

**Redevelopment Project and Plan
for the
North Mattis Avenue Redevelopment Project Area
City of Champaign, Illinois**

Prepared For:

City of Champaign, Illinois

October 18, 2013

TABLE OF CONTENTS

I. EXECUTIVE SUMMARY	page 1
II. REDEVELOPMENT PROJECT AND PLAN	page 7
A. ITEMIZED LIST OF ESTIMATED REDEVELOPMENT PROJECT COSTS	page 7
B. LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE ENTERPRISE	page 17
C. FINANCIAL IMPACT OF THE REDEVELOPMENT PROJECT ON THE TAXING DISTRICTS	page 17
D. SOURCE OF FUNDS TO PAY COSTS	page 19
E. ISSUANCE OF OBLIGATIONS—NATURE AND TERM	page 20
F. EQUALIZED ASSESSED VALUE OF REDEVELOPMENT PROJECT AREA	page 21
G. EQUALIZED ASSESSED VALUE AFTER REDEVELOPMENT AND GENERAL LAND USES	page 21
H. FAIR EMPLOYMENT PRACTICES AND AFFIRMATIVE ACTION PLAN	page 23
I. ANNEXATION OF PROPERTY BY THE MUNICIPALITY	page 23
III. IMPLEMENTATION OF THE PLAN	page 24
IV. CONFORMITY TO THE COMPREHENSIVE PLAN	page 26
V. PROVISIONS FOR AMENDING THIS PLAN	page 27
VI. SCHEDULING OF REDEVELOPMENT PROJECT AND PLANS	page 28
 <u>APPENDIX</u>	
I. LEGAL DESCRIPTION OF RPA	page 30
II. RPA PARCEL LISTING AND EAV'S	page 32
III. PROPOSED RPA BOUNDARY MAP	page 34
IV. RPA CURRENT ZONING MAP	page 36
V. RPA FUTURE ZONING MAP	page 38

I. EXECUTIVE SUMMARY

Executive Summary

The purpose of this Redevelopment Project and Plan (the “Plan”) is to provide a program for the City of Champaign (the “City”), Champaign County and Illinois to promote sound growth and development in an area established as a Redevelopment Project Area (“RPA”) as defined by the Tax Increment Allocation Redevelopment Act (the “Act”) (65 ILCS 5/11-74.4-1, et. seq.).

The Act has been established to assist Illinois municipalities “promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas.” (65 ILCS 5/11-74.4-2(b)).

The Plan outlined in this report can be used to support the establishment of a RPA as a Conservation Area as outlined in the “Eligibility Report for the North Mattis Avenue Redevelopment Project Area”. The Act states “on and after November 1, 1999, ‘conservation area’ means any improved area within the corporate 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:

- (A) Dilapidation;
- (B) Obsolescence;
- (C) Deterioration;
- (D) Presence of structures below minimum code standards;
- (E) Illegal use of individual structures;
- (F) Excessive vacancies;
- (G) Lack of ventilation, light, or sanitary facilities;
- (H) Inadequate utilities;
- (I) Excessive land coverage and overcrowding of structures and community facilities;
- (J) Deleterious land use or layout;
- (K) Environmental clean-up
- (L) Lack of community planning; and
- (M) Decline of the Equalized Assessed Valuation of the Project Area.”

As defined in the Act, all of the following requirements must be complied with before the redevelopment plan can be adopted by the municipality:

- (1) “The municipality finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan.” (65 ILCS 5/11-74.4-3(n)(J)(1)).
- (2) “The municipality finds that the redevelopment plan and project conform to the comprehensive plan for the development of the municipality as a whole, or, for municipalities with a population of 100,000 or more, regardless of when the redevelopment plan and project was adopted, the redevelopment plan and project either: (i) conforms to the strategic economic development or redevelopment plan issued by the designated planning authority of the municipality, or (ii) includes land uses that have been approved by the planning commission of the municipality.” (65 ILCS 5/11-74.4-3(n)(J)(2)).
- (3) “The redevelopment plan establishes the estimated dates of completion of the redevelopment project and retirement of obligations issued to finance redevelopment project costs. Those dates shall not be later than December 31 of the year in which the payment to the municipal treasurer as provided in the subsection (b) of Section 11-74.4-8 of this Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the redevelopment project area is adopted if the ordinance was adopted on or after January 15, 1981.....” (65 ILCS 5/11-74.4-3(n)(J)(3)).

In addition to outlining the Act’s criteria needed to implement the Plan, this Plan also includes the following:

- Conformance with existing Comprehensive Plan;
- Provisions for amending the Plan; and
- Scheduling of the Plan.

Table 1.0 provides the documentation included in the Appendix of this report:

Table 1.0: Appendix Listings

APPENDIX	SOURCE
Appendix I - Legal Description of RPA	MSA Professional Services, Inc.
Appendix II - RPA Parcel Listing and EAV's	Grant Thornton LLP
Appendix III - Proposed RPA Boundary Map	MSA Professional Services, Inc.
Appendix IV - RPA Current Zoning Map	City of Champaign
Appendix V - RPA Future Zoning Map	City of Champaign

Project Background

Since its establishment in 1850, the City of Champaign has grown to a community with a population of approximately 82,517. The City is located in the heart of central Illinois and serves as the seat of government for Champaign County. Even though the City has utilized a number of programs to be used to support economic development, since 2010 the City has had a declining equalized assessed value as a whole. The City's economy is based heavily on education and healthcare, as well as traditional industries such as manufacturing, retail, and food processing. In the current economy, these industries continue to struggle and private investment has been limited to developments within the downtown area.

