



AGENDA ITEM # 9E

**AGENDA ITEM EXECUTIVE SUMMARY
Village Board Meeting
October 14, 2019**

Item Title: TIF District Feasibility Study Ordinance

Staff Contact: Patrick N. Watkins, Community Development Director

VILLAGE BOARD ACTION

Pass an ordinance authorizing a study of the feasibility of establishing tax increment allocation financing to improve deteriorating physical conditions and stimulate new economic development within the East Irving Park Road Redevelopment Project Area.

Executive Summary:

The attached ordinance is the formal announcement that will be provided to the taxing bodies that will be impacted by the proposed E. Irving Park TIF District. Staff anticipates that the final draft of the study will be available for the Committee of the Whole meeting on October 28. The entire process for the approval of the TIF District is scheduled to culminate with full approval in January.

Implications:

Is this item budgeted? NA

Any other implications to be considered? None

Attachments:

Ordinance Authorizing Study

ORDINANCE NO. 2019-4052

**AN ORDINANCE AUTHORIZING A STUDY OF THE FEASIBILITY
OF ESTABLISHING TAX INCREMENT ALLOCATION FINANCING
TO IMPROVE DETERIORATING PHYSICAL CONDITIONS
AND STIMULATE NEW ECONOMIC DEVELOPMENT
WITHIN THE EAST IRVING PARK ROAD REDEVELOPMENT PROJECT AREA
(EAST IRVING PARK ROAD TIF DISTRICT)**

WHEREAS, the Village of Roselle (the "Village") is a municipality organized under the laws of the State of Illinois; and

WHEREAS, the General Assembly of the State of Illinois has provided by law the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, (the "Act") to assist in the financing of certain improvements in areas which meet specified requirements; and

WHEREAS, the Village desires to investigate the feasibility of establishing tax increment allocation financing under the Act for a specific area in the Village, and to provide for a study therefor;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Roselle, Cook and DuPage Counties, Illinois, as follows:

SECTION 1: S.B. Friedman & Company ("Consultant") is hereby authorized to prepare a study of the feasibility of establishing tax increment allocation financing under Illinois law for the area designated in EXHIBIT A attached hereto and made part hereof (the "Proposed Redevelopment Project Area").

SECTION 2: The purpose of establishing tax increment allocation financing in the Proposed Redevelopment Project Area is to improve deteriorating physical conditions in the area, or any other statutory tax increment factor qualifying the area for tax increment

treatment discovered by the Consultant and confirmed by the Village's Corporate Authorities during the study, which may stimulate new economic development.

SECTION 3: The achievement of the purpose set out in Section 2 above is reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units, and, as such, the feasibility study authorized by Section 1 of this Ordinance shall include the preparation of a housing impact study as set forth in the Act in Section 11-74.4-3(n)(5) (65 ILCS 5/11-74.4-3(n)(5)).

SECTION 4: A general description of tax increment allocation financing as permitted by Illinois law is attached hereto as EXHIBIT B and made a part hereof.

SECTION 5: All persons who wish to receive more information about the Proposed Redevelopment Project Area or who wish to comment on or make suggestions regarding the redevelopment of the area to be studied should contact Patrick N. Watkins, Community Development Director, Village of Roselle, 31 South Prospect Street, Roselle, Illinois 60172, telephone number (630) 671-2820.

SECTION 6: Immediately upon the adoption and approval of this Ordinance, a copy of this Ordinance shall be sent by certified mail, return receipt requested, to each taxing district that would be affected by the designation of the Proposed Redevelopment Project Area for tax increment allocation financing. A list of said taxing districts is attached to this Ordinance as EXHIBIT C and made a part hereof.

SECTION 7: This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 14th day of October, 2019, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me this 14th day of October, 2019.

Mayor, Village of Roselle

ATTEST:

Deputy Village Clerk, Karen Schulz

Published by me in pamphlet form this 15th day of October, 2019.

