May 31, and June 7, 2016

**Maker:** Mueller

**Second:** Fischer

**Voice Vote:** 10 Ayes, 0 Nays, 4 Absent  
Motion carried.

**3. Matters From the Public (For items NOT on the agenda)**

There were no matters from the public at this time.

**4. Items Removed/Added/Changed**

There would be no discussion on personnel during the closed session.

**5. Discussion: Amending Intergovernmental Agreement with North Aurora-Hart Road (SCB 6/10/16) CD**

Buening displayed a map noting the existing boundary and the proposed boundary. Buening stated that this is a mutually agreeable solution for both the City of Batavia and the City of North Aurora that clarifies the jurisdiction and maintenance responsibilities for Hart Road south what is now Ritter Drive.

**Motion:** To recommend to City Council amending intergovernmental agreement with North Aurora-Hart Road

**Maker:** Wolff

**Second:** Fischer

**Voice Vote:** 10 Ayes, 0 Nays, 4 Absent

Motion carried.  
CONSENT AGENDA

**6. Continued Discussion: Implementing Contractor Registration (SCB 6/3/16) CS**

Wolff stated that this was brought to Committee in March of this year and then continued to the middle of March. Staff does encounter problem contractors on a regular basis and that is why we are discussing this matter tonight.

Buening stated the Committee asked staff to report on a list of situations that were acquired recently. That list has been distributed to the Committee. These are situations in which a contractor registration would have helped. Staff does feel that implementing a program like this would be helpful for the citizens and bring high quality contractors into the City. The COW discussed how staff would implement the program and how discipline action would be performed. Brown noted that since this program would be implemented in the winter months there would not be much staff impact.

Buening stated that an ordinance would be made for COW and CC to approve. Staff is considering free registration for the first go round to work out the bugs and at the first of the year start charging a fee. Brown stated that he does not agree with free registration. He does not see why the City would do a free registration when we are trying to raise revenues. Buening stated that they are trying to be business friendly. The consensus of the COW was in support of charging a fee from the very beginning. Brown asked for some type of public education be developed for this program. Buening stated that there are all sorts of ways this could be advertised.

Callahan stated that he does not feel that there is a pressing need for a contractor registration program. The existing permit system works well and to add another layer of government oversight without a huge pressing need is what he is concerned about it. However, he has heard from contractors that this program would be good. Wolff stated that this program would prevent more things than we would have to remedy. Mueller stated that honest contractors would have no problem becoming a part of this program because this is done in other towns. Botterman stated that he does not know how getting involved in these types of disputes helps the City. He questioned if there was a better use of staff's time. Stark stated that this is government overreaching. Mayor Schielke stated he would support staff's decision but the fear of more government is a real political concern.

**Motion:** To direct staff to draft an ordinance for contractor registration  
**Maker:** Wolff  
**Second:** Callahan  
**Roll Call Vote:** **Aye:** Brown, Russotto, Wolff, Mueller, McFadden  
**Nay:** Stark, Atac, Fischer, Callahan, Botterman  
5-5 Vote, 4 Absent, Motion tied.

Brown asked to table this for thirty days. Wolff agreed and stated that he would like to have more people at the meeting so that it would not be a split vote. There was no opposition from the Committee. Brown stated that this would be discussed at the third meeting of July.

**7. Ordinance 16-37: Declaration of Fire Department Surplus Equipment (Dep. Chf. Jancauskas 6/13/16) GS**

Deputy Chief Jancauskas would like to donate surplus equipment to the charity 'Hearts in Motion.' Mayor Schielke stated that this program is the most admirable program. He would endorse this request.

**Motion:** To recommend to City Council approval of Ordinance 16-37: Declaration of Fire Department Surplus Equipment

**Maker:** Wolff

**Second:** Fischer

**Voice Vote:** 10 Ayes, 0 Nays, 4 Absent  
Motion carried.

**8. Discussion: Street Name Change from South Drive to Hawks Drive (SCB 6/2/16) GS**

Buening stated that this is an opportune time to change the street name because there are no properties with South Drive on their address. There is a proposed development west of the area and before we address homes with South Drive we should change the street name. This particular street is the most northern drive within the City limits. Staff would like to change the street name to Hawks Drive. Historically there was a family named Hawk that owned the land in that area.

Brown stated that the Walmart retaining wall does not have any landscaping. Residents have complained about this to him. He asked if there is there something that we could do to get landscaping. Buening stated that staff is in discussion with Walmart and we are trying to get the landscaping done this season.

**Motion:** To recommend to City Council approval of the street name change from South Drive to Hawks Drive

**Maker:** Wolff

**Second:** McFadden

**Voice Vote:** 10 Ayes, 0 Nays, 4 Absent  
Motion carried.  
CONSENT AGENDA

**9. Discussion: Short Term Home Rental Regulations (SCB 6/10/16) GS**

Atac stated that we do have an ordinance governing short-term home rentals but we have not been actively enforcing it since there were no complaints. McFadden was in favor of keeping the ordinance as it is and keeping an eye on it. Atac asked for all in favor to say aye. The committee was unanimously in favor of McFadden's comment.

**10. Project Status**

There were no project statuses at this time.

**11. Other**

Brown asked about Internet sales tax. Drendel stated that Amazon is a big player and they do charge sales tax. The tax depends on where the sale is made from and it could depend on where it is sourced. Some states have sales tax and some states have use tax. It is very complicated. The tax goes to either the receiver or the sender. Stark stated that the E-Fairness Law has 6.25% sales tax going to the state.

**12. Closed Session:**

- a. Collective Bargaining**
- b. Personnel**
- c. Purchase of Real Property**

**Motion:** To enter into closed session for collective bargaining and purchase of real property  
**Maker:** Callahan  
**Second:** Stark  
**Voice Vote:** 10 Ayes, 0 Nays, 4 Absent  
Motion carried.

Closed session began at 8:41pm.

**13. Adjournment**

There being no other business to discuss, Brown asked for a motion to adjourn the meeting at 9:03pm; Made by Fischer; Seconded by Callahan. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith

# CITY OF BATAVIA

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**DATE:** July 6, 2016  
**TO:** Mayor and City Council  
**FROM:** Peggy Colby, Finance Director  
**SUBJECT:** Art Center Forgivable Loan

**Summary and Background:** The City Council authorized a forgivable loan in the amount of \$85,000 to Batavia Enterprises in 2009 (Ordinance 09-10) to establish the new Batavia Art Center (Water Street Studios). The concept was to create affordable work and gallery space for up to 25 artists to promote the arts within the community and add unique, active uses to the downtown. The loan is to be forgiven over a 10-year term. For each “successful” year of the term, 10% of the loan may be forgiven.

The loan start date was August 2009. The loan years are from August 1 to July 31. The parties agreed that the determining factor for whether all or a portion of the \$85,000.00 loan is repayable by the Developer is whether or not a particular year of operation of the Center was “successful.” A year is deemed “successful” if there is no period of 90 days or longer during which fewer than 16 of the artist units are rented. In the event a tenant rents more than one unit, each unit shall be counted in the determination of the term, “successful”.

The occupancy criteria will be met for year seven. Please see the attached list of tenants for the year ending July 31, 2016 and the letter confirming full occupancy. This qualifies them for the loan to be forgiven for year seven reducing the outstanding loan amount to \$25,500.

Please consider a recommendation to approve (under approvals) forgiveness of year seven of the loan reducing the outstanding principal of the loan to \$25,500. This will be on the agenda for the July 12<sup>th</sup> Committee of the Whole meeting.

Thank you

C: Mayor & City Council  
Bill McGrath  
Laura Newman  
File

<b>Studio</b>	<b>Artist Name</b>	<b>Email</b>	<b>Media</b>	
1a	Fawn Clark-Peterson	fcpeterson@hotmail.com	Ceramics	
2	Mark Adams	markadams2667@yahoo.com	Metal/Mixed	-
3	Lisa Dienst-Thomas	benchloedylan@yahoo.com	Metalsmith/Jewelery	
4	Kathie Collinson	aksocol@yahoo.com	Encaustic/Drawing/Painting	
5	Alysha Kupferer	alysakupferer@gmail.com	Textiles	
6a	Jim Jenkins	jimjenkinsarts@gmail.com	Metal/Sculpture	-
6b	Marty Murphy	martymurphy13@gmail.com	Photography/Mixed	-
7	Eddie Johnson	eddieaj1958@yahoo.com	Ceramics	-
7	Kathy Thielman	kathy_thielman@yahoo.com	Ceramics	-
8	Victoria Belz	victoriabelz@hotmail.com	Glass	-
9	Bonnie King	misterbonnie@gmail.com	Drawing/Painting	
10	Kerri Ann Branson	kb@kerriann.me	Oil Painting	
11	Christine Willett	c.willett@sbcglobal.net	Photography Studio	-
12	Sabrina Martin	budamart@comcast.net	Mixed	-
13	Lisa Youngdahl	Lisa@lsydesign.com	Graphic Design	-
14	Lorraine Mahoney	capturedbylorraine@gmail.com	Photography	
15	Katherine Marra	katherine.marra@comcast.net	Mixed	-
16	Brian Grebner	brian.j.grebner@gmail.com	Mixed	-
17	Christopher Cudworth	cudworthfix@gmail.com	Acrylic/Watercolor	
18	Dave Martin	martinn@sbcglobal.net	Watercolor	-
19	Lesley Jackson	lesleyjackson1188@gmail.com	Painting/Sculpture	-
20	Rebecca Allen	rallen@allenpepa.com	Mixed	-
22	Ladan Ghajar	l.ghajar@gmail.com	Mixed	
23	Art Flow Classroom	kari@waterstreetstudios.org	School of Art/Outreach Director	
24	Angela Wilson	angelarosewilson@gmail.com	Mixed	
25	Dave Wensel	david.wensel@gmail.com	Photography	
26	Christine Willett	c.willett@sbcglobal.net	Photography	



June 27, 2016

To whom it may concern,

For the year August 1, 2015-July 31, 2016 there was no period of 90 days or longer during which fewer than 16 of the artist units are rented.

Thank you,

**Sarah Davis**

Senior Lease Administrator

# CITY OF BATAVIA

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**MEMO TO:** William R. McGrath  
City Administrator

**FROM:** Gary J. Schira  
Chief of Police



**DATE:** June 30, 2016

**SUBJECT:** Class B-5 Liquor License Application for The Pride Stores Inc.  
d/b/a The Pride of Batavia, 200 No. Randall Road (BP Amoco)

The Batavia Police Department conducted an investigation and background check (Report #16-13281) to determine whether the corporation (The Pride Stores Inc.), d.b.a. The Pride of Batavia located at 200 North Randall Road (BP Amoco) and the manager (Joseph T. McGlynn) might be suitable to receive a liquor license in the City of Batavia. We have found no problems which would preclude the corporation or manager from receiving a liquor license as of this date.

I would ask that this be put on the Committee of the Whole agenda of Tuesday, July 12 and then the City Council agenda on Monday, July 18, 2016 for final approval. Should you have any questions in this regard, please contact me.

PC: Liquor File  
Deputy Chief Autenrieth  
Detective Bretz

# CITY OF BATAVIA

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**DATE:** July 6, 2016  
**TO:** Mayor and City Council  
**FROM:** Peggy Colby, Finance Director  
**SUBJECT:** Ordinance 16-40 Amending Title 8 Chapter 1 of the Batavia Municipal Code

Attached is Ordinance 16-40 that is proposing amendments to the City of Batavia Municipal Code under Title 8 Chapter 1 Article A and Article B. I have attached a copy showing how the code will change and also a clean copy with the changes removed.

The first change amends the price that the City is crediting customers for solar power generated by self-installed systems that is not used and pushed back to the Batavia grid. The code is currently silent on that. The policy has been that we credit the customer what they pay (retail rate). By doing this, we are giving the customer more than we should. The Customer gets the benefit of our infrastructure without having to pay for it (they would have no way to send it back otherwise). The customer is entitled to something though and in looking at other utilities, it is reasonable to use some kind of market rate. The Ordinance proposes paying them 90% of the average real-time market rate at the Batavia hub over the last year. So the customer would receive 90% of what the City receives for their excess power. The actual rate is not included in the code so that we do not have to amend the code each year. I also added language that protects the City from accepting excess power should we get a multitude of applications. The limit is 2% of our system peak from the prior year.

The second change is to remove incorrect and duplicate wording for the due date on bills. It also amends and removes outdated meter testing code that had been in the code since 1975. Meters are very accurate now and do not require testing as they did in the past. I left wording in the code that allows a customer to request a test every five years or more often if deemed necessary by the customer and the Director of Public Works.

The last change is also in regards to solar power customers. The code currently allows for up to 40kW capacity systems. I reduced that to 10kW with larger installations to be considered on a case-by-case basis. Current customers that exceed that will be allowed unless they disconnect and then want to reconnect at a future date at which time it would be subject to review.

This will be on the agenda for the July 12<sup>th</sup> Committee of the Whole meeting.