Although the downtown continues to be revitalized, the City's neighborhoods, industrial sections, and public infrastructure still remain the focus of ongoing economic development efforts. Due to the lack of private investment, adequate utilities, and declining tax base in certain areas of the City, it is in need of focused redevelopment plans for these areas. In an effort to encourage private investment in these areas, the City has utilized several programs such as a State of Illinois Enterprise Zone and tax increment financing, as well as additional programs focused to encourage research, high technology, and infill redevelopment. Even with the application of these economic development tools, the tax base continues to decline and the City continues to have blighted areas.

The Plan proposed for this redevelopment project area is designed to establish an economic development tool to encourage growth in the City and development within one specific declining industrial area of the community. The RPA is generally bounded on the West by Mattis Avenue, on the South by Glenn Park Drive, on the North by Kraft Foods, and on the East by industrial and residential uses. The various challenges present in the area create impediments which limit

the ability to develop the properties within the RPA. These impediments have led to the increased decline of the area in recent years. For example, the area within the proposed RPA has experienced the shut down and demolition of AC Humko as well as the continued deterioration of the property currently used by the Wirco Foundry. At the Wirco Foundry site, Grant Thornton identified several factors which contribute to its designation of the RPA as a Conservation Area. On the site, the building has physical evidence of deterioration, the parking area severe deterioration including, but not limited to, pot holes, depressions, and surface cracking. In addition to the Wirco Foundry site, the demolition of AC Humko has left a large vacant industrial site in the City. Unfortunately, the site has several challenges to development which include, but are not limited to, limited access points, an irregular shape, inadequate utilities, and detrimental environmental conditions. In combination with these observed conditions, the area within the proposed RPA has experienced partial flooding during periods of excessive rain due to insufficient storm water draining capacity. These combined factors create a significant impediment to attracting private investment to redevelop the area. Please refer to the Eligibility Report for the North Mattis Avenue Redevelopment Project Area for further information.

The proposed RPA is intended to provide a mechanism to finance needed public improvements and stimulate redevelopment and private investment in the area. The primary goal is to facilitate growth and development within the City and encourage private investment in the area. This report and the “Eligibility Report for the North Mattis Avenue Redevelopment Project Area” demonstrate that future private investments would not occur but for the creation of this proposed RPA and the associated public benefits it can provide.

Redevelopment Project Area Objectives

The objectives for implementing the Plan include:

- Promoting and protecting the health, safety, morals, and welfare of the public by establishing a public / private partnership;
- Establishing economic growth, development and training in the City;
- Encouraging private investment while conforming with the City’s Comprehensive Plan;
- Enhancing the City’s tax base and the value of the proposed RPA;
- Improve the environmental quality of the proposed RPA;

- Redevelopment and remediation of the former AC Humko location along Mattis Avenue and potentially Wirco Foundry
- Improve the storm water retention within the proposed RPA; and
- Retain and attract employment opportunities within the proposed RPA.

Redevelopment Project Activities

To achieve the objectives of the Plan, the City proposes to assist with redevelopment of the proposed RPA by pledging future annual property tax increments in accordance with the Act to pay for eligible redevelopment project costs.

Several actions are needed to implement activities of the Plan:

- Approval of the Plan and determination of qualifications as outlined in the Eligibility Report;
- Designation of a proposed RPA and use of incremental property tax revenues to provide reimbursement of eligible costs associated with private investment; and
- Use of excess revenues exceeding financial requirements to pay for additional eligible costs.

Redevelopment Plan and Project

The Plan as defined “means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a ‘blighted area’ or ‘conservation area’ or combination thereof or ‘industrial park conservation area,’ and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area.” (65 ILCS 5/11-74.4-3(n) et. seq.).

As defined in the Act (65 ILCS 5/11-74.4-3(n)(A)-(J)) “each redevelopment plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include but not be limited to:

- (A) Estimated redevelopment projects costs;

- (B) Evidence indicating that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise;
- (C) An assessment of any financial impact of the redevelopment project area on or any increased demand for services from any taxing district affected by the plan and any program to address such financial impact or increased demand;
- (D) The sources of funds to pay costs;
- (E) The nature and term of the obligations to be issued;
- (F) The most recent equalized assessed valuation of the redevelopment project area;
- (G) An estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the redevelopment project area;
- (H) A commitment to fair employment practices and an affirmative action plan;
- (I) If it concerns an industrial park conservation area, the plan shall also include a general description of any proposed developer, user and tenant of any property, a description of the type, structure and general character of the facilities to be developed, a description of the type, class and number of new employees to be employed in the operation of the facilities to be developed; and
- (J) If property is to be annexed to the municipality, the plan shall include the terms of the annexation agreement."

