



AGENDA ITEM # 9F

AGENDA ITEM EXECUTIVE SUMMARY

Village Board Meeting

November 11, 2019

Item Title: Ordinance Establishing Certain Dates, Times, and Places for Statutory Required Public Hearings Associated With the Proposed East Irving Park Road Tax Increment Financing District

Staff Contact: Patrick N. Watkins, Community Development Director

VILLAGE BOARD ACTION

Pass an ordinance establishing certain dates, times, and places for statutory required public hearings associated with the proposed East Irving Park Road Tax Increment Financing District.

Executive Summary:

This Ordinance sets the public hearing date for the East Irving Park Road Tax Increment Financing as January 6, 2020 at 7:00pm at 31 S. Prospect Street on the second floor of Village Hall in the Village of Roselle. The hearing is for the consideration of the East Irving Park Road plan and eligibility report. The proposed district includes a Housing Plan. It further allows for the proposing of the adoption and implementation of the East Irving Park Road Tax Increment Financing Plan.

Implications:

Is this item budgeted? NA

Any other implications to be considered? None

Attachments:

Ordinance

**AN ORDINANCE ESTABLISHING CERTAIN DATES, TIMES AND PLACES
FOR STATUTORY REQUIRED PUBLIC HEARINGS ASSOCIATED WITH THE
PROPOSED EAST IRVING PARK ROAD TAX INCREMENT FINANCING
DISTRICT**

WHEREAS, The Village is considering establishing a tax increment financing district in that portion of the Village known as the East Irving Park Road Redevelopment Project Area (the "Area"), legally described in **Exhibit A**, attached hereto, to encourage economic development and improve the physical condition of the Village; and

WHEREAS, the Village of Roselle, Illinois, East Irving Park Road Tax Increment Financing Redevelopment Plan which includes the Tax Increment Financing Eligibility Study & Project and Housing Impact Study was placed on file, with the Village Clerk of the Village of Roselle on October 29, 2019 for the establishment of the proposed East Irving Park Road Tax Increment Financing District (hereinafter "East Irving Plan"); and

WHEREAS, the Village has adopted ordinance number (insert) establishing an interested parties TIF registry, rules, regulations and eligibility report; and

WHEREAS, 65 ILCS 5/11-74.4-5 requires the Village to fix a time and place for a public hearing to consider the East Irving Plan, eligibility report, and project and housing impact study, and, proposing the adoption of the East Irving Plan and implementation of the Roselle East Irving Tax Increment Financing District; and

WHEREAS, the Corporate Authorities of the Village of Roselle find that at least ten (10) days prior to the adoption of this Ordinance the Village has made available for public inspection the proposed redevelopment plan and report detailing the basis for the eligibility of the redevelopment project area as well the East Irving Plan for the District, if approved; and

WHEREAS, the Corporate Authorities of the Village of Roselle further find that it has appointed the Village Clerk, Patricia Burns, as the person to contact for further information regarding the tax increment financing area; and

WHEREAS, the Village staff is directed, after the adoption of this Ordinance to provide notice of the availability of the East Irving redevelopment plan, eligibility report, and project and housing impact study, including how to obtain, by mail, within a reasonable time after the adoption of this Ordinance, to all residential addresses that after a good faith effort, the municipality determines are located outside the proposed project area and within 750 feet of the boundaries of the proposed redevelopment area; and

WHEREAS, the Village has adopted ordinance [insert number] establishing and convening a Joint Review Board for the East Irving Plan as required by 65 ILCS 5/11-74.4-5 (b).

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

SECTION 1: The foregoing recitals are incorporated herein as if fully set forth.

SECTION 2: That the public hearing before the Roselle Village Board to consider the proposed East Irving Plan eligibility report, project and housing study, plan and district is hereby scheduled for January 6, 2020 at 7:00 pm at 31 South Prospect Street on the second floor of Village Hall in the Village of Roselle.

SECTION 3: Notice of the public hearing, substantially in the form attached hereto as **Exhibit "B,"** shall be published at least twice, the first publication to be not more than thirty (30) nor less than ten (10) days prior to the hearing, in a newspaper of general circulation within the taxing districts having property in the Area. In addition, notice shall be mailed by certified mail not less than ten (10) days prior to the date set for the hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three (3) years as the owners of such property. In addition, notice shall be mailed to each residential address located within the Area.