Thank you

C: Mayor & City Council  
Bill McGrath  
Laura Newman  
Gary Holm  
File

**CITY OF BATAVIA, ILLINOIS  
ORDINANCE 16-40**

**AMENDING TITLE 8 OF THE BATAVIA MUNICIPAL CODE  
RELATING TO ELECTRIC SERVICE RATES AND METERING**

**ADOPTED BY THE MAYOR AND  
CITY COUNCIL THIS 18<sup>th</sup> DAY OF  
JULY, 2016**

Published in pamphlet form  
by authority of the Mayor  
and City Council of the City of Batavia,  
Kane and DuPage Counties, Illinois,  
This 18<sup>th</sup> of July, 2016

Prepared by:

City of Batavia  
100 N. Island Ave.  
Batavia, IL 60510

**CITY OF BATAVIA, ILLINOIS ORDINANCE 16-40**  
**AMENDING THE CITY OF BATAVIA MUNICIPAL CODE RELATING**  
**TO ELECTRIC SERVICE RATES AND METERING**

**WHEREAS**, the City of Batavia has reviewed the existing provisions within Title 8, Chapter 1A, Section 5, of the Batavia Municipal Code relating to electric utility rates and charges; and Title 8 Chapter 1A, Section 10, of the Batavia Municipal Code relating to electric meters; and

**WHEREAS**, it is necessary to provide for photovoltaic metering service and rates and it is in the best interests of the City of Batavia, and that Title 8, Chapter 1A, Section 5, of the Batavia Municipal Code be modified, as set forth below; and

**WHEREAS**, it is necessary to make a correction to the code in regards to metering and it is in the best interests of the City of Batavia, and that Title 8, Chapter 1A, Section 10, of the Batavia Municipal Code be modified, as set forth below; and

**WHEREAS**, it is necessary to make a correction to the code to reflect the correct kW size and it is in the best interests of the City of Batavia, that Title 8, Chapter 1B, Section 19, of the Batavia Municipal Code be modified, as set forth below; and

**NOW THEREFORE**, be it hereby ordained by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

**SECTION 1:** That effective September 1, 2016, Title 8, Chapter 1A, Section 5, of the Batavia Municipal Code is hereby modified to include as follows:

**“8-1A-5: RATES:**

The following rates are hereby established and applicable to all customers served by the municipal electric utility:

**K. Net Metering for Small Photovoltaic Systems:**

1. A “photovoltaic system” shall be defined as an electrical power generating system that uses photovoltaic cells to directly convert sunlight into electricity.
2. Measurements of Net Energy: Bidirectional metering equipment shall be installed to measure the flow of electrical energy in each direction. The bidirectional meters shall be provided and installed by the City of Batavia electric utility at the utility’s expense. The customer must provide one meter socket meeting specifications satisfactory to the City of Batavia, and installed per the specifications of the City of

Batavia. Upon the system being disconnected from the City of Batavia electric utility grid, the City of Batavia shall disconnect the bidirectional meter from the system and remove the meter from the customer's premises. The customer will be charged a minimum of one hour at meter shop crew leader rate for each subsequent reconnection or disconnection.

3. Net Metering Rate: Flow of energy received by the customer and flow of energy delivered to the City of Batavia shall be recorded by the bidirectional meter. The customer shall be billed for their use of energy at the customer's applicable rate. Any credits to the customer for energy sent back to the grid shall be at 90% of the average price of power paid at the Batavia PJM real time hub during the prior year.

4. Applicability: This rate is applicable to residential or commercial customers who operate photovoltaic generating systems, meeting the requirements of section 8-1B-19 of the Batavia Municipal Code, located on their premises. In no circumstances shall the customer be allowed to resell power generated by such facilities. New connections will only be allowed if total capacity including the new customers does not result in more than 2% of the City of Batavia system peak from the prior calendar year coming from such connections.

**SECTION 2:** That effective September 1, 2016, Title 8, Chapter 1A, Section 10, of the Batavia Municipal Code is hereby amended as follows.

**8-1A-10: ELECTRIC METERS:**

A. Metering Equipment: Metering equipment that is the property of the City shall be tested as often as is deemed necessary by the Public Works Director. The customer may request that the meter be tested for accuracy once every 5 years or more often if agreed upon by the City and the customer. Billing adjustments shall be determined on a case-by-case basis.

**8-1B-19: INTERCONNECTING SMALL PHOTOVOLTAIC SYSTEMS TO ELECTRIC UTILITY GRID:**

**SECTION 3:** That effective September 1, 2016, Title 8, Chapter 1A, Section 10, of the Batavia Municipal Code is hereby modified and revised as follows:

A. A "photovoltaic system" shall be defined as an electrical power generating system that uses photovoltaic cells to directly convert sunlight into electricity. Allowable small photovoltaic system will be 10kW capacity or less. Applications for greater than 10kW will be considered on a case-by-case basis. Systems installed prior to the passage of this Ordinance are allowed unless disconnected at a future date.

**CITY OF BATAVIA ORDINANCE 16-40**

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**SECTION 4:** That this Ordinance 16-40 shall be in full force and effect upon its presentation, passage and publication according to the law.

**PRESENTED** to and **PASSED** by the City Council of the City of Batavia, Illinois, this 18th day of July 2016.

**APPROVED** by me as Mayor of said City of Batavia, Illinois, this 18<sup>th</sup> day of July 2016.

\_\_\_\_\_  
Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Fischer				
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Mueller					Stark				
5	Botterman					Thelin Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstentions					
Total holding office:		Mayor and 14 aldermen								

ATTEST:

\_\_\_\_\_  
Christine Simkins, City Clerk

# CITY OF BATAVIA

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**DATE:** July 01, 2016  
**TO:** Committee Of The Whole - PU  
**FROM:** Mustafa Kahvedzic, Project Engineer  
**SUBJECT:** 1801 Suncast Ln –35 kV URD service installation

**Summary:** The City of Batavia Electric Utility will be providing new underground 35kV electric service for SUNCAST Corporation new facility addition at 1801 Suncast Ln.

**Background:** Existing SUNCAST facility is serviced from 15kV electric distribution system and reached its maximum capacity utilizing two 15kV feeders. The City of Batavia Electric Utility proposed underground 35kV circuit installation project for new SUNCAST facility expansion at 1801 Suncast Ln. The Electric Utility prepared bidding documents and sought total lump sum for the proposed work from twelve contractors. Unfortunately, only one contractor, Thorne Electric Inc, submitted a bid as summarized in Attachment 1. The Electric Utility verified all submitted references and received excellent report from other municipalities and local business representative. City utilized Thorne Electric Inc. for similar work in the previous years and we were satisfied.

The quote from Thorne Electric Inc is for \$172,981.31. This price also includes the delivery and installation of HDPE pipe by directional boring method. The cost of all work will be reimbursed by SUNCAST Corporation as part of 100% on-site development costs.

**Staff recommendations:**

Recommend approve Resolution 16-60-R authorizing agreement for 1801 Suncast Lane electric service installation with Thorne Electric Inc. for an amount not-to-exceed \$190,279.00 which cost includes a ten percent contingency.

Attachment 1:

1. Bidders List , Tabulation and analysis

# ATTACHMENT #1



City of Batavia  
1801 SUNCAST LN – 35KV URD

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**BID FORM**

**Bidder's Name and Address:**

Thorne Electric, Inc.

P.O. Box 321

Wheaton, IL 60187

630-668-4853

The undersigned, as Bidder, declares that he has carefully examined the Contract Documents and is familiar with the scope and nature of the Work described therein, and hereby proposes and agrees, if the Bid is accepted, to complete the Work in accordance with the Contract Documents and within the time stated for the following lump sum amounts:

**Total Lump Sum Amount in Numbers:** \$ 172,981.31

**Total Lump Sum Amount Writing:**

One hundred seventy two thousand nine hundred eighty one and <sup>31</sup>/<sub>100</sub> dollars

**Schedule of Adjustment Unit Prices:**

The worksheet of significant pay items shall be completed to arrive at the total lump sum bid amount. The worksheet submitted and schedule of hourly rates may be used for increases or decreases to the work.

Said amount (lump sum and unit prices) includes all taxes, the furnishing of all materials, the performing of all labor, and the providing of all necessary machinery, tools, apparatus, and other means of construction; also the performance and completion of all the Work in the manner set forth, described and shown in the Specifications and on the Drawings.

The Bidder hereby agrees to enter into Agreement with the Owner within twenty-one (21) calendar days from the date of notification thereof, and to commence work upon receipt of Notice to Proceed and instructions by the Engineer, and to diligently prosecute the Work to completion before the expiration of the Contract Time as stated in the Agreement.



City of Batavia  
1801 SUNCAST LN – 35kV URD

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**ACKNOWLEDGMENT OF ADDENDA:**

The following Addenda were received, and considered in making this Bid:

None

**SIGNATURE OF BIDDER**



By Kenneth D. Thorne

Title: Manager



**BID SCHEDULE**  
**1801 SUNCAST LN - 35kV URD**

WORKSHEET OF SIGNIFICANT PAY ITEMS FOR ADDITIONS AND DELETIONS TO THE  
LUMP SUM CONTRACT

\$ 29.10 6" HDPE Installation per foot

\$ 13.99 6" PVC Conduit Installation per foot

\$ 339.37 6" PVC – 90/45 DEG. Bend

\$ 28.56 5" HDPE Installation per foot

\$ 11.21 5" PVC Conduit Installation per foot

\$ 297.98 5" PVC – 90/45 DEG. Bend

\$ 9.97 2" HDPE Installation per foot

\$ 8.30 2" PVC Conduit Installation per foot

\$ 87.78 2" PVC – 90/45 DEG. bend

\$ 7,075.65 Install Pad Mount 3-phase transformer

\$ 482.86 Install elbow – load break, 200A, 35kV

\$ 413.88 Install elbow – load break, 200A, 15kV

\$ 7.29 Install cable 3/C – 4/0MCM, 35kV,per foot

\$ 6.04 Install cable 3/C – 1/0MCM, 15kV,per foot

\$ 896.72 35kV 4/0 MCM Aluminum 3-Phase Splices



Installation

\$ 620.81 15kV 1/0 MCM Aluminum 3-Phase Splices  
Installation

\$ 922.38 Install Handhole/Splice box

\$ 263.55 Install Grounding ( Switch, XFMR, Primary Meter )

\$ 131.77 Install Grounding ( Manhole , Handhole )

**CITY OF BATAVIA, ILLINOIS  
RESOLUTION 16-60-R**

**AUTHORIZING AGREEMENT FOR 1801SUNCAST LN-35kV URD SERVICE  
INSTALLATION**

**WHEREAS**, the City of Batavia owns and operates an electric utility whereby it purchases wholesale power and resells same to its citizens; and

**WHEREAS**, the City of Batavia Municipal Electric Utility shall install underground conduits, vaults, and handholes associated with the directional boring to improve electrical distribution network; and

**WHEREAS**, request for quotes were sought and received from qualified contractors to provide the equipment, labor, and materials for installation by directional boring method and restoring the land, and upon review it has been determined that Thorne Electric Inc has submitted the lowest responsible bid and further, that Thorne Electric Inc has the experience and qualifications necessary to provide the work in a satisfactory and safe manner; and

**WHEREAS**, it is in the best interests of the City of Batavia that the proposal from Thorne Electric Inc be accepted, and a Contract with Thorne Electric Inc be entered into; and

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

**SECTION 1:** That the Mayor and City Clerk are hereby authorized to enter into a Contract with Thorne Electric Inc for the 1801 Suncast Ln – 35kV URD service installation in the amount of \$190,279.00 which cost includes a ten percent contingency.

CITY OF BATAVIA, ILLINOIS RESOLUTION 16-60-R

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**PRESENTED** to and **PASSED** by the City Council of the City of Batavia, Illinois, this 18th day of July, 2016.

**APPROVED** by me as Mayor of said City of Batavia, Illinois, this 18th day of July, 2016.

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Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Fisher				
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Mueller					Stark				
5	Botterman					Theelin Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstentions					
Total holding office: Mayor and 14 aldermen										

ATTEST:

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City Clerk

# CITY OF BATAVIA

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**DATE:** July 6, 2016  
**TO:** Committee of the Whole  
**FROM:** Chris Aiston, Economic Development Consultant  
**SUBJECT:** Washington-Wilson Tax Increment Financing Eligibility Findings

## **Summary**

Staff has been approached by a local developer with interest in acquiring and redeveloping certain properties located east of River Street and north of East Wilson Street. As proposed, the project includes creating a public-private partnership, both financially and with respect to land use and building allocation. In order to make the project economics viable for the developer, the City must offer financial assistance through Tax Increment Financing (TIF).

The subject real estate is wholly located within the existing boundaries of either TIF 1 or TIF 3 (the project area is split between the two different districts). Theoretically then, under current conditions, the City and developer could consider entering into the proposed partnership via a TIF Redevelopment Agreement. However, in order for the anticipated TIF tax increment to fully support estimated TIF-funded costs necessary to make the project economics work for the developer, the City will need to extract the subject real estate from the existing TIF 1 and TIF 3 Districts and place it wholly within an altogether new TIF District, as designated at a future date, and thereby reset the 23-year TIF term during which TIF increment can be realized and dedicated to provide financial support of the proposed redevelopment project.

As is the case when considering the designation of any TIF Redevelopment Project Area and District, the City is required to determine whether or not the area in question is eligible for designation as a TIF district per Illinois statutes. In accordance with the paradigm set forth in state statute, the city's economic development consultant and city staff have completed such an eligibility study and a report of same is attached hereto. A summary of the findings follows:

*These findings indicate that the area in question ("Project Area") qualifies as a "Conservation Area" TIF according to the criteria established by state statute, based on the predominance and extent of parcels and/or buildings exhibiting the following characteristics:*

- Age of Buildings;*
- Deterioration of Buildings, Structures and Properties;*
- Presence of Structures Below Minimum Code Standards;*
- Excessive Vacancies;*
- Deleterious Land Use or Layout;*
- Lack of Community Planning; and*
- Decline in Equalized Assessed Property Valuation.*

The report, "Washington-Wilson District Tax Increment Financing Eligibility Findings" is provided for COW Council consideration in determining the appropriateness of further pursuing the Washington-Wilson District TIF District designation.

## **Alternatives**

The COW may consider the material set forth in the instant report and recommend that the City Council pursue the following alternative courses of action:

- 1. Take the report under advisement but pursue no further action at this time.**
- 2. Undertake the next step required for pursuing TIF district designation, specifically, developing a draft Washington-Wilson District Tax Increment Financing District Redevelopment Project and Plan, in accordance with Illinois State Statute.**

Note that according to state statute, a Housing Impact Study must be completed in conjunction with the eligibility study concerning a proposed new TIF district:

- i. If there are 75 or more inhabited housing units within the proposed TIF district boundaries. As there are fewer than 75 inhabited housing units within the proposed TIF district, this standard does not apply.*
- ii. If the “redevelopment plan would result in displacement of residents from 10 or more inhabited residential units...” As there are NO inhabited residential units located within the proposed new TIF district, this standard also does not apply.*

## **Budget Impact**

There is no additional budget impact in considering and accepting the findings of the subject report. Further, the City’s economic development consultant is confident that, with the assistance of city staff and the city attorney, and in recognition that the redevelopment plan presently before the City includes all but one parcel located within the proposed redevelopment project area, the aforementioned Redevelopment Project and Plan document and all required components in considering any future actual TIF District designation (e.g., public notice requirements, public hearing, convening the Joint Review Board) can be completed “in-house”, in full compliance with applicable state statute and without additional budget impact.