II. REDEVELOPMENT PROJECT AND PLAN

A. Itemized List of Estimated Redevelopment Project Costs

To stimulate public and private investments in the proposed RPA, the City may reimburse for the eligible redevelopment project costs (“Project Costs”). Project Costs may include:

Description of Activity	Estimated Cost	
A. Public Facilities		
1. Streets and appurtenances	\$	1,000,000
2. Sanitary sewers	\$	300,000
3. Stormwater facilities	\$	1,000,000
4. Utility relocation	\$	300,000
5. Landscaping and lighting	\$	750,000
Subtotal	\$	3,350,000
B. Property Assembly		
1. Cost of acquired property	\$	7,500,000
Subtotal	\$	7,500,000
C. Site Preparation and Improvement		
1. Site preparation	\$	648,000
2. Demolition	\$	50,000
Subtotal	\$	698,000
D. Environmental Costs		
1. Contingent costs of remediation	\$	600,000
Subtotal	\$	600,000
E. Economic development Incentive	\$	1,500,000
F. Administration	\$	50,000
G. Costs of studies	\$	150,000
H. Professional Fees	\$	200,000
Subtotal	\$	1,900,000
Total Estimated Redevelopment Project Costs	\$	14,048,000

**This is only an estimate of the eligible redevelopment project costs associated with the proposed investment. The City may reallocate the estimated line item costs above among various line items without amendment to the Plan, to the extent permitted by law. This budget of eligible costs does not obligate the City to fund specific levels.

Notes:

1. All costs are in 2013 dollars. Amounts can be adjusted annually to reflect the general rate of inflation as measured by the United States Department of Labor.
2. Certain costs may include fees of consulting engineers, architects, planning consultants, attorneys, and other professionals.
3. Estimated costs may be shifted among line items to reflect actual experience in the implementation of the Plan.
4. Certain costs may represent local match requirements for projects whose full costs may be defrayed, in part by, other sources of funding including, but not limited to, grants through state and federal government. As a consequence, actual costs may be higher or lower.
5. Incremental revenues generated from this proposed RPA may also be spent on eligible redevelopment project costs in adjacent RPAs, if any.

Eligible Project Costs

“Redevelopment project costs” mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to a redevelopment plan and a redevelopment project. Such costs include, without limitation, the following: (65 ILCS 5/11-74.4-3(q) et. seq.).

- (1) Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective of the Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. In addition, “redevelopment project costs” shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with the entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;
 - (1.5) After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality has not designated a redevelopment project area or approved a redevelopment plan;
 - (1.6) The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
 - (2) Property assembly costs, including but not limited to acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
-

- (3) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
 - (4) Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) or subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
 - (5) Costs of job training and retraining projects, including the cost of “welfare to work” programs implemented by businesses located within the redevelopment project area;
 - (6) Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
 - (7) To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
 - (7.5) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district’s increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an
-

agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act. (B) For alternate method districts, flat grant districts, and foundation with district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no

more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act. (C) For any school district in a municipality with a population in excess of 1,000,000, the following restrictions shall apply to the reimbursement of increased costs under this paragraph (7.5): (i) no increased costs shall be reimbursed unless the school district certifies that each of the schools affected by the assisted housing project is at or over its student capacity; (ii) the amount of reimbursable shall be reduced by the value of any land donated to the school district by the municipality or developer, and by the value of any physical improvements made to the schools by the municipality or developer; and (iii) the amount reimbursed may not affect amounts otherwise obligated by the terms of any bonds, notes or other funding instruments, or the terms of any redevelopment agreement. Any school district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.5). By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

- (7.7) For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005 (the effective date of Public Act 93-961), a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph (7.7) applies only if (i) the library district is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library

district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum. The amount paid to a library district under this paragraph (7.7) shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed \$120. The per-patron cost shall be the Total Operating Expenditures Per Capita for the library in the previous fiscal year. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph (7.7) shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Tax Allocation Fund. A library district is not eligible for any payment under this paragraph (7.7) unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area. Any library district seeking payment under this paragraph (7.7) shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph (7.7). By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

- (8) Relocation costs to the extent that the municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n); of the Act;
 - (9) Payment in lieu of taxes;
 - (10) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields
-

- leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40, and 3-40.1 of the Public Community College Act any by school districts of costs pursuant to Sections 10.22.20a and 10-23.3a of The School Code;
- (11) Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that: (A) such costs are to be paid directly from the special tax allocation fund established pursuant to this Act; (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; (C) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (11) then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; (D) the total of such payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act; and (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D) of paragraph (11). (F) Instead of the eligible costs provided by subparagraphs (B) and (D) of paragraph (11), as modified by this subparagraph, and notwithstanding any other provisions of this Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under this Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the
-

- proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) of paragraph (11) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F) of paragraph (11). The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;
- (11.5) If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, “low-income families” means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county, or regional income are determined from time to time by the United States Department of Housing and Urban Development;
- (12) Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost;

- (13) After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman. If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by this Act;
- (14) No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior. If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax increment revenues derived from the tax imposed pursuant to the Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by this Act.

B. Lack of Growth and Development through Private Enterprise

As defined by the Act “the municipality finds that the redevelopment project area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the redevelopment plan.” (65 ILCS 5/11-74.4-3(n)(J)(1)).

Without implementation of the Plan and the establishment of a RPA, it is expected that the properties identified in the proposed RPA will not receive the required private investment to be redeveloped and eradicate the factors that support the findings of a Conservation Area.

The lack of private investment is evidenced by the numerous Conservation Area factors that are reasonably distributed throughout the proposed RPA. Economic growth and development in the Project Area are endangered by the presence of these factors.

In summary, it anticipated that through implementation of Plan and establishment of a RPA the City will encourage public and private investment and development in the proposed RPA; however, without the implementation of the Plan, the area is not expected to attract future developments and private investment.