Deputy Village Clerk, Karen Schulz

EXHIBIT A

Proposed Redevelopment Project Area Legal Description for Roselle TIF District

That part of the West Half of Section 2 and the East Half of Section 3, Township 40 North, Range 10 East of the Third Principal Meridian described as follows: beginning at the Southeast corner of Lot 1 in Block 3 in the North Side Addition to the Village of Roselle, the Plat thereof recorded as Document Number R1899-069531 in the Recorder's office of DuPage County, Illinois, said point being on the Northerly line of Hattendorf Avenue; thence Southeasterly along said Northerly line, to the Northerly extension of the Westerly line of Thorngate Condominium, the Plat thereof recorded as Document Number R2003-173085 in said Recorder's office; thence Southerly along said Northerly extension and Westerly line, to the Southwest corner of said Thorngate Condominium, said point being on the Northerly line of a public alley; thence Southeasterly along said Northerly line, 302 feet to the Southeast corner of Lot "A" in the Plat of Consolidation of Prospect Rowhouse Redevelopment, the Plat thereof recorded as Document Number R2013-128119 in said Recorder's office, said point being on the West line of Prospect Street; thence Northerly along said West line, 149 feet to the Northeast corner of said Lot "A"; thence Northerly, to the Southeast Corner of Lot 7 in Hattendorf Rowhomes, the Plat thereof recorded as Document Number R2006-039023 in said Recorder's office; thence Southeasterly, to the Southwest corner of Lot 4 in Block 1 in said North Side Addition to the Village of Roselle, said point being on the Northerly line of Hattendorf Avenue; thence Southeasterly along said Northerly line, 332 feet to the Southeast corner of Lot 1 in Block 1 in said North Side Addition to the Village of Roselle; thence Easterly, to the Southwest corner of Lot 19 in Town Acres Unit no.1, the Plat thereof recorded as Document Number R1952-664211 in said Recorder's office; thence Southerly, to the Northwest corner of Lot 7 in said Town Acres Unit No. 1, said point being on the East line of Park Street; thence Southwesterly along said East line, 133 feet to the Southwest corner of said Lot 7; thence Easterly along the Southerly line of Lots 7 through 12 (inclusive) of said Town Acres Unit No.1, a distance of 931 feet to the Southeast corner of said Lot 12; thence Northerly along the East line of said Lot 12 and its Northerly extension, to the Southeast corner of Lot 13 in said Town Acres Unit No. 1, said point being on the Northerly Line of Hattendorf Avenue; thence Easterly along said Northerly line and continuing Northerly along the Westerly line of Park Lane, to the Westerly extension of the North line of Lot 25 in Willow Creek, Unit No. 1, the Plat thereof recorded as Document Number R1967-036998 in said Recorder's office; thence Easterly along said Westerly extension to the Northwest corner of said Lot 25, said point being on the East line of Park Lane; thence Southerly along said East line, 100 feet to the Southwest corner of said Lot 25; thence Easterly along the South line thereof, 160 feet to the Southeast corner thereof; thence Southerly along the East line of Lot 7 in said Willow Creek, Unit No. 1, a distance of 50 feet to an Easterly corner thereof; thence Easterly along the Southerly line of Lot 7-1 in Willow-Creek, Unit No. 2, the Plat thereof recorded as Document Number R1970-009238 in said Recorder's office, and its Easterly extension, to the Westerly line of Lot 54 in said Willow Creek, Unit No. 2, said Westerly line also being the Easterly line of Cherry Street; thence Southerly along said Easterly line, to the Southwest Corner of said Lot 54; thence Southerly, to the Northwest corner of