## **Staffing Impact**

It is anticipated that there is sufficient staff resources presently available to meet service demands necessary in further pursuit of the West Town TIF initiative.

## **Timeline for actions**

If Alternative 1 is chosen, there is no timeline. If instead Alternative 2 is selected, staff would anticipate having a consideration for TIF designation before the COW in 4-6 months.

## **Staff recommendation**

Staff recommends the COW take the attached Eligibility Report and Findings under consideration and recommend to the City Council its acceptance, and formally notifying all affected taxing bodies of same.

## **Attachment**

Washington-Wilson Tax Increment Financing Eligibility Findings

CC: Mayor Schielke  
Department Heads

**WASHINGTON-WILSON DISTRICT  
TAX INCREMENT FINANCING  
ELIGIBILITY FINDINGS**

City of Batavia, Illinois  
June, 2016



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## **Section I.**

### **INTRODUCTION**

**A. The City of Batavia's Comprehensive Plan.** Pursuant to Illinois State Statutes (65 ILCS 5/11-12-6 and 12-7), an officially adopted comprehensive plan (including its amendments and maps) serves a community and its constituents as the principal advisory document in making land use, development and redevelopment decisions. The City of Batavia's Comprehensive Plan establishes goals and objectives that are consistent with this charge, including those that encourage the conservation and/or enhancement of the taxable value of its residential, commercial and industrial land and buildings.

It is commonly held that a city's plan is to be used as the principal guide when determining whether or not a proposed land use or development is appropriate for a given location. If the plan tends to support the proposal, the city should be amenable to allowing it. However, a city plan is not only a critical tool used in reacting to a given proposal but should also serve as a basis for the City to be proactive in establishing and implementing land use and development policies and programs.

In 2007, the City of Batavia adopted a wholesale update to its Comprehensive Plan. This plan has been regularly updated since that date, including the latest update in 2014. These officially adopted updates rightly portray the City's proactive position in keeping contemporary its policies affecting land use, property development and, specifically with respect to the underlying purpose of this study, the redevelopment of existing areas within the City of Batavia.

The City's Comprehensive Plan sets forth eleven specific "issues" related to land use for the City. Three of these eleven issues are particularly pertinent when considering the applicability of Tax Increment Financing as a tool to stimulate positive change in an existing, developed area like the area subject to this instant report. These three issues are as follows:

"Transitioning from an environment of new growth to one of redevelopment (e.g., "emphasiz[ing] redevelopment of existing properties and infill development)";

"The continued redevelopment of the downtown as a mixed-use area, with added residential, retail, entertainment and office uses a priority"; and

"Maintaining a balance of land uses and housing types to serve all portions of community (e.g., [addressing the] shortage of higher density residential uses...and downtown living opportunities)".

Further, the following statements are included as specific "Goals and Policies" set forth in the aforementioned Comprehensive Plan and serve to reflect the community's intent and policies to address the eleven identified issues:

"Maintain Batavia as an attractive place to live, work, shop and play, with a balance of land use";

"Plan land uses to achieve an efficient provision of public facilities and services (e.g., Focus higher density and intensity development in and adjacent to the downtown, Avoid underdevelopment of property with ample utility capacity, especially in the downtown)";

"Maintain a diversity of housing types, prices and styles for all segments of the community (e.g., Provide a mixture of housing types and densities on large scale mixed use redevelopment parcels)";

"Coordinate land use and transportation planning (e.g., Locate higher density residential uses convenient to transit corridors and employment centers)";

"Continue to make the downtown and Fox River the focal point of the community (e.g., Focus the most intense development in the downtown, Use redevelopment Tools, including tax increment

most intense development in the downtown, Use redevelopment Tools, including tax increment financing, to encourage and shape downtown development, Require development projects to take advantage of the views and access to the Fox River); and  
“Maintain sufficient retail and employment areas to ensure the fiscal economic vitality of the City”.

In February 2014, the City passed an amendment to its 2007 City’s Comprehensive Plan, including new sections (“Elements”) entitled, “Economic Development and Redevelopment”, “Housing, Neighborhood Conservation and Historic Preservation”, and “Urban Design”.

The 2014 amendment makes clear that successful economic development and redevelopment is predicated upon, and will result in the further improvement of high quality land development and utility infrastructure that serve to both accommodate the needs of existing business enterprises, as well as make Batavia an attractive place for new private investment. With respect to the area subject to this TIF Eligibility Study, the Comprehensive Plan’s 2014 Economic Development and Redevelopment element draws particular attention to the City’s downtown (its “heart and soul”) [where] “cultural/social interaction as well as economic activity is concentrated”, noting that the downtown’s existing building stock “is in some cases ill suited for contemporary downtown uses”. This portrayal begs the question as to which buildings are so ill-suited and what can be done to address this issue.

Furthering the discussion on economic development and redevelopment, the aforementioned 2014 amendment to the City’s Plan sets forth a number of specific goals, including:

- “Increase employment and housing opportunities;
- “Form effective partnerships with the private sector to stimulate redevelopment”;
- “Ensure that redevelopment strengthens downtown Batavia as the center of the community”; and
- “Increase customer and visitor activity”.

Concerning housing, the 2014 Plan amendment cites the need for greater housing diversity across Batavia, specifically citing “higher density housing in conjunction with mixed-use developments”. Aging building stock, underperforming property maintenance and ill-suited parcel size as it relates to efficient land use are also cited in the amendment as areas of concern. Finally, as to the character of the city’s built environment, the amendment states that “[r]edevelopment of the downtown is one of the City’s highest priorities”, specifically emphasizing that such redevelopment must be “economically viable” and characterized by reintroducing “streetwalls” and “taller buildings” located in the City’s downtown.

In all the above-cited cases, the 2014 amendment supports the redevelopment of existing land development areas where deemed appropriate and necessary. By stressing the importance of economically viable, higher density, mixed-use redevelopment in the City’s downtown business district *and* private investment through public-private partnerships in the development of this land use form, the amendment provides sufficient rationale for City decision-makers to consider the need and merits of establishing and, ultimately employing tax increment financing as a tool to foster the implementation of each of the aforesaid goals.

**B. Property Conditions Inconsistent with the City’s Comprehensive Plan.** As previously stated, the City encourages the conservation and/or enhancement of the taxable value of its residential, commercial and industrial land and buildings. However, because of certain, identifiable conditions, there are locations where one cannot reasonably expect policy statements and land use decisions alone to result in the implementation of such established goals and objectives. It is at this point when it may be determined that, but for the City taking direct measures to encourage redevelopment efforts in these locations, including providing financial assistance, sufficient private economic development activity will not occur.

It will be shown through this report that the aforementioned conditions are present today within the subject area (“Washington-Wilson District”, as further described below) and that these conditions inhibit private investment, weaken the City’s tax base, affect the safety of community residents, and hinder the City’s ability to promote a cohesive development of compatible land uses. However, through the use of tax increment financing, the City may provide financial incentives and construct certain public improvements to ameliorate these investment-inhibiting conditions.

## **Section II.**

### **TAX INCREMENT FINANCING**

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

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

Section 11-74.4-3 defines a conservation area as:

“ ...any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area...”

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

**B. Summary Determination of Eligibility.** The determination of eligibility of the Washington-Wilson District TIF Redevelopment Project Area is based on data gathered through field observation by CC Aiston Consulting, Ltd, and City Community Development and Public Works Staff and through document and archival research. This information was then compared against the eligibility criteria set forth in the Act.

According to the Act, in order to be designated as a “conservation area”, at least 50% of the structures must be 35 years or more in age, and a combination of at least three of the other blighting factors identified in the Act must be present to a meaningful extent and reasonably distributed throughout the Project Area. As will be presented below, the Project Area is eligible for designation as a conservation area. This is based on the predominance and extent of parcels exhibiting the following characteristics: age, deterioration, presence of structures below minimum code standards, excessive vacancies, lack of community planning and decline in equalized assessed value. Each of these factors contributes significantly towards the decline of the Project Area.

## Section III.

### DESCRIPTION OF THE PROJECT AREA

**A. Location and History.** The Project Area, alternatively called hereafter, “Washington-Wilson District”, is an area of approximately 210,000 square feet (4.8 acres) and is generally located between River Street and North Washington Avenue, and between State and East Wilson Streets, although there is a single parcel within the subject Project Area that is located along the south side of East Wilson Street, specifically at the southeast corner of E. Wilson and South Washington Ave. A aerial photographic map of the Washington-Wilson District area is found at Figure 1.

Historically, the bulk of the Project Area is located north of East Wilson Street and was first surveyed, legally established as part of Block 7 in the first platting of land east of the Fox River and made part of Town of Batavia in July, 1845. The sole land parcel located south of East Wilson Street was created as part of the March, 1844 platting of Block 1 of Wilson’s Addition to the Town of Batavia.

In relying on John Gustafson’s Historic Batavia (Robinson and Schielke, 1998) and Sanborn Fire Insurance maps, we find that the commercial and industrial land use east of the Fox River in Batavia was first developed circa 1840, facilitated by the new Fox River bridge at Wilson Street (a dirt roadway named after Judge Isaac Wilson, reportedly the first person using the name “Batavia” rather than “Head of Big Woods”). The Challenge Mill Company was established along the East bank of the Fox River in 1867, just north and east of the Project Area and by 1870, commercial buildings were appearing within two blocks east of the River along both the south and north sides of Wilson Street. According to early Sanborn mapping (1885 – 1928), a number of individual residences had been established within the Project Area, though mostly fronting South Street (renamed State Street, circa 1910) and Washington Avenue. However, the majority of the buildings were non-residential, fronting either East Wilson Street or River Street.

Sanborn maps dated from 1885 through 1928 depict retail (agricultural implements, twine, furniture, clothing and dry goods, boots and shoes, groceries, meats, bicycles and cigars) service (cobbler, tailor, blacksmith, furniture and upholstery repair, restaurant and banquet, as well as a number of saloons) and light assembly/sales (millinery, gloves) buildings. The cornerstone of the First Baptist Church, located at the Northwest corner of E. Wilson Street and N. Washington Avenue was laid in 1888. The First Baptist Church sold this property to the City of Batavia in 2006, ultimately relocating to a property west of the city limits, establishing the Faith Baptist Church. Although the former church building is still standing, it has fallen into disrepair and, in recent years, has been used primarily for storage purposes.

Finally, Sanborn Insurance maps show evidence that sometime between 1907 and 1916, an area of approximately 3000 square feet located in the northeast corner of the Project Area was being used as a “junk yard”. The company’s 1928 map shows no evidence of this junk yard use still ongoing but instead represents mostly individual dwellings and their accessory storage buildings located generally northerly half of the Block 7. This map also shows two houses located within the Project Area and south of mid-block, Block 7, one such home located immediately north of the church building that is known to have served as the church’s parsonage.

**B. Existing Land Use.** With respect to the Project Area itself, today one finds at least a version of the aforementioned former First Baptist Church building still standing at the northwest corner of North Washington Avenue and East Wilson Street. This vast, essentially vacant building is owned by the City of Batavia and, in part, is currently serving storage needs for certain local, not-for-profit organizations.

The existing commercial buildings at 121 and 113 E. Wilson Street were constructed prior to 1916 and 1928, respectively. 121 E. Wilson St. is shown on the 1916 Sanborn Insurance Map as being a “boots and shoes” store. For the past eighty-plus years, however, this building has been occupied by an insurance office. 113 E. Wilson is represented on the company’s 1928 map as simply a “store”. Going back nearly twenty years from the date of this study, this building has been occupied by a local dental practice.

There are three other existing principal structures found within the project area. Two of these structures are habitable buildings and have East Wilson Street addresses (111 and 206 E. Wilson Street). The third principal structure is a two-tiered, public parking deck, located at the Southeast corner of North River Street and State Street and is addressed 20 North River Street.

The building at 111 E. Wilson, located on a flag lot some 120 feet off the street, is a single-story, cinder block building of approximately 2500 square feet. It was built in 1958, originally occupied by a pattern maker shop and was last home to a Service Master business. The City of Batavia purchased the property in 2013 and, to this date, it has been either vacant or used to store vehicles and equipment. The building at 206 E. Wilson Street (circa 1940) is a former automobile fuel and service station. As of the date of this report, the building has been vacant for more than four months and, besides the building itself, all that remains on the property presently are an overhead fuel pump canopy and a pylon sign. The canopy and sign are technically noncompliant accessory structures according to City code.

The last yet-mentioned principal structure currently located within the project area is the aforementioned two-tiered, public parking deck. The City owns and maintains this property, having built the parking deck in 1993. The City also owns and maintains two surface parking lots within the Project Area having, in the aggregate, surface area of approximately 44,000 square feet.

All told, the Project Area comprises approximately 4.8 acres of contiguous land, containing 9 individual land parcels and the public rights-of-way within State, North River, and East Wilson Streets and North and South Washington Avenues. For the purposes of this study, when the term “parcel” is used, we refer to an individual tract of land with its own separate “Parcel Identification Number” (or PIN), as ascribed by the Kane County Supervisor of Assessments. A parcel may or may not be identical to an individual private property, under a single ownership entity. Often two or more contiguous parcels are combined to make up one private property owner’s real estate holding, or lot. Consequently, in searching property records, one may find that a building, together with a nearby accessory building, driveway or parking lot, may be under the same ownership, have a single street address and be located on a single parcel. On the other hand, these conditions may alternatively exist on or across two or more separate parcels, each with its own PIN. Property conditions described herein will be attributed to parcels, buildings and/or structures wherever the need for specific clarity is warranted.