C. Financial Impact of the Redevelopment Project on the Taxing Districts

The activities contained in the Plan are not anticipated to impose a substantial impact on the taxing districts. However, not implementing the Plan may result in a deterioration of the existing tax base. In addition, failure to proceed with the Plan would result in the continuation of the conditions outline in the Eligibility Report for the North Mattis Avenue Redevelopment Project Area. In the long term, inadequate investment in the proposed RPA may lead to further deterioration of the existing properties, facilities and structures. In addition, the current condition of the former AC Humko property may continue to deteriorate without investment. Over the past three years, there has been a dramatic decrease in the Equalized Assessed Value (“EAV”) of the proposed RPA. This continued decline in the EAV in the proposed RPA may adversely impact the health, safety, and morals of the City.

Therefore, it is essential that the City implement the Plan to promote public and private investment and the health, safety, and welfare of the City while ensuring the long-term value of the proposed RPA.

The adoption of the proposed RPA could indirectly impact the taxing districts as a result of additional public and private investment. However, the impact is anticipated to be minimal.

Demand on Taxing Districts

The City has several taxing districts that currently levy taxes against parcels in the proposed RPA. Implementation of the Plan and establishing a RPA is not anticipated to significantly increase the City or County population or the population of any affected taxing district; therefore, a minimal incremental demand on the taxing districts is anticipated even with a substantial amount of additional public and private investment.

Based on this assumption, the estimated impacts on the taxing districts are as follows:

City of Champaign – It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on City services.

Champaign County – It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on County services.

Forest Preserve District – It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Forest Preserve services.

Parkland College – As technology improvements are made, workers from the proposed RPA may seek retraining services. However, it should be assumed that the number of workers seeking technical training at Parkland College should not result in a significant increase in enrollment.

Champaign Unit 4 Schools – Since implementation of the Plan is not anticipated to result in increased or decreased enrollment, it is expected that the demand for school services provided by Unit 4 Schools should not change.

Champaign Township - It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Township services.

Champaign Park District - It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Park District services.

Champaign-Urbana Mass Transit - It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Mass Transit services.

C-U Public Health District - It is anticipated, as of the finalized date of this report, that there should be minimal increased demand on Public Health District services.

Program to Address Financial and Service Impacts

No program is provided in this report to address service impacts because it is anticipated that the demand resulting from the implementation of the Plan will be minimal.

The long-term financial impact to the taxing districts is expected to be positive and result in the retention of existing jobs, the possible creation of new jobs, and the enhancement of the tax base of the City.

It is also anticipated that an increase in the EAV should be generated by the reassessment of existing properties within the proposed RPA and future public and private investments made in the proposed RPA during the life of the proposed RPA.

D. Source of Funds to Pay Costs

It is anticipated that the City can use incremental property taxes from the proposed RPA to fund eligible Project Costs. RPA revenues from the City's special tax allocation fund that are not requirement for payment and security of the obligations can be used for additional RPA eligible costs as determined by the City or may be declared surplus by the City..

RPA Funding Alternatives

In addition to using incremental property taxes to fund Project Costs, the City may also utilize a variety of available sources of revenue to fund the implementation of this Plan including, but not limited to, the following:

- General revenue of the City to the extent such revenue is not necessary to fund other operations of the City;
- Revenue available as a result of development agreements, purchase agreements, and leases entered into between the City and other individuals and entities;
- Incremental property tax revenues incurred through reassessment of existing property or assessments on new real property;
- State or federal grants;
- Special revenue or general obligation bond proceeds;

- Special assessments;
- Development fees;
- Special Service Area or Business District revenues and/or taxes;
- Any state or federal economic stimulus program which becomes available during the life of the proposed RPA; or
- Tax increment allocation bond proceeds.

Project Costs funded by the above sources will depend upon the availability of funds from those sources. The City can attempt wherever possible to utilize grants, incremental tax revenue and other sources of revenue, which the City may not be required to repay. To the extent that such sources of revenue are not available or that such sources of revenue are insufficient, the City may utilize borrowed funds.

E. Issuance of Obligations—Nature and Term

RPA funding shall be the annual incremental property tax deposits into the Special Tax Allocation Fund. The reimbursement of eligible costs shall be funded from future annual incremental property taxes associated with investment of new real property in the RPA.

Incremental property taxes will be determined by the increased EAV of real property in the RPA. Funds deposited into the Special Tax Increment Allocation Fund may be used to reimburse public and private Project Costs.

As defined in the Act “the municipality may in addition to obligations secured by the special tax allocation fund pledge for a period not greater than the term of the obligations towards payment of such obligations any part or any combination of the following: (a) net revenues of all or part of any redevelopment project; (b) taxes levied and collected on any or all property in the municipality; (c) the full faith and credit of the municipality; (d) a mortgage on part or all of the redevelopment project; or (e) any other taxes or anticipated receipts that the municipality may lawfully pledge. Such obligations may be issued in one or more series bearing interest at such rate or rates as the corporate authorities of the municipality shall determine by ordinance. Such obligations shall bear such date or dates, mature at such time or times not exceeding 20 years from their respective dates, be in such denomination, carry such registration privileges, be executed in such manner, be payable in such medium of payment at such place or places, contain

such covenants, terms and conditions, and be subject to redemption as such ordinance shall provide.” (65 ILCS 11-74.4-7 et. seq.).

