

Civic Center Redevelopment Site #1 (CCRS #1) is a key City-owned property located at the southeast corner of Rockwell Street and Stafford Place, within both the [Old Town/Civic Center Subarea](#) and the City's [Old Town/Civic Center Tax Increment Financing \(TIF\) District #3](#). The approximately 4.25-acre [site](#) has been identified by the community as a very high-priority revitalization project. The 2007 Old Town/Civic Center Subarea Plan called for this former industrial/warehouse property to be redeveloped with a pedestrian friendly, high quality, moderate density, single-family residential project (Click [here](#) for 2007 concept site plan.)

#### **Status of City RFQ/P and Redevelopment of CCRS #1:**

##### ***Current:***

May 2, 2017: The City Council approved a redevelopment and land sale agreement (RDA) with Airhart Development LLC (Airhart) at its May 1, 2017, meeting. Copies of the draft RDA and supporting staff recommendation memorandum to the City Council can be accessed [here](#).

September 18, 2017: The City Council approved the final development plans for Airhart's proposed Stafford Place redevelopment of CCRS #1. A copy of the ordinance the City Council passed to approve this project can be accessed [here](#). The approved project includes 27 semi-custom, detached single family homes on relatively small lots. The average sales price for each of these homes is projected to be approximately \$420,000. Airhart began construction on this project during the first quarter of 2018. Additional information on this project can be found [here](#).

##### ***Historical Background:***

March 30, 2017: Pursuant to Section 65 ILCS 5/11-74.4-1 of the Illinois Tax Increment Allocation Redevelopment Act, the City of Warrenville published/distributed a Request for Proposals (RFP) for the Purchase and Residential Redevelopment of CCRS #1 on February 8, 2017, and February 15, 2017. The City did not receive any alternate proposals for the property, and resumed its efforts to negotiate a redevelopment agreement with Airhart Construction.

December 19, 2016: The City Council designated Airhart Construction as the "Preferred Developer" for CCRS #1. This designation authorized City staff, its redevelopment attorney, and its real estate development advisors to begin negotiating a redevelopment agreement for CCRS #1 with Airhart Construction. Prior to finalizing and taking action on a final redevelopment agreement with Airhart Construction, 65 ILCS 5/11-74.4-4(c) of the Illinois Tax Increment Allocation Redevelopment Act requires the City to seek alternate proposals for the sale and redevelopment of the property.

November 30, 2016: The Warrenville Plan Commission/Zoning Board of Appeals held a Special Meeting for a Courtesy Review presentation of [Airhart Construction's concept plans](#) for its proposed redevelopment of CCRS #1 with 27 small lot, detached single-family homes in a Planned Unit Development subdivision. City staff presented an overview of the site's history, and Warrenville residents provided input and questions on Airhart's presentation. A recording of the proceedings can be viewed [here](#).

September 19, 2016: The City Council passed [Resolution 2016-25](#), to endorse updated City goals and objectives for residential development on Civic Center Redevelopment Site #1. Exhibit A attached to this resolution outlines in detail the City's four most important goals and objectives. Exhibit B outlines in detail the specific design parameters the City established for the residential redevelopment of the property.

May 2016 – October 2016: City staff communicated with more than ten residential developers active in the Chicago area market regarding their interest in partnering with the City on the redevelopment of the property.

April 27, 2016: DWH subsequently notified the City it would not be proceeding with the purchase and redevelopment of CCRS #1 and had elected to terminate its redevelopment agreement with the City.

March 7, 2016: DWH's final planned unit development plans for CCRS #1 were approved by the City Council in City [Ordinance #2987](#).

April 6, 2015: The City Council approved a Redevelopment Agreement with David Weekly Homes. A copy of the Redevelopment Agreement can be accessed [here](#).

February 25, 2015: The City issued and then published a request for alternate proposals for the sale and redevelopment of CCRS #1

November of 2014: The City Council designated David Weekley Homes (DWH) as the City's Preferred Developer for CCRS #1.

July 29, 2014: The City issued a request for proposals (RFP) to solicit applications from residential developers interested in collaborating with the City on the redevelopment of CCRS #1.

***Environmental Contamination (“Brownfield”) Status:***

During the City's 2007 acquisition of the largest portion of CCRS #1, it was confirmed the property was a “Brownfield” due to asbestos and PCB materials in the then existing building, and several areas of contaminated soil would need to be remediated before the property was redeveloped. Shortly after acquiring the property, the City remediated the asbestos and PCB materials and demolished the industrial building improvements. The City subsequently hired V3 Companies (V3) to help coordinate remaining site clean-up and soil remediation activities and assist in obtaining a comprehensive No Further Remediation (NFR) letter for the site from the Illinois Environmental Protection Agency (IEPA). As of August 1, 2014, the City had completed the remediation of all known environmental contamination on CCRS #1. On December 14, 2015, the IEPA issued the final NFR letter, which allows for residential development on CCRS #1. A copy of the letter can be reviewed [here](#).

Please contact Community Development Director Ronald Mentzer at (630) 393-9050 with any questions or concerns related to CCRS #1.