Lot 56 in said Willow Creek, Unit No.2, said point being on the Easterly line of Cherry Street; thence Southerly along said Easterly line, to the Southwest corner of said Lot 56; thence Easterly and Northeasterly along the Southerly line of Lots 56 through 58 (inclusive) in said Willow Creek, Unit No.2, a distance of 184 feet to the Southeast corner of said Lot 58; thence Northeasterly and Easterly along the South line of Lots 27 through 15 (inclusive) in Willow Creek Unit 4, the Plat thereof recorded as Document Number R1974-056575 in said Recorder's office, a distance of 1,001 feet to the Southeast corner of said Lot 15; thence Southerly along the East line of Outlot 3 in Roselle Development Co. Subdivision Unit No. 4, the plat thereof recorded as Document Number R1972-028175 in said Recorder's office, and its Southerly extension, to the Southwest corner of Lot 38 in Parkview, the Plat thereof recorded as Document Number R1979-072468 in said Recorder's office, said point being on the East line of Rose Drive; thence Southerly along the West line of Lots 37 through 27 (inclusive) in said Parkview, 949 feet to the Southwest corner of said Lot 27; thence Southeasterly along the Southerly line of Lots 27 through 15 (inclusive), 968 feet to the Southeast corner of said Lot 15, said Southerly line also being the Northerly line of the Canadian Pacific Railway Right of Way; thence continuing Southeasterly along said Northerly line, to the Southwest corner of Lot 35 in Branigar's Medinah Woods, the Plat thereof recorded as Document Number R1953-653897 in said Recorder's Office; thence Southerly along the Southerly Extension of the West line thereof, to the Northerly line of Lot 1 in Henry N. Schaul's Assessment Plat, the Plat thereof recorded as Document Number R1955-744801 in said Recorder's office, said line also being the Southerly line of the Canadian Pacific Railway Right of Way; thence Southeasterly along said Southerly line, to the Northeast corner of said Lot 1; thence Southerly along the Easterly line thereof and its Southerly extension, to the Southerly line of Irving Park Road; thence Northwesterly along said Southerly line, to the Northwest corner of Spring Hill Condominium Master Association, the Plat thereof recorded as Document Number R2007-120218 in said Recorder's office, said point being on the East line of Springhill Drive; thence Southerly along said East line, to the Easterly extension of the North line of said Spring Hill Master Association; thence Westerly along said Easterly extension and North line, to the Southeast corner of Lot 29 in Pinecroft, the Plat thereof recorded as Document Number R1958-87995 in said Recorder's Office; thence Northerly along the East line of Lots 29 through 31 (inclusive) in said Pinecroft, to the Northeast corner of said Lot 31; thence Northwesterly along the North line thereof, to the Northwest corner thereof, said point being on the East line of Pinecroft Drive; thence Southerly along said East line, to the Easterly extension of the Northerly line of Lot 4 in said Pinecroft; thence Westerly along said Easterly extension and Northerly line, to the Northwest corner of said Lot 4; thence Northerly along the West line of Lot 1 in said Pinecroft, to the Northwest corner thereof, said point being on the South line of Irving Park Road; thence Westerly along said South line, to a point on the East line of the West 66 feet of Lot 7 in Gould's Addition to Roselle (also known as the Northwest corner of PIN 0202306034), the Plat thereof recorded as Document Number R1944-470280 in said Recorder's office, said point being on the East line of Ardmore Avenue; thence Southerly along said East line, to the North line of Lot 19 in Block 1 in Branigar's Roselle Ridgeview Unit No. 1, the Plat thereof recorded as Document Number R1948-559324 in said Recorder's office; thence Westerly along said North line, to the Northwest corner of said Lot 19; thence Westerly, to the Northeast corner of Lot 1 in Block 2 of said Branigar's Roselle Ridgeview

Unit No. 1; thence Westerly along the North Line of Lots 1, and 6 through 8 (inclusive) in said Block 2, a distance of 602 feet to the Northwest corner of said Lot 8; thence Southwesterly along the Northwesterly line thereof, 59 feet to the Northeast corner of Lot 19 in said Block 2; thence Westerly along the North line of Lots 19 through 20 (inclusive) in said Block 2, a distance of 191 feet to a North corner of said Lot 20; thence Southwesterly along the Northwesterly line thereof, and its Southwesterly extension, to the Southerly line of Pine Avenue; thence Northwesterly and Westerly along said South line, to the Northwest corner of Lot 14 in Block 3 of said Branigar's Roselle Ridgeview Unit No. 1; thence Westerly, to the Northeast corner of Lot 1 in Roselle United Methodist Church Assessment Plat, the Plat thereof recorded as Document Number R1974-010497 in said Recorder's office, said point being on the South line of Pine Avenue; thence Westerly along said South line, to the Southerly extension of the East line of Lot 11 in Roselle Manor, the Plat thereof recorded as Document Number R1922-158941 in said Recorder's office; thence Northerly along said Southerly extension, to the Southeast corner of said Lot 11, said point being on the West line of Howard Avenue; thence Northerly along said West line, 320 feet to the Northeast corner of Lot 16 in said Roselle Manor, said point being on the South line of Maple Avenue; thence Westerly along said South line, to the Northwest corner of Lot 6 in said Roselle manor; thence Westerly to the Northeast corner of Lot 6 in Roselle, the Plat thereof recorded as Document Number R1874-018864 in said Recorder's office, said point being on the South line of Maple Avenue; thence Westerly along said South line to the Northeast corner of Lot 4 in said Roselle; thence Northerly, to the Southeast corner of Lot 9 in said Roselle, said point being on the West line of Prospect Street; thence Northerly along said West line, to the Northeast corner of Lot 10 in said Roselle, said point being on the South line of Elm Street; thence Westerly along said South line, to the Southerly extension of West line of Lot 15 in said Roselle; thence Northerly along said Southerly extension and West line, to the Northwest corner of said Lot 15; thence Easterly along the North line thereof, to the Northeast corner thereof, said point being on the West line of Prospect Street; thence Northerly along said West line, to the Westerly extension of the South line of Lot 1 in Juhnke's Assessment Plat, the Plat thereof recorded as Document Number R1958-873417 in said Recorder's office; thence Easterly along said Westerly extension and South line, to the Southeast corner of said Lot 1; thence Easterly long the South line of Lot 2 and continuing Easterly along a South line of Lot 3 in said Juhnke's Assessment Plat, 136 feet to a Southerly corner of said Lot 3; thence Southerly along a Westerly line thereof, 78 feet to a Southerly corner thereof; thence Easterly along a Southerly line thereof, 88 feet to the Southeast corner thereof; thence Northerly along the Easterly line thereof, 144 feet to the Northeast corner thereof, said point being on the Southerly line of Main Street; thence Northwesterly along said Southerly line, to the Northwest corner of said Lot 1; thence Northwesterly, to the Northeast corner of Lot 3 in Final Plat of Main Street Station Resubdivision, the Plat thereof recorded as Document Number R2003-432917 in said Recorder's office, said point being on the Southerly line of Main Street; thence Northwesterly along said Southerly line, 156 feet to the Northwest corner of said Lot 3; thence Northerly, to a point at the intersection of the South line of the Northeast Quarter of said Section 3 and the South line of the Canadian Pacific Railway Right of Way; thence Easterly along said South line of the Northeast Quarter of Section 3, to a point on the Southerly line of Lot 20 in said Roselle, said Southerly line also being the