One or more series of obligations may be issued to implement the Plan for the proposed RPA. Subsequent obligations, if any, may be issued as junior lien obligations or as parity obligations. The City may also choose to refinance, refund, or retire in advance of the maturity date certain obligations, in accordance with applicable laws and regulations.

F. Equalized Assessed Value of Redevelopment Project Area

Appendix II RPA Parcel Listing and EAV’s provides the 2012 tax year EAV for the PIN’s.

Assessment Year: 2012

Equalized Assessed Value: \$1,303,839

Source: Champaign County Assessor

G. Equalized Assessed Value after Redevelopment and General Land Uses

Based upon implementation of the Plan, growth and development of the proposed RPA is expected to occur. The establishment of this proposed RPA is designed to promote future public and private investment. At the time this Plan was prepared no significant public or private investment has occurred in the RPA.

For the future projection of the proposed RPA EAV, it is assumed that \$25,000,000 to \$50,000,000 of real property, from public and private investments may occur during the 23-year life of the proposed RPA.

Based on these assumptions, the future EAV is anticipated to range from approximately \$18,760,000 to \$32,280,000 by the end of the life of the proposed RPA. The estimated initial base EAV of the proposed RPA is estimated to be \$1,303,839.

The estimated redevelopment valuation assumes the following:

- Growth in EAV due to the County reassessment of existing real property at 1.0% per year, compounded every four years, based on the most recent EAV estimated over the life of the proposed RPA;

- Implementation of the Plan may stimulate public and private investment of approximately \$25,000,000 to \$50,000,000 in real property improvements in the proposed RPA. If the amount of real property improvements increases, it is anticipated that the EAV should also increase; and
- The County Assessor fully assesses and reassesses real property in accordance with State law.

Generalized Land Use Plan

The Generalized Land Use Plan for the proposed RPA can be in effect upon the adoption of the Plan. The land use plan is a generalized plan outlining land use categories. The Plan is used to promote new public and provide investment and development in the proposed RPA.

At the time this Plan was prepared, the proposed RPA is largely zoned for industrial use, with the exception of 15 parcels on the south end of the RPA which are zoned for residential or for public space purposes. The area zoned for residential and public space represents approximately 6% of the total property within the RPA. See Current Zoning Map in Appendix IV RPA Current Zoning Map of this document. Although it is possible that changes to zoning for some of the parcels within the RPA may occur, it is unlikely.

Potential Future Land Use

Proposed land uses and activities for the proposed RPA are highlighted on the map in Appendix V and it is not expected to vary from the current uses. The redevelopment efforts are focused on realizing the economic potential of the industrial area within the proposed RPA. On the former AC Humko location, it is anticipated that a new 730,000 square foot warehouse building will be developed on the current vacant property. In order to develop the property, the vacant site would need to be acquired, environmental remediation must be completed, the site must be cleared of construction debris, and utilities improved. Other potential redevelopment efforts within the area may include renovations to the Wirco Foundry, improvements to Glenn Park, and demolition of the vacant house located on parcel 412-011-301-006 for a construction of a water detention basin to improve the storm water drainage within the RPA.

H. Fair Employment Practices and Affirmative Action Plan

The City agrees to prepare and shall prepare an appropriate affirmative action plan in accordance with the applicable laws and regulations.

I. Annexation of Property by the Municipality

Not applicable. The proposed RPA is within the boundaries of the City; therefore, no annexation of additional property is required for the establishment of this proposed RPA.

III. IMPLEMENTATION OF THE PLAN

By implementing the Plan, the City can undertake some of the following investments and activities:

Public Infrastructure / Utilities

Required public improvements within the proposed RPA may include: improved roadways, storm water retention, sanitary sewers, water mains, landscaping, lighting, signage and utility relocation. Several of these improvements may be concentrated along Mattis Avenue as well as along Washington Avenue. Mattis Avenue serves as the major public right-of-way within the proposed RPA. Anticipated improvements may include creation of a new truck route, street resurfacing, curb, gutter, and sidewalk construction / reconstruction, construction of a water retention basin on Washington Avenue, and other necessary utility upgrades. The City reserves the right to vary the composition and location of all public improvements based on future refinements to the overall redevelopment plan of the RPA.

The City may construct or facilitate the construction by others of streets and appurtenant storm water control facilities, as necessary, to service parcels created by the subdivision of existing larger parcels or the assembly of existing smaller parcels within the proposed RPA. The City may also reconstruct, or facilitate the reconstruction, of water mains, sanitary sewer mains and appurtenances to such facilities to the extent necessary to serve existing parcels within the proposed RPA.

Land Acquisition

The City may acquire such property within the proposed RPA, as it deems necessary to facilitate the uses proposed in the Plan. The City reserves the right to relocate other uses and create such parcels as it deems necessary to serve the needs of those entities choosing to locate within the proposed RPA. The City also reserves the right where necessary to acquire property through the power of eminent domain in accordance with applicable laws and regulations. Where applicable, relocation assistance can be provided in accordance with the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations promulgated under authority of that statute, in addition to other relevant laws and regulations that apply.

In lieu of acquiring title to property within the proposed RPA, the City may also to the extent that it deems appropriate, facilitate the assembly or subdivision of property by private persons or organizations.