Of the nine total parcels within the Project Area, there are six containing buildings/structures where a principal zoning activity has been established. Four of these parcels are commercial in principal use (111 and 206 E. Wilson St.), though presently each contain a single, vacant building. Of the six parcels containing a building, one is currently institutional in use (the former church). Finally, two parcels contain the aforementioned parking structure and surface lots. (See Fig. 2, Existing Land Use Map).

## Section IV. ELIGIBILITY FINDINGS

Field surveys were completed for the Project Area during April and May, 2016 (See Table 1 for Properties, By Associated Street Address). These surveys included the on-site inspection of each property and associated building(s), photographing and completing field notes for each parcel. Said photographs and notes are on file with the City's Economic Development Office and serve to further document the observed conditions. With respect to existing utility conditions, field observations were supplemented with information from City's Public Works Department. The results of the survey are summarized below.

**A. Age of Buildings.** Based on field analysis, Township Assessor's records, the aforementioned Sanborn Insurance Maps and John Gustafson's Historic Batavia, 5 of the 6 principal buildings (or 83%) and 5 of the 8 total buildings (62.5%) are documented to be more than 35 years old. This exceeds the statutory requirement that at least 50% of the buildings in a conservation area be 35 years of age or older.

All buildings that are documented as 35 years of age or older and subject to this eligibility characteristic are well distributed throughout the district as a whole (see Table 2 and Figure 3). *Therefore, age is a contributing factor in the eligibility of the Project Area as a TIF District.*

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

Although the former First Baptist Church building at 133 E. Wilson Street is clearly in a state of significant dilapidation, this factor is not otherwise prevalent throughout the project area and therefore, this condition does not contribute to the designation of the Project Area.

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

Due to current code requirements for assembly use and occupancy, the former Baptist Church building is ill-suited for church use at present. Further, the original use established for the building at 111 E. Wilson Street, manufacturing/light assembly, could not be reestablished at the subject property without someone undertaking significant physical improvements to the building. However, the remaining four existing structures (or 67% of all principal structures) within the project area are not obsolete or falling into disuse and, as such, this condition does not contribute to the designation of the Project Area.

**D. Deterioration.** According to statute, deterioration is a condition evidenced by the physical state of buildings and/or surface improvements in the Project Area. With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas may show evidence of deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

There is evidence of deterioration on all six parcels containing a principal structure (including the parking deck) within the total nine-parcel Project Area. Further, improvements within the Project Area public rights-of-way show evidence of deterioration pursuant to the statutory definition above. (See Fig. 4).

*As there is evidence of deterioration of both building and surface improvements at or abutting most parcels within the Project Area, this factor contributes to the designation of a conservation area.*

**E. Presence of Structures Below Minimum Code Standards.** Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes. It should be noted that many of these structures may not meet minimum standards but are not necessarily in violation of the applicable codes, as there are numerous examples where when this condition exists, the structure is in a legal, non-conforming status, having been established prior to current land development regulations.

The City's Community Development Department staff regularly identifies, inspects and updates records, including photographs, to document structures that generally do not comply with minimum code standards. These records, coupled with the aforementioned field observations, prove the presence of such structures below minimum code standards within the Project Area. The capital investment required to bring these structures into minimum code compliance, where possible, may pose a significant economic challenge, discouraging the redevelopment and/or adaptive re-use of these properties.

Specifically with respect to the City's Zoning Ordinance, all properties containing buildings within the Project Area have one or more conditions that are below standards. Examples of such conditions include non-compliant parking assets (both in number of spaces and lot design) and the absence of conforming refuse enclosures. Various "grandfather" entitlements have expired, resulting in certain properties now containing illegal structures on site (e.g., the former gas station's canopy, pumps, pump islands, and freestanding sign). Further, there is evidence of nonconforming conditions concerning required wall transparency (former Church and existing dental office), and adherence to street setback requirements (former Church and gas station).

All or nearly all project area buildings are non-conforming with respect to fire suppression and fire alarm systems. Finally, across the project area generally, one also finds non-compliance with the federal American with Disabilities Act (ADA).

*Due to the many and varied documented cases where structures are below minimum codes standards throughout the Project Area), this factor contributes to the designation of a conservation area.*

**F. Illegal Use of Individual Structures.** Illegal use of individual structures refers to the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards. Whereas some structures within the Project Area were determined to be in violation of City codes and standards, there are no known uses in violation of State or Federal regulations. Therefore, this factor does not contribute to the designation of the Project Area as a conservation area.

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

In terms of total building floor area within the project area, the total floor area representing the three essentially vacant, principal buildings located at 115, 133 and 206 E. Wilson (former Service Master, Church and gas station buildings, respectively) is approximately 14,700 square feet. When comparing this figure with that of the approximately 3,200 square feet comprising the combined floor area of the two

occupied buildings at 113 and 121 E. Wilson (dental and insurance office buildings), some 82% of the total floor area of all buildings (this does not include the parking deck structure at 20 North River Street) within the Project Area is essentially vacant.

*After considering the extent of building vacancy within the subject area, it is clear this factor does contribute to the designation of the Project Area as a conservation area.*

**H. Lack of Ventilation, Light, or Sanitary Facilities.** Inadequate ventilation is characterized by the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage areas, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress through interior spaces within a building.

This condition is not prevalent within the Project Area and does not contribute to the eligibility of the area.

**I. Inadequate Utilities.** This factor concerns the condition of underground and overhead utilities, such as storm structures, sanitary sewers, water lines, and gas, telephone, and electrical services. Inadequate utilities are those that are: (i.) insufficient in 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.

There are sufficient and adequate public electric and water utilities presently serving the Project Area and, as such, this condition does not contribute to a determination of the eligibility for the area.

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

As the Project Area is wholly located within an historic downtown, one would anticipate higher building density and degrees of land coverage. In fact, the City's planning and zoning documents largely encourage this land use pattern in the City's downtown still today. In light of this fact, the conditions of "excessive" land coverage and "overcrowding" of structures and community facilities are not prevalent within the Project Area and therefore do not contribute to the eligibility of the area.

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

Except for former Service Master building, which was originally constructed and remains physically more characteristic of an industrial building than one suitable for downtown commercial or residential use, and the auto fuel and service station parcel, deleterious land use is not prevalent in the Project Area. If one

were to argue the prevalence of deleterious layout within the Project Area, such an argument is more suitably made below in paragraph L. “Lack of Community Planning”. As such, neither deleterious land use nor deleterious layout is a contributing factor with respect to determining eligibility.

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

The City of Batavia adopted its first zoning ordinance in 1946 and approved its first land use plan, “A Plan for the City of Batavia, Illinois” in 1953. As presented above in Section III, the Project Area was essentially fully subdivided through survey and platting before 1850, with re-subdivisions occurring to accommodate property purchases and developments throughout the remainder of the nineteenth century. In short, the Project Area was developed prior to the adoption of any comprehensive or community plan for the subject area.

Examples of the lack of community planning across the Project Area include a subdivision of land resulting in a flag lot, multiple properties relying on private easements to access public streets and parking areas, building encroachments onto adjacent properties and parcels that are today, ill-suited to accommodate independent redevelopment. The aforementioned industrial buildings (former Service Master) juxtaposed within the context of office (dentist and insurance agent) and institutional uses (former First Baptist Church), as well as the auto fuel and service station immediately adjacent to neighboring downtown, pedestrian-friendly uses (retail, office, banking, church) speak to demonstrating incompatible land-use relationships within the Project Area.

*There is sufficient evidence demonstrating the lack of community planning within the Project Area to indicate that this factor contributes to a finding of eligibility.*

**M. Environmental Clean-Up.** This factor is relevant when the area has incurred Illinois Environmental Protection Agency (IEPA) 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.

There are properties within the Project Area where there is sufficient data and history to indicate that certain clean-up activities will be necessary to remediate environmental concerns there. The City's environmental consultant has found floor tiles containing asbestos in the former Church building. Considering the age of the other buildings on site, there is some likelihood of additional asbestos found within the Project Area.

Additionally, results from preliminary soil borings and trench excavation indicate evidence of petroleum based products within subsurface soils on the former Church property, though not in amounts that would result in significant handling and disposal costs. Finally, in light of the fact that automobile service, including engine repair, and fuel sales have occurred for decades at 206 E. Wilson Street, it is likely, though not yet proven, that environmental remediation activities will be required in redeveloping this parcel, particularly if the proposed redevelopment contemplates residential uses on site.

With information currently available, one cannot prove the need for environmental clean-up within the Project Area sufficient to show that the costs of same constitute a material impediment to the development or redevelopment of the redevelopment project area and therefore environmental clean-up is not a contributing factor in determining the eligibility of the subject study area for conservation area designation.

**N. Decline in Equalized Assessed Value (EAV).** This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

*The 2010 – 2015 Project Area EAV totals are shown below. As shown, these values have declined three of the last five years and have not kept pace with CPI growth. As such, the decline in EAV is a contributing factor toward the designation of the Project Area as a conservation area.*

ID No.	PIN	Address	2010	2011	2012	2013	2014	2015
1	1222276009	111 E. Wilson	\$ 29,525	\$ 30,074	\$ 30,597	\$ 17,900	\$ 0	\$ 0
2	1222276010	113 E. Wilson	\$ 45,717	\$ 46,567	\$ 47,377	\$ 41,640	\$ 42,469	\$ 43,850
3	1222276011	115 E. Wilson	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4	1222276012	(Driveway - 111)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5	1222276013	(Driveway - 111)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6	1222276014	121 E. Wilson	\$ 36,777	\$ 37,461	\$ 38,113	\$ 32,266	\$ 26,945	\$ 27,820
7	1222276022	20 N. River St	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8	1222276023	133 E. Wilson	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
9	1222280001	206 E. Wilson	\$ 305,519	\$ 311,201	\$ 316,616	\$ 316,616	\$ 286,439	\$ 274,406
			\$ 417,538	\$ 425,303	\$ 432,703	\$ 408,422	\$ 355,487	\$ 346,076
<b>Project Area-Wide Percent Change From Prior Year</b>				<b>1.86</b>	<b>1.74</b>	<b>-5.61</b>	<b>-13.0</b>	<b>-2.64</b>

	2010	2011	2012	2013	2014	2015
<b>Consumer Price Index - 2010-2015</b>	<b>1.5</b>	<b>3.0</b>	<b>1.7</b>	<b>1.5</b>	<b>0.8</b>	<b>0.7</b>

## **Section V. CONCLUSION**

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

**Age;**  
**Deterioration;**  
**Presence of Structures Below Minimum Code Standards;**  
**Excessive Vacancies;**  
**Lack of Community Planning; and**  
**Decline in Equalized Assessed Valuation.**

Each of these factors contributes to the eligibility of the Project Area as a conservation area. All of these characteristics point to the need for designation of the Project Area as a tax increment financing district, which will make possible public intervention in order that redevelopment might occur. Further, it should be noted that though some of the conditions mentioned in this report are not substantially prevalent enough to be considered as qualifying elements, designating Washington-Wilson District as a Conservation Area Tax Increment Financing District could enable the City and private investment interests to address and ameliorate these conditions.

**Appendix A**  
**WASHINGTON-WILSON DISTRICT**  
**TAX INCREMENT FINANCING**  
**ELIGIBILITY FINDINGS**

**Figures and Tables**



Figure 1. Map of Washington-Wilson District (“Project Area”)

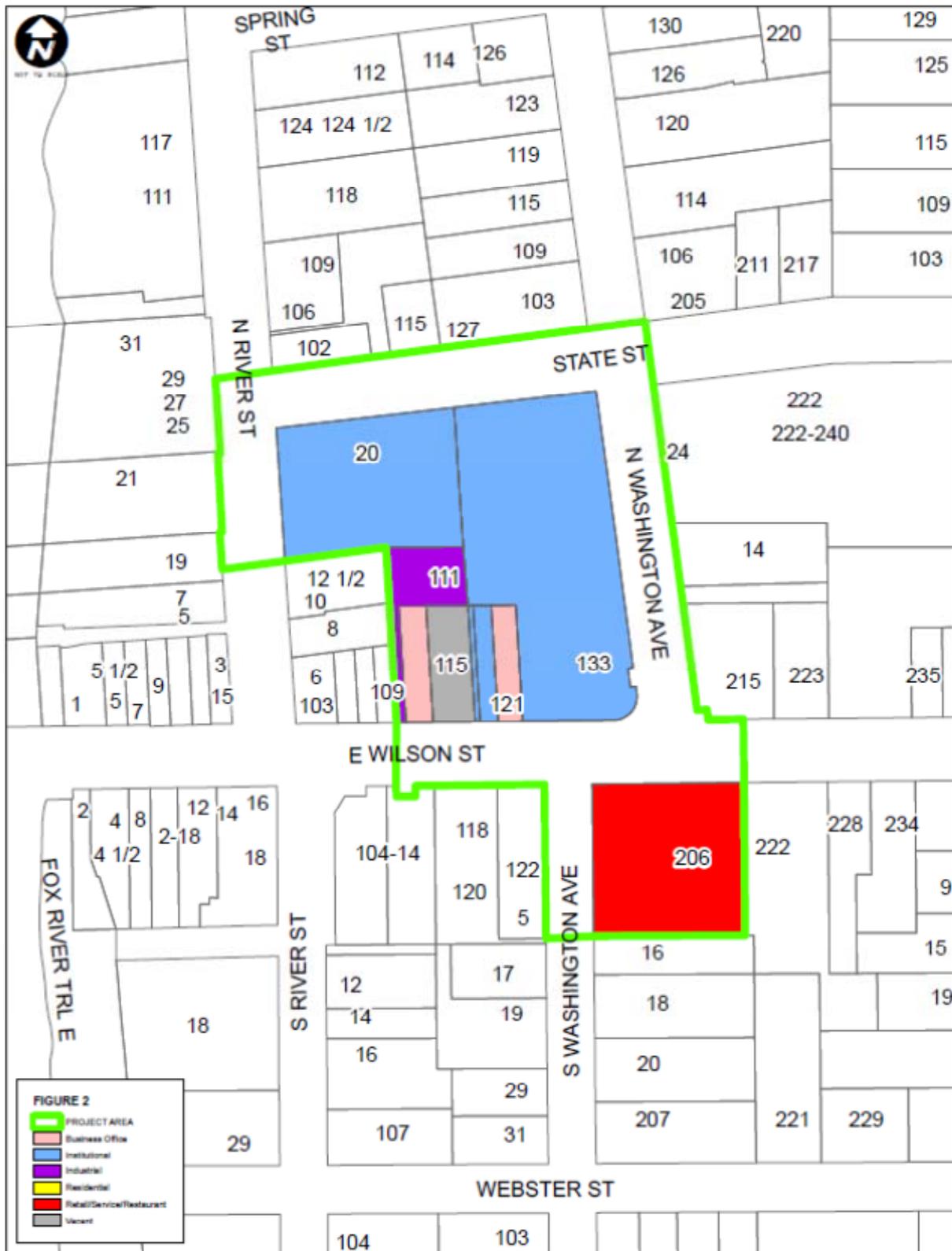


Figure 2. Existing Land Use Map

**Table 1. Properties By Parcel Identification Number (PIN)  
and Associated Street Address**

<b>ID No.</b>	<b>PIN</b>	<b>Address</b>	<b>City</b>	<b>State</b>
1	1222276009	111 E. Wilson	BATAVIA	IL
2	1222276010	113 E. Wilson	BATAVIA	IL
3	1222276011	115 E. Wilson	BATAVIA	IL
4	1222276012	(Driveway/Alleyway - 111)	BATAVIA	IL
5	1222276013	(Driveway/Alleyway - 111)	BATAVIA	IL
6	1222276014	121 E. Wilson	BATAVIA	IL
7	1222276022	20 N. River St	BATAVIA	IL
8	1222276023	133 E. Wilson	BATAVIA	IL
9	1222280001	206 E. Wilson	BATAVIA	IL