Northerly line of the Canadian Pacific Railway Right of Way; thence Northwesterly along said Northerly line, to the Southeast corner of Lot 1 in Italian Pizza Kitchen Plat of Consolidation, the Plat thereof recorded as Document Number R2015-023973 in said Recorder's office, said point being on the West line of Prospect Street; thence Northerly along said West line, 100 feet to the Northeast corner of said Lot 1, said point being on the Southerly line of Irving Park Road; thence Northwesterly along said Southerly line, to the Southerly extension of the Easterly line of Gateway Commons Condominium 1st Amendment, the Plat thereof recorded as Document Number R2004-294592 in said Recorder's office; thence Northerly along said Southerly Extension and Easterly line, to the Northeast corner of said Gateway Commons Condominium 1st Amendment; thence Northerly, to the Point of Beginning.

Excepting therefrom Lot 1 in Park Street Crossing Subdivision, the Plat thereof recorded as Document Number R2007-110831 in said Recorder's office;

Also excepting therefrom the Park Street Crossing Condominium, the Plat thereof recorded as Document Number R2007-152413 in said Recorder's office;

EXHIBIT B

A General Description of Tax Increment Allocation Financing as Permitted by Illinois Law

Tax Increment Allocation Financing (TIF) was enacted into law in 1977. As an economic development tool, it enables municipalities to target financial assistance to, among other things, eliminate or prevent blighted conditions in developed areas like established older downtowns and other commercial areas.

TIF is permitted under Chapter 65 of the Illinois Compiled Statutes, 65 ILCS 5/11-74.4-1 et seq. (the "Act"). The Act authorizes municipalities to receive increments generated from increased property tax revenues in an area designated for TIF. The "increment" is the amount of growth in property taxes attributable to the increase in the value of the property in the TIF area after private redevelopment has taken place. The growth amount is set aside by the tax collector into a special municipal fund to pay redevelopment costs, including debt service. To identify the increment, at the adoption of TIF for an area, the assessment of each parcel in the area is frozen at its current amount. During the life of TIF in the designated area, the taxing districts will receive taxes attributable to the original, frozen assessment. As improvements are made in the TIF area, and assessments rise, tax revenue attributable to the increase in assessments goes to the municipality's special fund to pay redevelopment costs as permitted by the Act.

Once the improvements are completed and all project costs paid, or at a time specified in the original municipal ordinances establishing TIF for the area, the TIF area is dissolved and future incremental tax revenue is paid directly to the local taxing bodies.

EXHIBIT C

Service List

Taxing Districts

EAST IRVING PARK ROAD TIF DISTRICT

1. County of DuPage	8. Lake Park High School District #108
2. DuPage County Airport Authority	9. Roselle Public Library District
3. Bloomingdale Township	10. Roselle Park District
4. Bloomingdale Township Road District	11. College of DuPage Community College District 502
5. Forest Preserve District of DuPage County	12. Village of Roselle
6. Medinah Park District	13. Medinah School District 11
7. Roselle Grade School District #12	14. Roselle Fire Protection District