Land Disposition

The City may utilize property, which it acquires for various municipal purposes including, without limitation, public buildings and other facilities, street rights-of-way, and parking facilities. However, except for property to be devoted to such public uses, any property acquired by the City, may ultimately be sold to private individuals or organizations that commit to utilize the property in a manner consistent with this Plan. The City may dispose of property in accordance with the procedures prescribed in the Act. The City may in its sole discretion accept less than fair cash market value for any parcel, which it chooses to convey as a means of encouraging development. The City may incorporate the terms and conditions of any conveyance into a written disposition agreement, which may in the sole discretion of the City, contain more specific design controls than those set forth in the Plan.

Environmental Remediation

The City may promote the redevelopment of the proposed RPA in an environmentally responsible fashion. The City may use incremental tax revenues to assist in resolving any environmental issues that exist or may arise during the redevelopment process. Such assistance may include payment for all or a portion of both the cost of an environmental audit and the cost of any remediation efforts, which may be indicated by the results on an environmental audit.

The City may choose to fund such costs itself or reimburse, as it deems appropriate, costs incurred by private persons or organizations.

Renovation / Reconstruction / Repair or Remodeling of Properties

The City may use incremental tax revenues for costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment.

Economic Development

The City may use incremental tax revenues to support various economic development efforts. Any funds provided out of incremental taxes generated from the proposed RPA will be used for eligible costs incurred by private developers or the City, in accordance with the Act.

IV. CONFORMITY TO THE COMPREHENSIVE PLAN

The Plan is in conformity with the City of Champaign Comprehensive Plan adopted March 1, 2011.

V. PROVISION FOR AMENDING THIS PLAN

The Plan may be amended in accordance with the Act.

VI. SCHEDULING OF REDEVELOPMENT PROJECT AND PLAN

The City may implement the Plan for the proposed RPA to ensure the Factors outlined in the “Eligibility Report for the North Mattis Avenue Redevelopment Project Area” are eliminated and growth through private investment by private enterprise in development, and redevelopment are encouraged.

To achieve the Plan goals, the City may implement the Plan with appropriate timeliness to maximize private sector investments in the proposed RPA. It is anticipated that the Plan will be fully implemented within 23 years from the date of its adoption by the City Council.

APPENDIX

I. LEGAL DESCRIPTION OF RPA

Legal Description Prepared by: MSA Professional Services, Inc.

North Mattis Avenue Redevelopment Project Area General Area Description

The boundaries of the area to be incorporated in the North Mattis Avenue Redevelopment Area begin at the intersection of the west right-of-way line of Mattis Avenue and the south right-of-way line of the eastbound lanes of Glenn Park Drive. Proceed east along the said south right-of-way line to the east right-of-way line of Miller Avenue; thence north to the northwest corner of Lot 5 of Wilson Place Subdivision; thence east along the north line of said Lot 5 to the southwest corner of Lot 14 of T. Taggart's Subdivision; thence north along the west line of said T. Taggart's Subdivision and the west line of Smalley's Replat Subdivision to the southerly right-of-way line of the Railroad; thence southwesterly along said southerly right-of-way line of the railroad to the east right-of-way line of Mattis Avenue; thence north along said east right-of-way line of Mattis Avenue extended to the southwest corner of Lot 1 of K.F.I. subdivision; thence north 348.62 feet along the west line of said Lot 1; thence northeasterly 22.62 feet along said west line of Lot 1; thence northeasterly 28.11 feet along said west line of Lot 1; thence northeasterly 56.99 feet along said west line of Lot 1; thence north 72.42 feet to a point on the south line of Lot 2 of K.F.I. subdivision; thence east 73.75 feet along the said south line of Lot 2; thence southeasterly 75.04 feet along said south line of Lot 2; thence south 85.12 feet along the south line of Lot 2; thence southeasterly 85.95 feet along said south line of Lot 2; thence southeasterly 167.04 feet along said south line of Lot 2; thence northeasterly 188.34 feet along said south line of Lot 2; thence northeasterly 299.80 along said south line of Lot 2; thence northeasterly 93.78 feet along said south line of Lot 2; thence northeasterly 100.75 feet along said south line of Lot 2; thence northeasterly 258.26 feet to the east line of said Lot 2; thence northeasterly 173.45 feet along said east line of Lot 2; thence northeasterly 311.18 feet along said east line of Lot 2; thence north 93.33 feet along said east line of Lot 2; thence northwesterly 67.93 feet along said east line of Lot 2; thence northerly 184.66 feet along said east line of Lot 2; thence northeasterly 81.29 feet to the north line of Lot 2; thence northwesterly on a curve to the left with an arc distance of 364.33 feet and a radius of 513.89 feet along said north line of Lot 2; thence west along said north line of Lot 2 to the east right-of-way line of Mattis Avenue; thence north along said east right-of-way line of Mattis Avenue to the south right-of-way line of Bradley Avenue; thence east along said south right-of-way line of Bradley Avenue to a point 175' east of the northwest corner of the northwest quarter of said Section 11; thence north to the north right of Bradley Avenue; thence west along said north right-of-way line of Bradley Avenue to the east right-of-way line of Mattis Avenue; thence north along said east right-of-way line of Mattis Avenue to a point 175' north of said northwest corner of the northwest quarter of said Section 11; thence west to the west right-of-way line of Mattis Avenue; thence south to the north right-of-way line of Bradley Avenue; thence west along said north right-of-way line of Bradley Avenue to a point 175' west of said northwest corner of the northwest quarter of said Section 11; thence south to the south right-of-way line of Bradley Avenue; thence east along said south right-of-way line of Bradley Avenue to the west right-of-way line of Mattis Avenue; thence south along said west right-of-way line of Mattis Avenue to the Point of Beginning.