**Table 2. Known Ages of Area Structures**

<b>ID No.</b>	<b>PIN</b>	<b>Address</b>	<b>Principal Use</b>	<b># of Buildings on Property</b>	<b>Year Principal Structure Built</b>	<b>Year Accessory Structure Built</b>
1	1222276009	111 E. Wilson	Vacant Ind/Svc	1	1958	NA
2	1222276010	113 E. Wilson	Dental Office	1	NLT* 1928	NA
3	1222276011	115 E. Wilson	Vacant	0		
4	1222276012	(Driveway/Alleyway - 111)	Vacant	0		
5	1222276013	(Driveway/Alleyway - 111)	Vacant	0		
6	1222276014	121 E. Wilson	Insurance Office	1	NLT* 1916	NA
7	1222276022	20 N. River St	Public Parking	1	1993	NA
8	1222276023	133 E. Wilson	Vacant Inst	2	1888	Unknown
9	1222280001	206 E. Wilson	Vacant Commercial	2	1940	Unknown

8 \* No Later Than

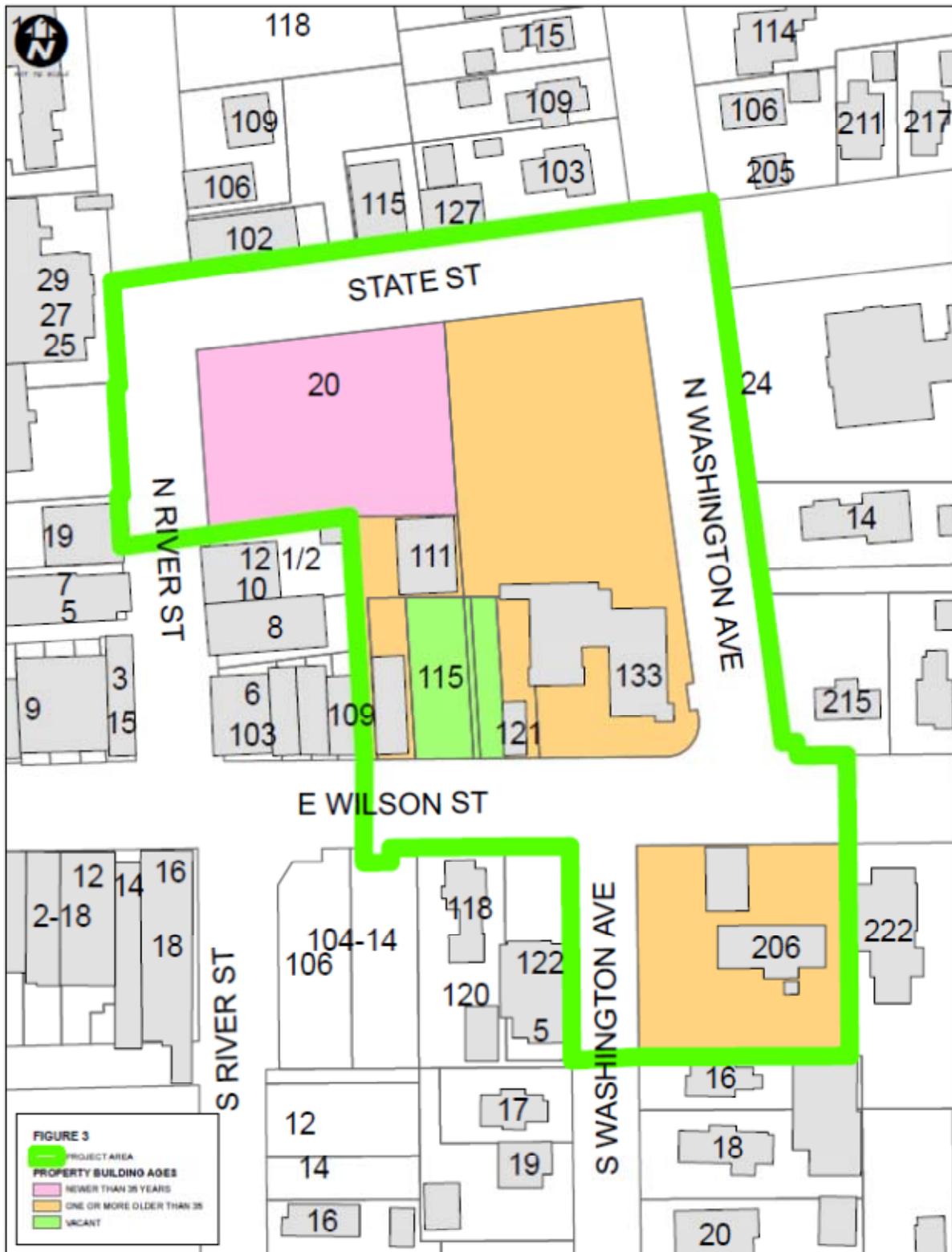
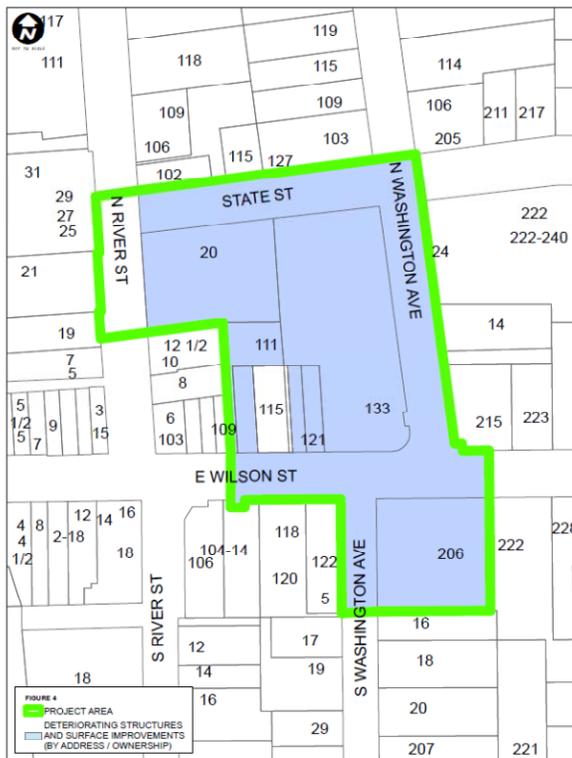
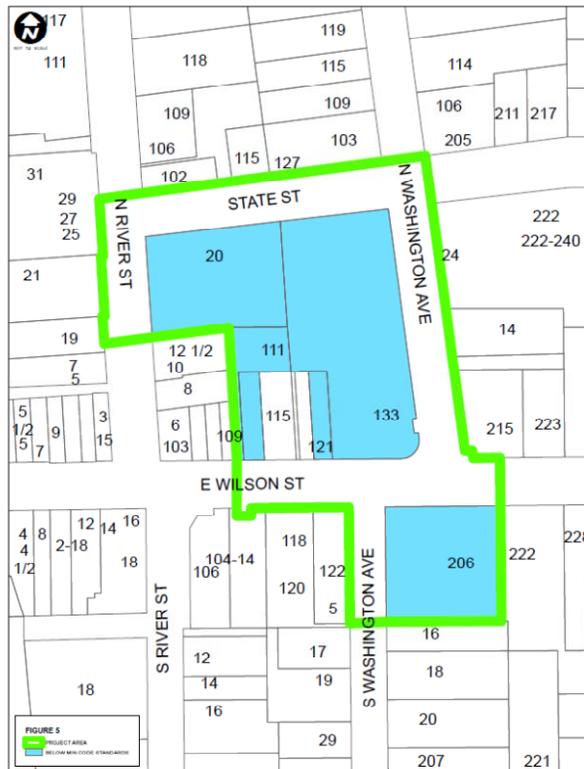


Figure 3. Distribution of Structures Known to be At Least 35 Years Old



**Figure 4. Distribution of Structures and Surface Improvements Displaying Deterioration**



**Figure 5. Distribution of Properties with Buildings/Structures that Are Below Minimum Code Standards**

## **Appendix B**

### **Photo Documentation Depicting Deterioration**

#### **Across Public and Private Properties within Project Area**

North Washington Ave.



**South Washington Ave.**



State St.



**Wilson St.**



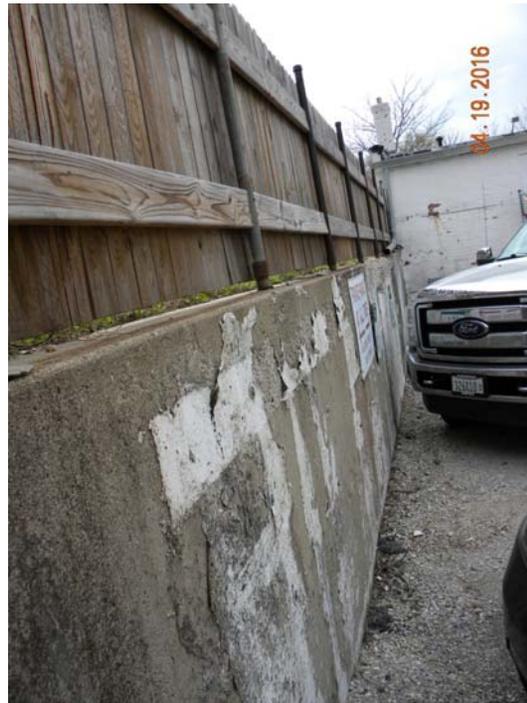
**Parking Deck (Lower Level / Interior)**



**Parking Deck (Second Level / Exterior)**



**111 E. Wilson (former Service Master)**



**113 E. Wilson (Dental Office)**



**115 E. Wilson (City's vacant lot)**



121 E. Wilson (Insurance Office)



**133 E. Wilson St. (Former First Baptist Church)**





**206 E. Wilson (former Auto Fuel & Service Station)**



# CITY OF BATAVIA

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**DATE:** July 7, 2016  
**TO:** Committee of the Whole  
**FROM:** Chris Aiston, Economic Development Consultant  
**SUBJECT:** City of Batavia and 1 N. Washington, LLC Redevelopment Agreement (RDA)  
Summary Project Description and Agreement Terms  
Conceptual Development Plans

Please find attached “One North Washington Place (Proposed New TIF Project), Proposed Redevelopment Agreement (RDA) between City of Batavia and 1 North Washington, LLC (Developer), Summary Project Description – July 7, 2016” and Conceptual Development Plans for One North Washington Place. These plans will become an exhibit attached to the RDA.

City Staff and the Developer are in the final rounds of coming to agreed language for the Redevelopment Agreement document and expect to have a final document before you at your July 19<sup>th</sup> Committee of the Whole Meeting.

There will be a series of public meetings within the next several weeks concerning the project and staff felt that, although the final document is not ready for full consideration, it is necessary to make the attached available for the COW’s consideration at a time no later than when the general public will be first formally apprised of the proposed redevelopment during the City’s July 11<sup>th</sup> Historic Preservation Commission when the City presents an application for a demolition permit during the HPC’s scheduled meeting that evening. According to HPC requirements, an applicant for a demolition permit must also present a concept plan as to what may be proposed to replace the building proposed for demolition.

The staff anticipates that the project will be placed on the agenda in some form or fashion during the following meetings in the coming weeks:

Historic Preservation Commission:	July 11th
Committee of the Whole:	July 12th
Committee of the Whole:	July 19 <sup>th</sup>
Plan Commission:	July 20 <sup>th</sup>
Committee of the Whole:	July 26th (staff to seek recommendation for City Council action)
City Council:	August 1 <sup>st</sup> (consider resolution authorizing execution of RDA)

## **Attachment**

One North Washington Place, Summary Project Description  
Once North Washington Place Conceptual Development Plans

CC: Mayor Schielke  
Department Heads

One North Washington Place (Proposed New TIF Project)  
Proposed Redevelopment Agreement between City of Batavia and 1 North Washington, LLC (Developer)  
Summary Project Description – July 7, 2016

A. Redevelopment Site

The project site is “L-Shaped” and comprised of eight individual parcels, totaling approximately 2.25 acres, including public rights-of-way. The vast majority of the subject site is owned by the City of Batavia (parking deck, vacant properties and the former First Baptist Church and Service Master properties). There are also two separate, non-contiguous parcels under private ownership. The City is currently negotiating for their purchase.