Prepared by:
MSA Professional Services, Inc.
Project No. 15871000
Date: 10/14/13

II. RPA PARCEL LISTINGS AND EAV'S

Provided by: Champaign County Assessor and City of Champaign. Assembled by: Grant Thornton LLP

North Mattis Avenue Redevelopment Project Area Equalized Assessed Value Analysis

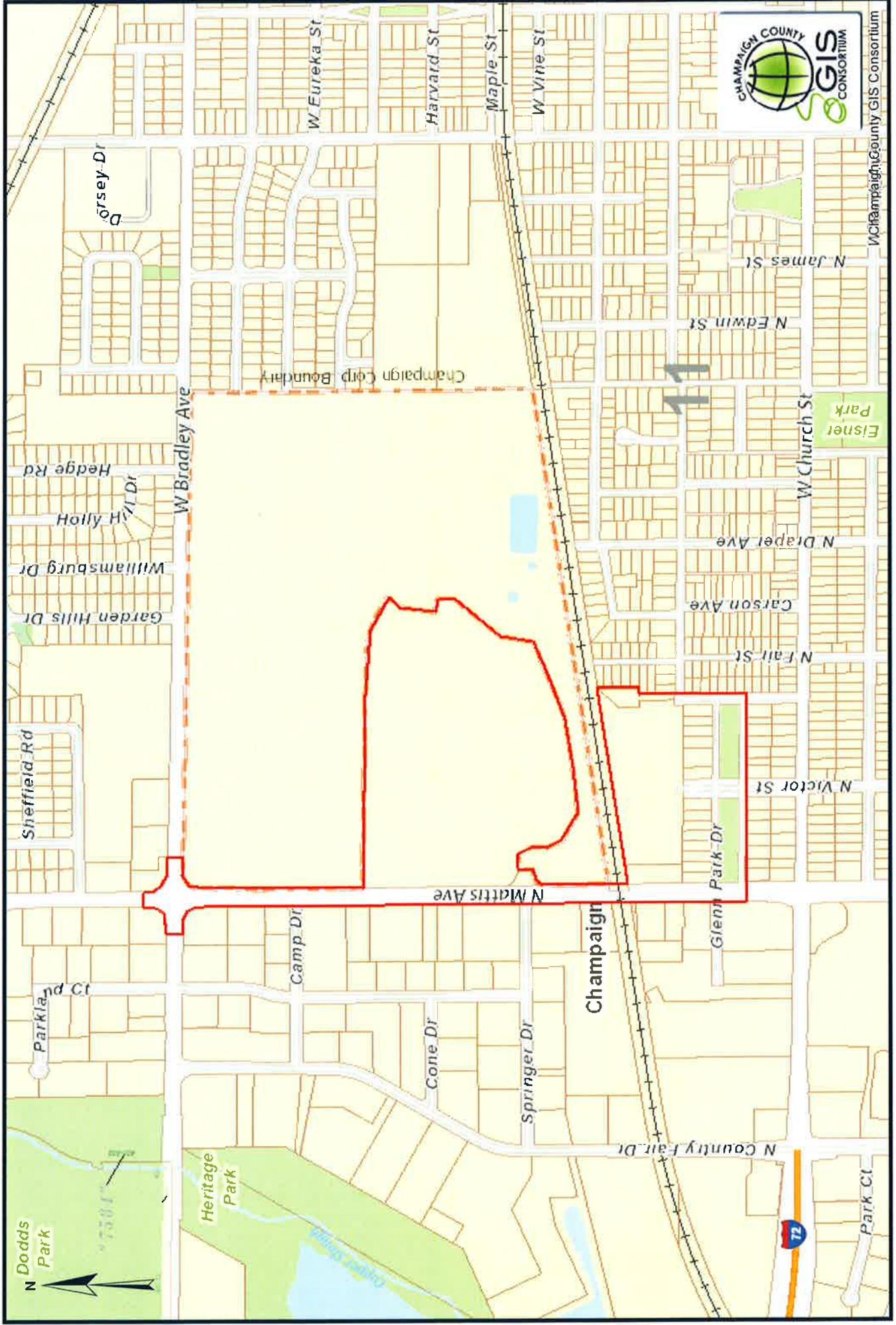
Parcel	2012 Assessed Value
412-011-151-006	\$ 811,490
412-011-152-001	\$ 15,110
412-011-152-002	\$ 316,190
412-011-152-003	\$ 31,940
412-011-301-001	\$ 4,540
412-011-301-002	\$ 4,540
412-011-301-003	\$ 4,540
412-011-301-004	\$ 4,540
412-011-301-005	\$ 4,540
412-011-301-006	\$ 34,040
412-011-301-007	\$ 4,540
412-011-301-008	\$ 5,360
412-011-302-001	\$ -
412-011-306-001	\$ 36,760
412-011-306-002	\$ 8,350
412-011-306-003	\$ 3,670
412-011-306-004	\$ 4,750
412-011-306-005	\$ 3,930
412-011-306-006	\$ 3,670
412-011-502-001	\$ 1,339
Total Assessed Value	\$ 1,303,839

**The assessed value of the railroad track was calculated by dividing the total EAV of the track located in Champaign County by the total feet of the track located in Champaign County and then multiplied by the number of feet located in the proposed RPA. The number of feet located in the proposed RPA was provided by MSA Professional Services, Inc. The total EAV of the railroad track was provided by the Illinois Department of Revenue. [(\$1,373,166/(16.12*5280))*83]*

III. Proposed RPA Boundary Map

RPA Boundary Map Prepared by: MSA Professional Services, Inc.