The site is located within the City’s downtown historic district, with a portion of the site located in the City’s TIF 1 and the remainder located within the City’s TIF 3 districts. The City intends to detach the subject site from these two districts, and create a new TIF district for the subject site, as well as including the property at 206 E. Wilson (former gas station) and surrounding public rights-of-way. By creating a new TIF district, the City will also be establishing a new 23-year term to received tax increment revenues. Specifically, the One Washington Place project site is a block from and naturally sloped toward the Fox River, bounded by Washington St. on the east, State St. on the north and River and Wilson Sts on the west and south, respectively.

B. Project

As planned, the City is to acquire the two privately owned parcels, thereby owning all properties that make up the subject redevelopment site. The City will then contract to demolish and remove all buildings and other structures, as well as remediate any recognized environmental concerns (if any) on the site to meet Tier One objectives for residential use. The City will then sell the entire site, fee simple, to the Developer, 1 N. Washington, LLC., for \$10.00.

The Developer will then construct a multi-story, mixed use building. See Sect. C., below. Once the project is completed, the Developer will subdivide the parcel (including a vertical subdivision), retaining the street-level commercial spaces along E. Wilson and River Streets and all residential components on floors three through six. The two-level parking garage property will be sold back to the City and retained and managed as a public asset via a condominium lot. The City will issue a limited number of overnight parking permits on a first come, first served basis available to all persons residing within the downtown DMU Zoning District. All other parking will be unrestricted for public use.

The City will issue bonds, presumably a tax-exempt issuance (for the purely public facilities) and separate issuance (for the balance of the funding needed that will not qualify as tax exempt) subject to federal income tax. Current thinking is to these tax-exempt and taxable bonds on a fifty-fifty basis, acting conservatively so not to unnecessarily subject the issuance to non-compliance with relevant IRS regulations. The proceeds from these bond sales will be used to reimburse the Developer for its costs in the construction and related activities associated with the garage and other public improvements. See Section F, below.

C. Project Components

1. Mixed Use, Six-Story Building, including:

a. Public Parking Garage (bulk of first and second floors)

Approximately 300 parking spaces intended to serve the project and neighboring residential demand and commercial demand within the project and neighboring businesses. The garage is designed so to take advantage of the aforementioned slope toward the River, with two near at-grade access drives along State Street (easterly drive into the garage first level and a westerly drive accessing the garage’s second level).

- i. There will be no restrictions on day time parking, and parking will be available to the public on a first come, first served basis during the day on a uniform basis;

- ii. Parking at night will be available to all residential units located within the downtown DMU district and on a first come, first served basis
- b. Commercial Space: 14,650 total SF (6300 SF on River St. (1st fl.) & 8345 SF on E. Wilson St. (2<sup>nd</sup> fl.)
- c. Residential units: 171 rental apartments located on Floors 3 through 6

2. Public Improvements

- a. Parking Garage (per 1.a, above), including elevator and other common elements
- b. On-Site Public Utilities, serving garage structure (incl. water, sewer, electric)
- c. Off-site/Adjacent Public Improvements (streetscape, electric, any other required improvements to existing public utilities to meet project demand)

D. Redevelopment Agreement - City Obligations

- 1. Possess all property necessary for project
  - a. Existing City-owned properties
    - i. former First Baptist Church & Service Master properties
    - ii. surface and deck parking
  - b. Privately owned properties
    - i. 113 E. Wilson (offer to purchase yet outstanding)
    - ii. 121 E. Wilson (offer to purchase yet outstanding)
- 2. Establish new Tax Increment Financing District encompassing subject project site
- 3. Demolish all existing buildings and structures (including parking deck)
- 4. Remediate any recognized/discovered environmental concerns (limited)
- 5. Sell all property (B.1.) to Developer for \$10.00
- 6. Issue Bonds in the amount not to exceed \$13,000,000 for the purpose of reimbursing developer for certain TIF-eligible costs (in the majority, those costs associated with constructing the public parking garage). At this point, it is assumed these bonds will be issued as General Obligation Bonds (GO Bonds) and under two separate issuances, one tax-exempt and one taxable (50/50 split)
- 7. Review and not unduly delay or deny development entitlements
- 8. Reimburse developer for costs in the construction of the parking garage, public utilities and other improvements (incl. streetscape) and associated costs (incl. "Developer's Fee", financing costs, legal, architectural, engineering and other soft costs)

E. Redevelopment Agreement - Developer's Obligations

- 1. Purchase all properties required for project from City
- 2. Pursue development entitlements/approvals from City substantially consistent with Nagle Hartray site and architectural plans currently on file.
- 3. Post Surety (LOC) for performance and payment in constructing public improvements
- 4. Post LOC or bond (115% of estimated costs) to ensure entire project is completed
- 5. Initiate construction and complete project (timeline to be determined and set forth in RDA) consistent with plans as approved by City, minimizing and disruption of public use of public property (e.g., minimize road and sidewalk closures)
- 6. Pay Prevailing Wage (See F.c., below)
- 7. Follow prescribed procedures for requests for reimbursement for TIF funding-eligible costs
- 8. Complete project

F. Financial Considerations

- a. The estimated cost to construct this project is approximately \$40 Million dollars and the resulting project fair market value (for assessment purposes) will be approximately \$23.5 Million dollars (EAV \$7.8M). The developer projects the annual tax increment generated from the project to be just under \$800,000. Working with Consultant Kane, McKenna and Assoc., the City staff is using a more conservative

estimate of EAV and resulting annual increment and, as such, the RDA requires that a Special Service Area (SSA), as described immediately below. In either case, staff feels comfortable that the project revenues will service the debt from the bond issue.

- b. Developer has agreed to allow the City to establish a back up Special Service Area (SSA) after the Developer takes title to the Property, which SSA shall encompass all and only the tax parcels within the Redevelopment Site. The SSA levy each year will be equal to the amount of any shortfall between the tax incremental revenues from the Project and the amount of money needed to service the City debt in repaying on the bond(s).
- c. As stated above, to the extent the Prevailing Wage Act will apply to the Developer's construction activities, the project will begin to become less financially viable. According to the Developer's pro forma, in part predicated on certain assumptions with respect to built-out EAV, the project is relatively thin according to the company's typical business model.
- d. Finally, with respect to the statutory "set aside" for the local school district, which is understood to be 40% of the increment, City's bond counsel has indicated that under a GO Bond issue, this set aside provision does not apply with respect to establishing a maximum limit dollar amount against which the City can guarantee available funds sufficient to service the debt. To be clear though, the statutory 40% set aside itself, of course, remains en force and safeguards the school district with respect to its seeking reimbursement for the TIF increment to help offset its cost to educate any new students residing in the development and enrolled in the district, it just no longer has an impact on the bond issue authority.



**ONE NORTH WASHINGTON PLACE  
BATAVIA, ILLINOIS**

**SHODEEN CONSTRUCTION  
DEVELOPER**

**NAGLE HARTRAY ARCHITECTURE  
ARCHITECT**

## Site Context Plan

SCALE: 1 IN = 100 FT

## Program Summary

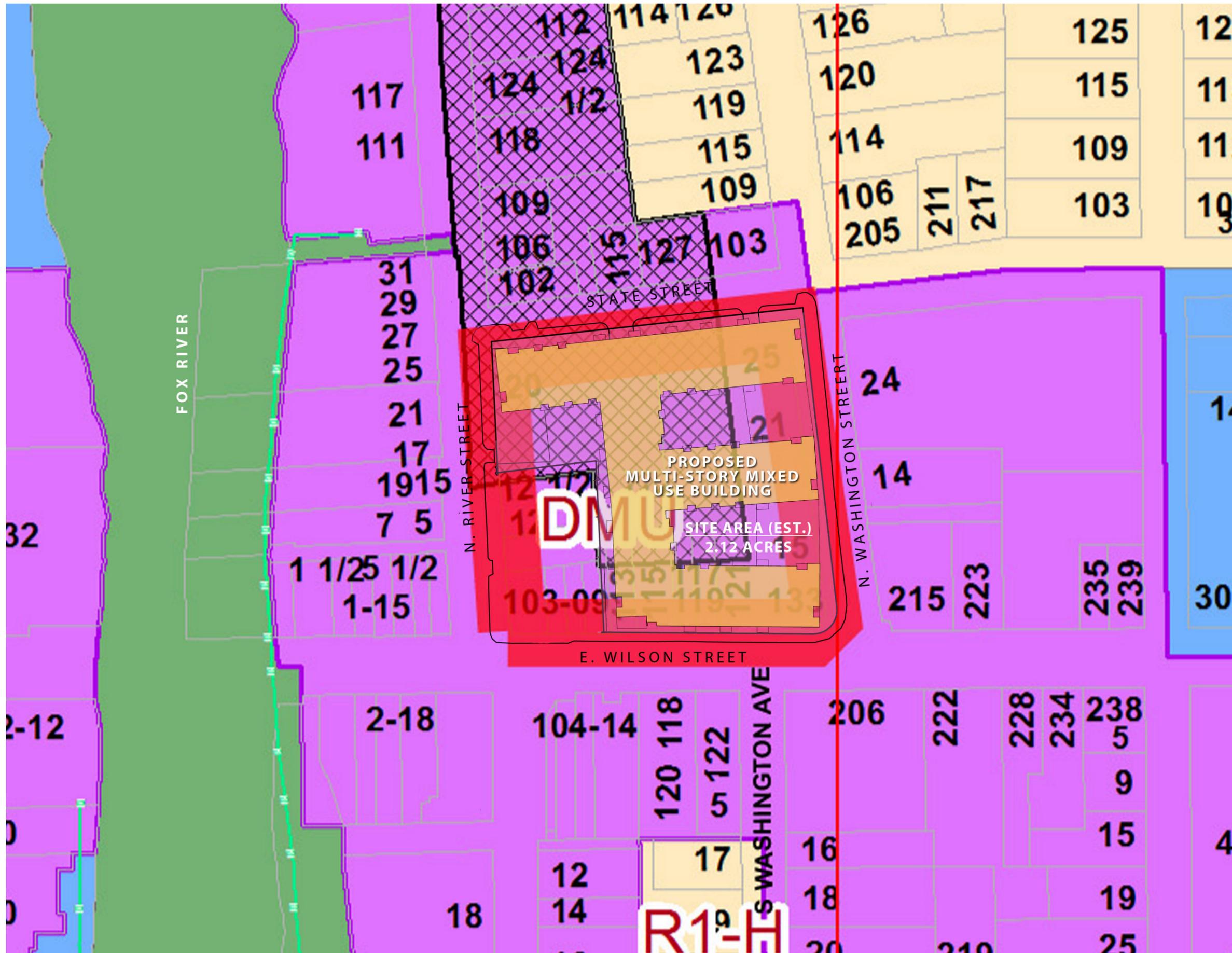
RESIDENTIAL APARTMENTS  
FLOOR 1: (28) 2BR + (20) 1BR UNITS  
FLOOR 2: (28) 2BR + (20) 1BR UNITS  
FLOOR 3: (28) 2BR + (20) 1BR UNITS  
FLOOR 4: (15) 2BR + (12) 1BR UNITS  
TOTAL: (99) 2BR + (72) 1BR, 171 UNITS

RETAIL: 14,645 SF

BUILDING AREA SUMMARY  
FLOOR 1: 53,415 GROSS SF  
FLOOR 2: 53,415 GROSS SF  
FLOOR 3: 53,415 GROSS SF  
FLOOR 4: 30,325 GROSS SF  
TOTAL: **190,570** GROSS SF

PARKING REQUIRED  
MUNICIPAL PARKING: 80-120  
RETAIL PARKING (4/1000 SF): 59  
APARTMENTS (1/UNIT): 144  
TOTAL REQUIRED: **283-323**

GARAGE PARKING PROVIDED  
LOWER LEVEL (RETAIL + MUNICIPAL): 159  
UPPER LEVEL (RESIDENTIAL): 145  
TOTAL GARAGE PARKING PROVIDED: **304**  
(Street parking excluded from calculation)



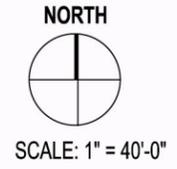
**ONE NORTH WASHINGTON PLACE**  
**BATAVIA, ILLINOIS**

**SHODEEN CONSTRUCTION**  
 DEVELOPER

**NAGLE HARTRAY ARCHITECTURE**  
 ARCHITECT

## Zoning Context

SCALE: 1 IN = 100 FT

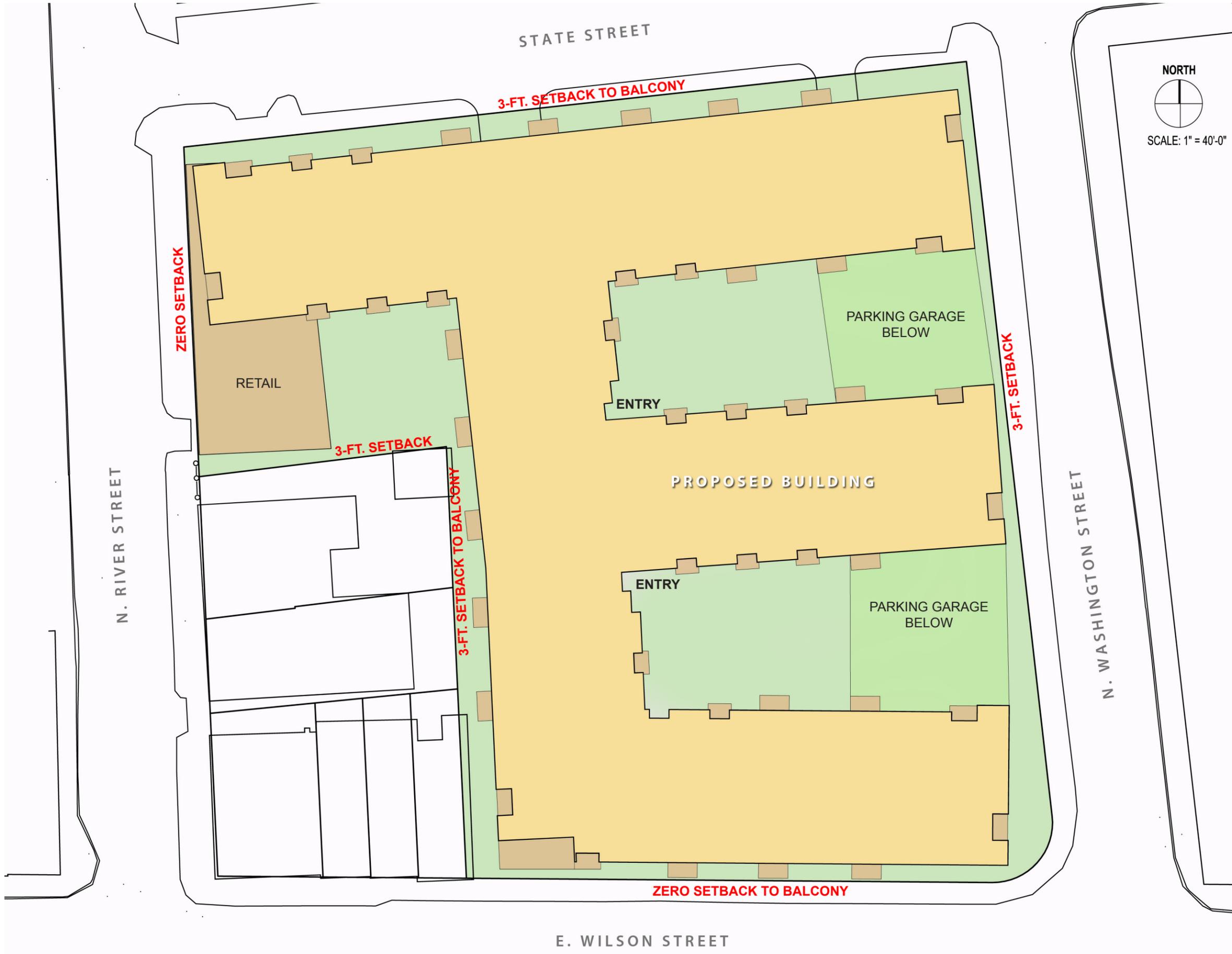


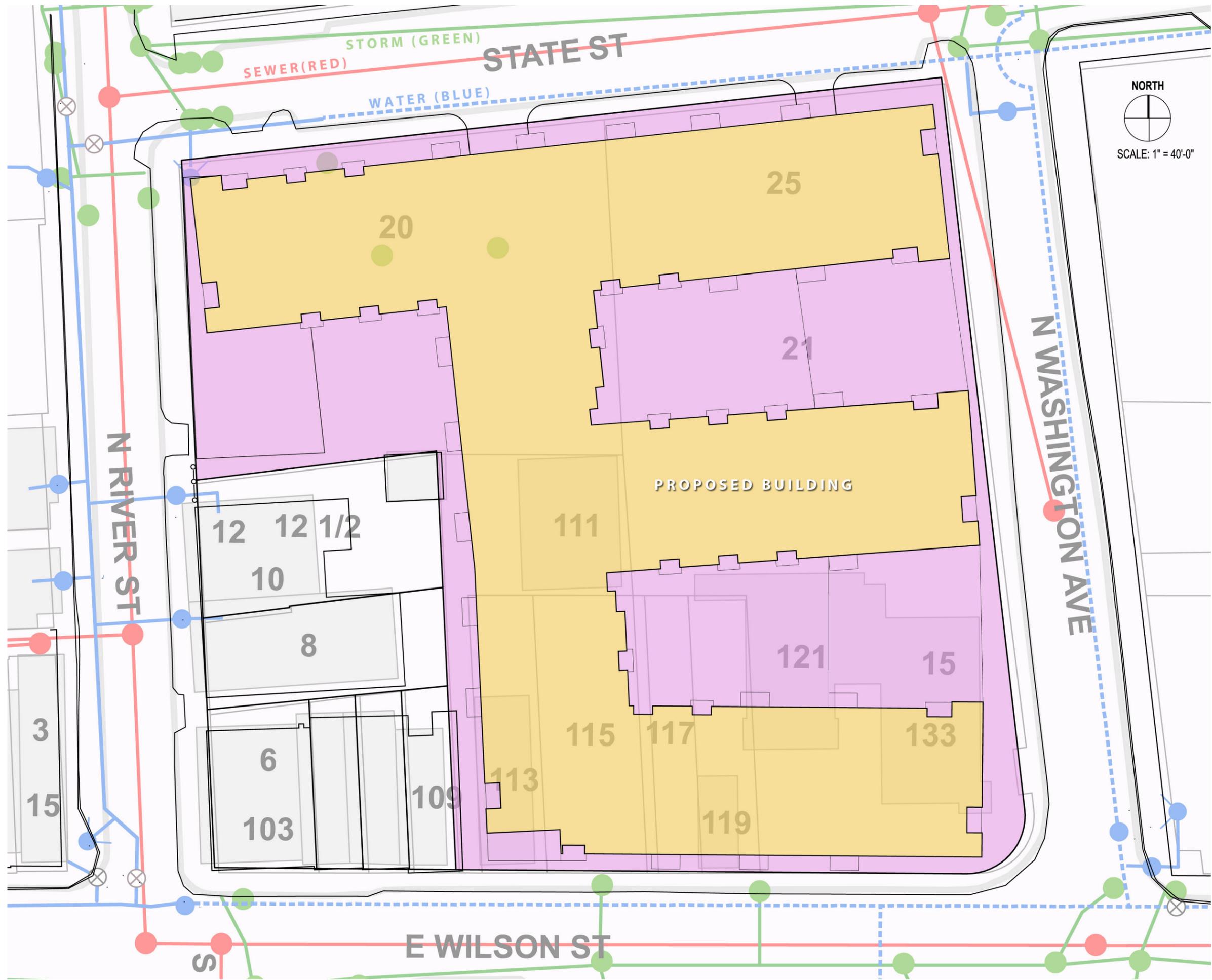
## Site Plan

SCALE: 1 IN = 40 FT

Property lines and setbacks shown are estimates pending site survey.

Right of way, property dimensions and existing easements pending site survey.





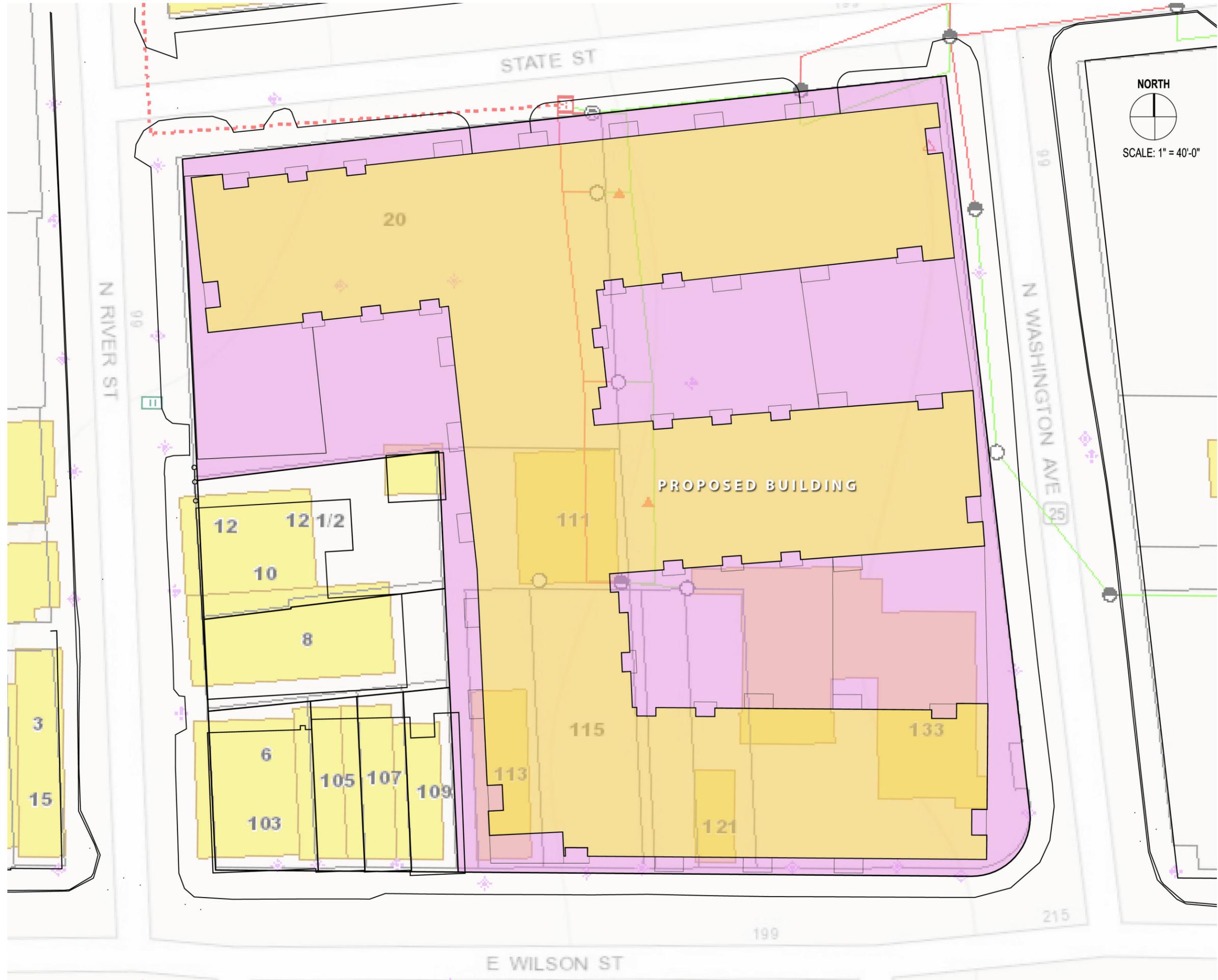
**ONE NORTH WASHINGTON PLACE**  
 BATAVIA, ILLINOIS

**SHODEEN CONSTRUCTION**  
 DEVELOPER

**NAGLE HARTRAY ARCHITECTURE**  
 ARCHITECT

**Water & Sewer Map**  
 SCALE: 1 IN = 40 FT

Utilities shown taken from available City maps. Detailed utility information pending site survey.



**ONE NORTH WASHINGTON PLACE**  
**BATAVIA, ILLINOIS**

**SHODEEN CONSTRUCTION**  
 DEVELOPER

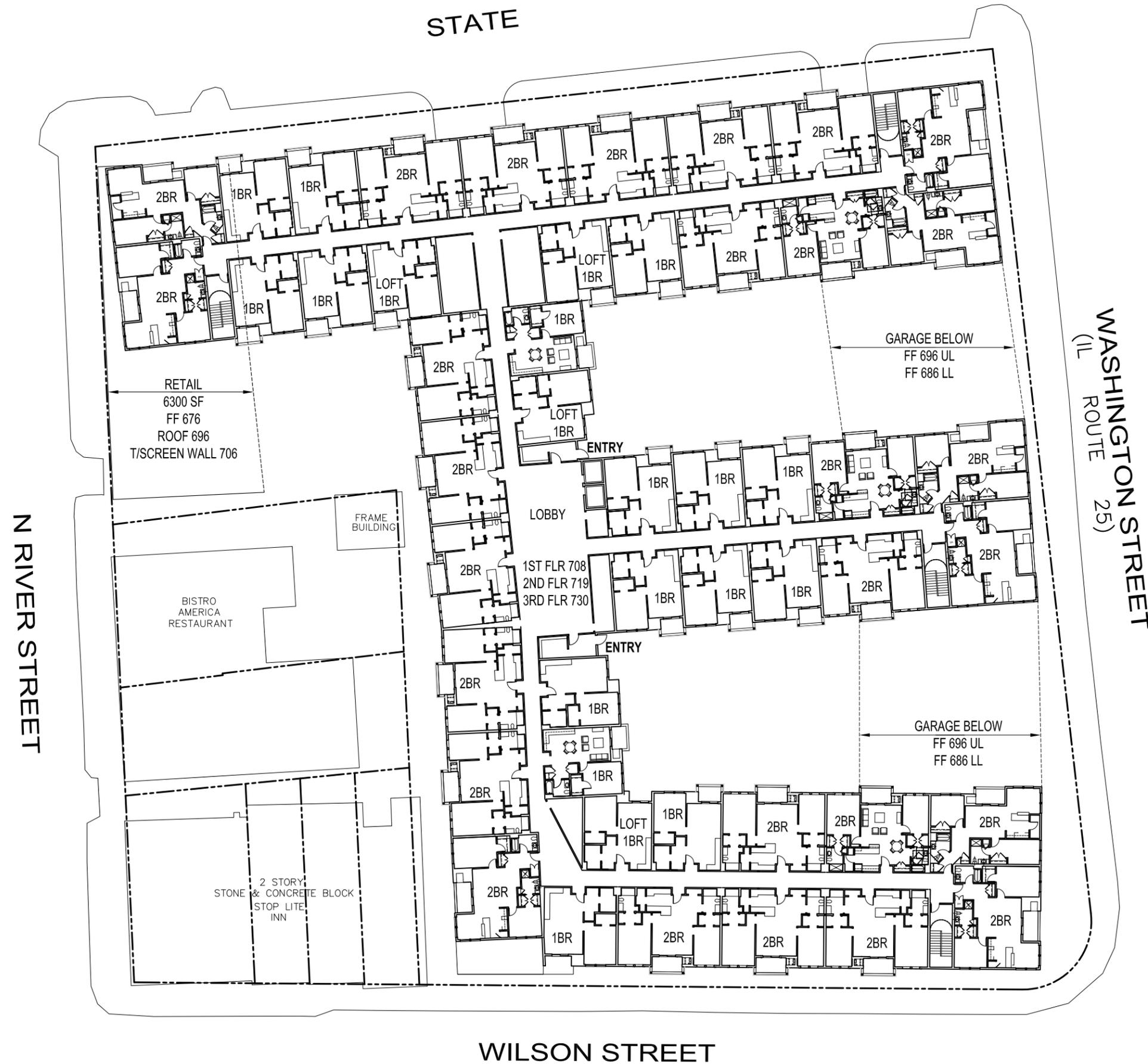
**NAGLE HARTRAY ARCHITECTURE**  
 ARCHITECT

**Electric Utility Map**  
 SCALE: 1 IN = 40 FT

Utilities shown taken from available City maps. Detailed utility information pending site survey.