GIS Webmap Public Interface Champaign County, Illinois



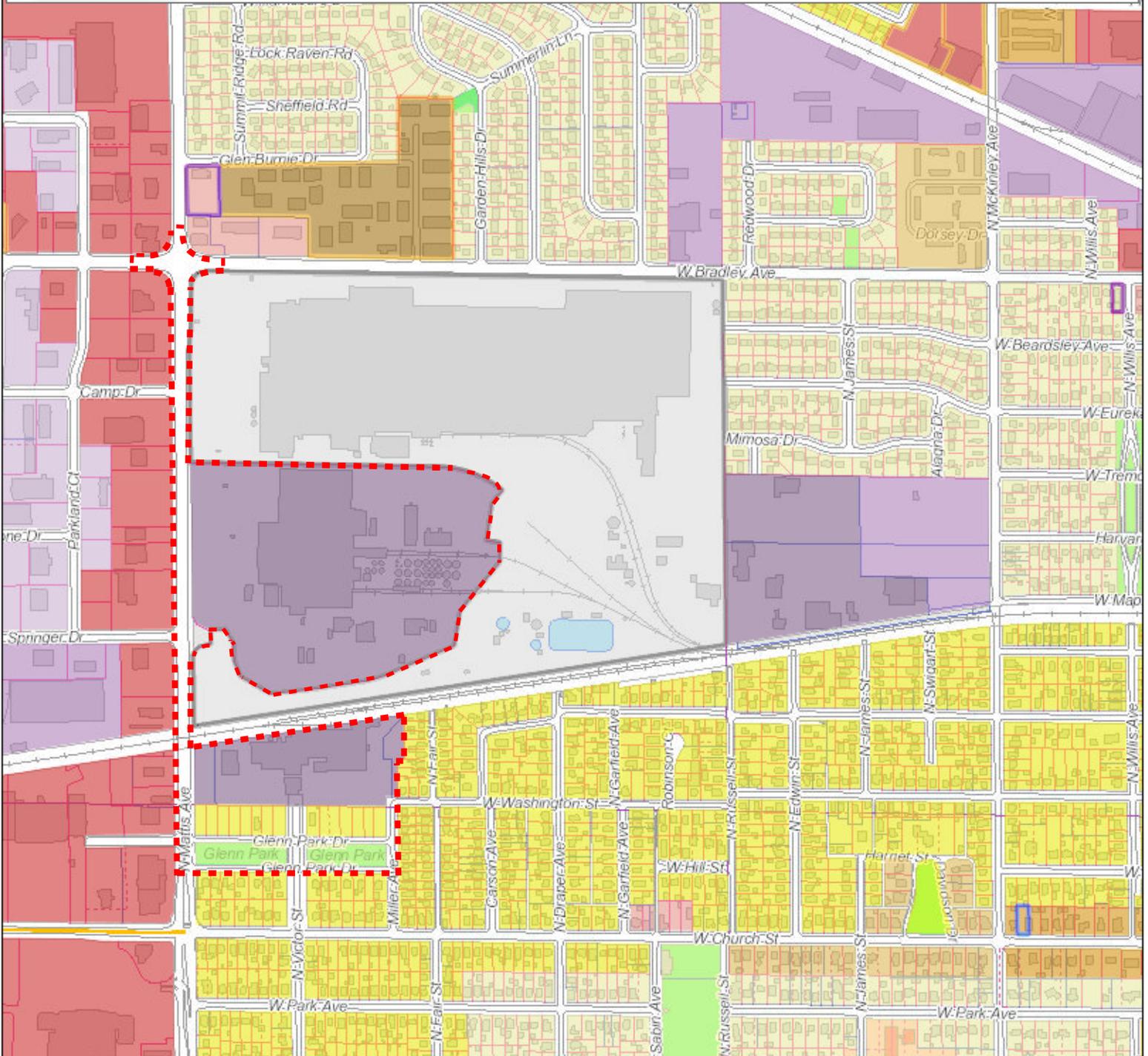
This map application was prepared with geographic information system (GIS) data created by the Champaign County GIS Consortium (CCGIS), or other CCGISC member agency. These entities do not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.

IV. RPA Current Zoning Map

RPA Current Zoning Map Provided by: City of Champaign website



RPA Current Zoning Map



The information content was generated from GIS data maintained by different sources and agencies using the City of Champaign and Champaign County GIS Consortium Geographic Information Systems (GIS). Although the City of Champaign has made good faith efforts to ensure accuracy, completeness and timeliness of the information, the City does NOT guarantee the accuracy, completeness or timeliness of the material contained herein. The City of Champaign assumes no liability for damages incurred directly or indirectly as a result of use of this information, application or product. No warranties, expressed or implied, are provided for the data, its use, misuse, or its interpretation. The map data are intended to be used as a general reference index to land related information. This data is not intended for complex, site-specific analysis. This application is maintained by the City of Champaign IT Department. Please refer all questions to: (217) 403-8970



10/16/2013
Scale 1:8000

V. RPA Future Zoning Map

RPA Current Zoning Map Provided by: City of Champaign website