# Apartment Plan Floors 1-3

NOT TO SCALE—FOR REFERENCE ONLY



ONE NORTH WASHINGTON PLACE  
BATAVIA, ILLINOIS

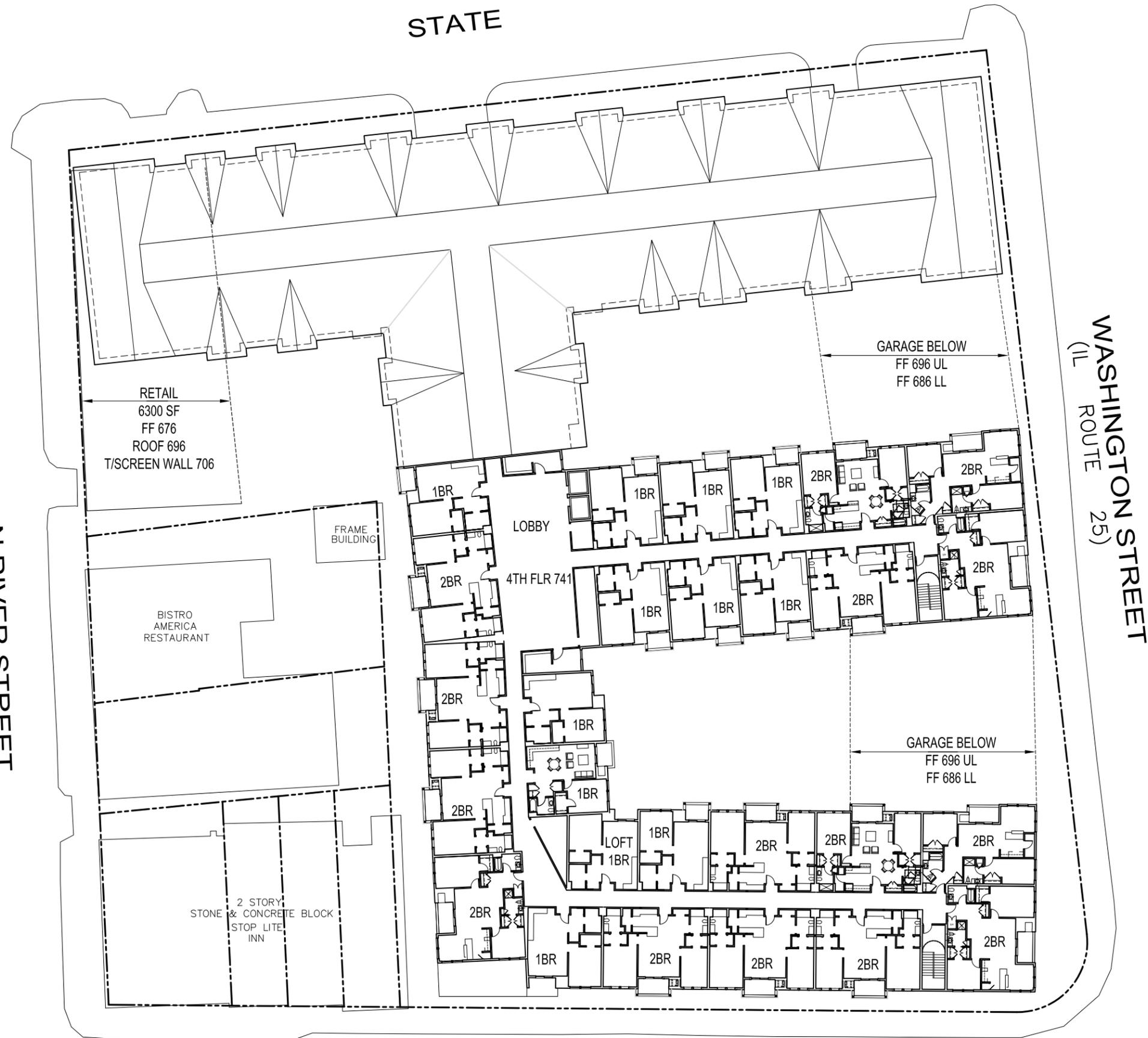
SHODEEN CONSTRUCTION  
DEVELOPER

NAGLE HARTRAY ARCHITECTURE  
ARCHITECT

## Apartment Plan Floor 4

NOT TO SCALE—FOR REFERENCE ONLY

N RIVER STREET



STATE

WASHINGTON STREET  
(IL ROUTE 25)

WILSON STREET

STATE

ONE NORTH WASHINGTON PLACE  
BATAVIA, ILLINOIS

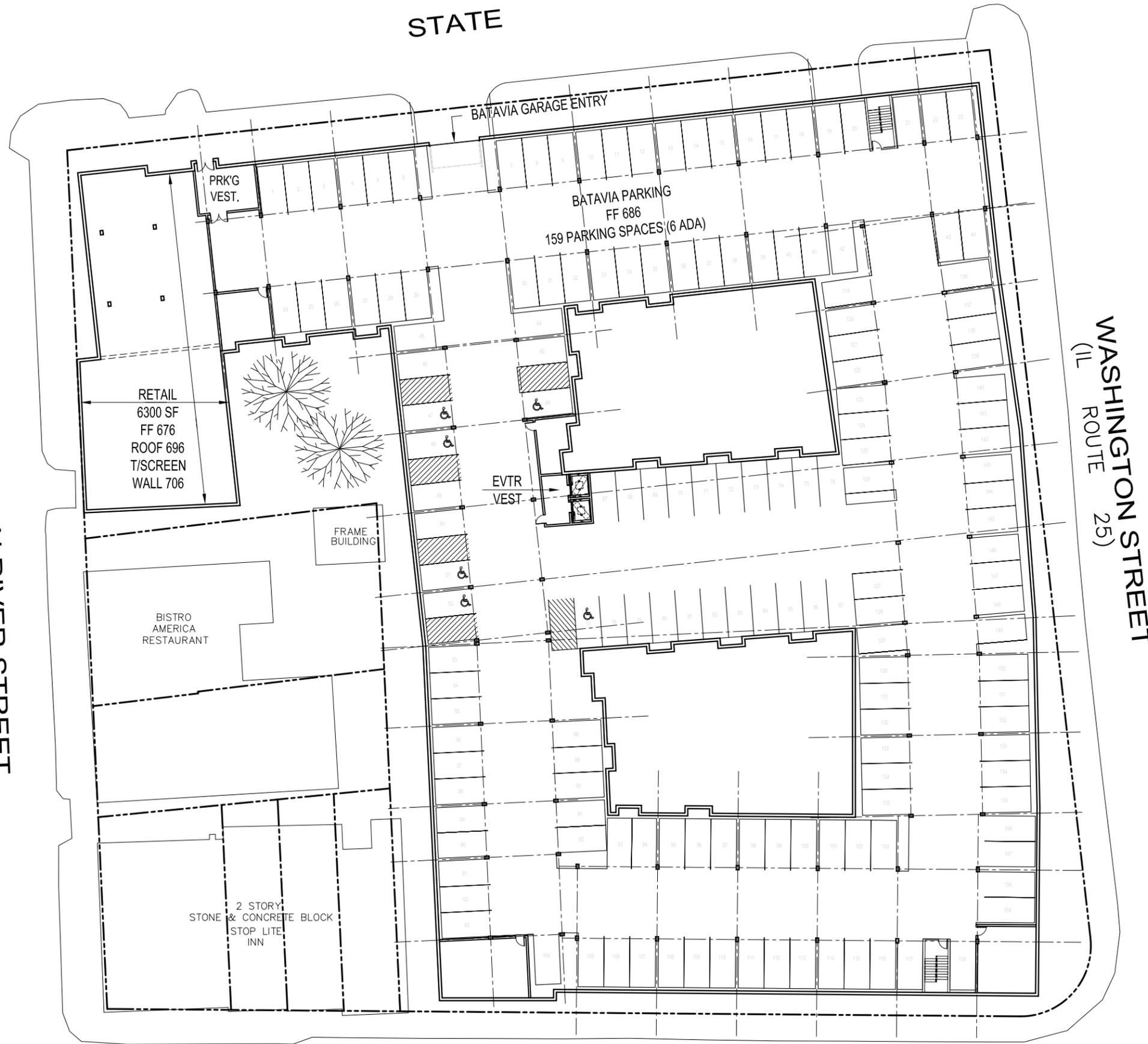
SHODEEN CONSTRUCTION  
DEVELOPER

NAGLE HARTRAY ARCHITECTURE  
ARCHITECT

# Lower Level Garage Plan

NOT TO SCALE—FOR REFERENCE ONLY

N RIVER STREET

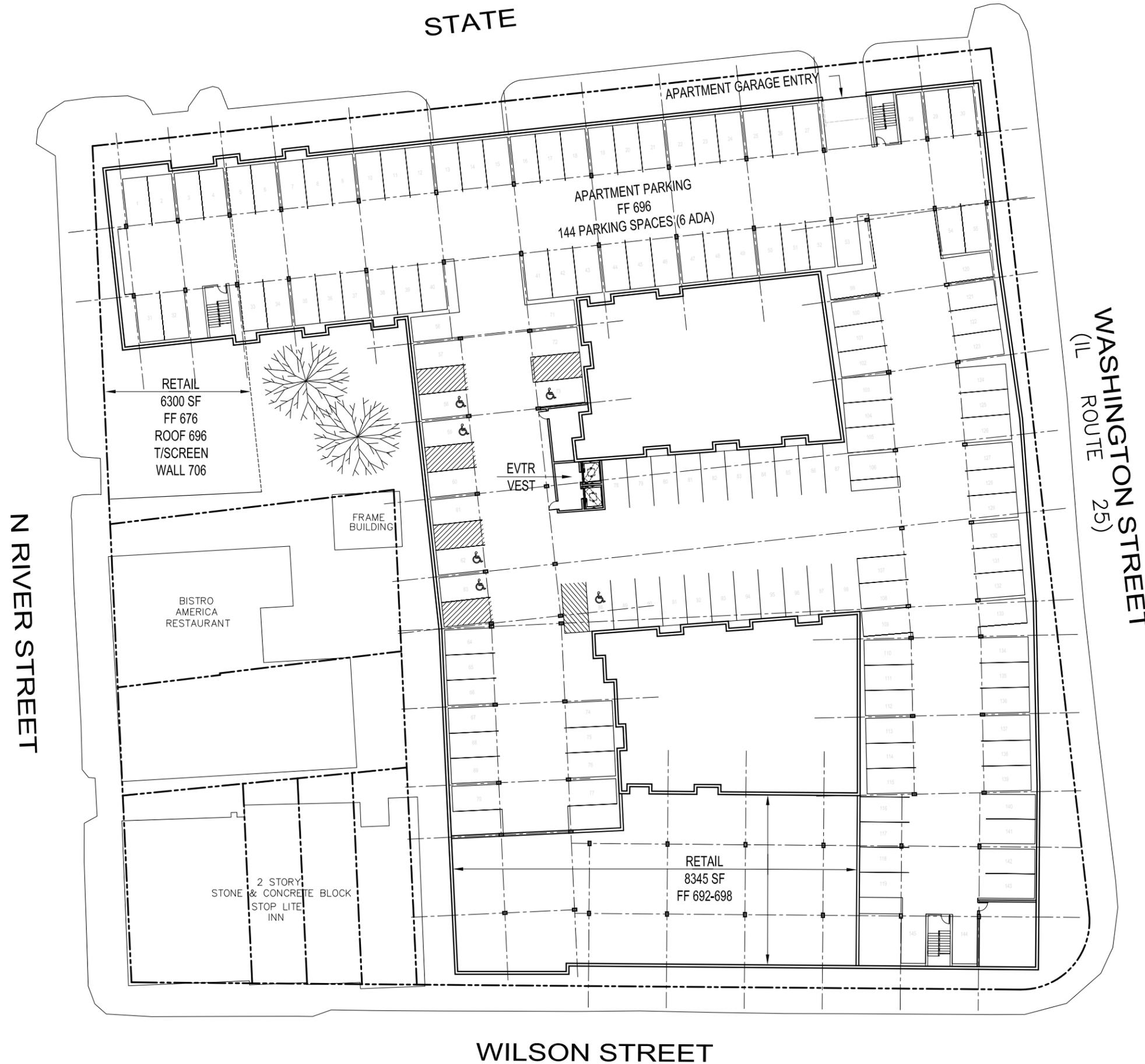


WILSON STREET

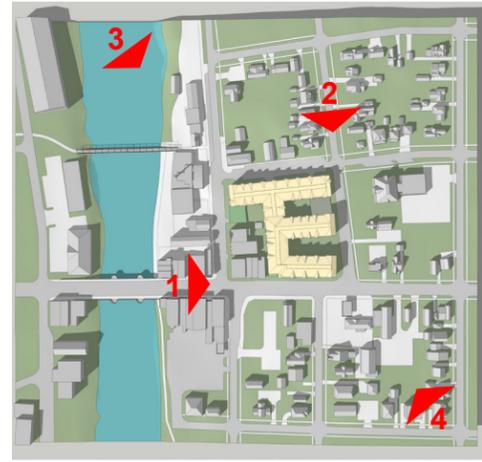
WASHINGTON STREET  
(IL ROUTE 25)

# Upper Level Garage Plan

NOT TO SCALE—FOR REFERENCE ONLY



WILSON STREET



**ONE NORTH WASHINGTON PLACE  
BATAVIA, ILLINOIS**

**SHODEEN CONSTRUCTION  
DEVELOPER**

**NAGLE HARTRAY ARCHITECTURE  
ARCHITECT**

# Building Massing

NOT TO SCALE