SECTION 4: Notice shall also be given by certified mail to all taxing districts in which taxable property is included in the Area and to the Illinois Department of Commerce and Economic Opportunity not less than forty-five (45) days prior to the hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the hearing to the Village of Roselle, to the attention of the Village Clerk, 31 S. Prospect Street, Roselle, Illinois 60172, concerning the subject matter of the hearing.

SECTION 3: If a court of competent jurisdiction sets aside any portion of this Ordinance as unconstitutional or unlawful, it shall not affect the validity of the remainder of the Ordinance.

SECTION 4: Any ordinance which is inconsistent with this Ordinance is repealed to the extent of such inconsistency including preemptive Federal and State regulations.

SECTION 5: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as is hereby authorized and directed to be done by the Mayor and Board of Trustees.

AYES:
NAYES:
ABSTAIN:
ABSENT:

PASSED AND APPROVED THIS 11th DAY of November, 2019.
PUBLISHED in pamphlet form this _____DAY of _____, 2019.

Mayor, Village of Roselle

ATTEST:

Village Clerk

VILLAGE OF ROSELLE

PUBLIC NOTICE

The Village of Roselle is considering the use of tax increment financing (as provided in the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq.) and the adoption of the Tax Increment Financing District Eligibility Study, Redevelopment Plan & Project and Housing Impact Study for the East Irving Park Road Redevelopment Project Area (the "Plan") in order to promote economic and physical development in this area of the Village.

A public hearing will be held on these matters on January 6, 2020, at 7:00 PM, at Village Hall, 31 South Prospect Street, Roselle, Illinois.

This Notice also includes the following information:

1. In order to implement tax increment financing, a redevelopment plan must be adopted. The name of the proposed redevelopment plan is the Tax Increment Financing District Eligibility Study, Redevelopment Plan & Project and Housing Impact Study for the East Irving Park Road Redevelopment Project Area, Roselle, Illinois.
2. The geographical boundaries of the proposed redevelopment area, the East Irving Park Road Redevelopment Project Area ("Area"), are given by legal description, as follows:

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, 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 Northeasterly along the Southerly line of Lots 7 through 12 (inclusive) of said Town Acres Unit No.1, 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, to the West line of Park Lane; thence Northerly along said West line, 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 Southeasterly along the Southerly line thereof, to the most Southerly corner thereof; thence Northeasterly along the Southeasterly line of Lots 56 through 58 (inclusive) in said Willow Creek, Unit No.2, to the Southeast corner of said Lot 58; thence Northeasterly along the Southeasterly line of lots 27 through 24 (inclusive) in Willow Creek Unit 4, the Plat thereof recorded as Document Number R1974-056575 in said Recorder's office , to a Southeasterly corner of said Lot 24, said point being 7 feet Southwest of the Southwest corner of Lot 23 in said Willow Creek Unit 4, as measured along the Southeasterly line of said Lot 24; thence Northeasterly along the Southeasterly line of Lots 24 through 17 (inclusive) in said Willow Creek Unit 4, to a Southeast corner of said Lot 17, said point being 15 feet West of the Southeast corner thereof, as measured along the Southerly line thereof; thence Easterly along the South line of Lots 17 through 15 (inclusive), to the Southeast corner of said Lot 15, said point also being the Northeast corner 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; thence Southerly along the East line of said Outlot 3 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, 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, to the Northwest corner of said Lot 8; thence Southwesterly along the Northwesterly line thereof, 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 Block2, to the most Northerly 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 the West line of the East 23 feet of vacated 4th Avenue; thence Northerly along said Southerly extension and West line, to the Southwest corner of Main Street Commercial Condominium, 4th Amendment, the Plat thereof recorded as Document Number R2016-036035 in said Recorder's Office; thence Easterly along the South line of said Main Street Commercial Condominium, 4th Amendment, to the Southeast corner thereof; thence Easterly along the South line of Main Street Station Condominium, the Plat thereof recorded as Document Number R2004-296585 in said Recorder's Office, to the Southeast 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, to the Southeast corner thereof; thence Northerly along the Easterly line thereof, 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, 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;

The approximate street location and description of the Area is as follows:

The boundary of the RPA includes properties East Irving Park Road and Lawrence Avenue to the North, Village's Corporate Limits to the East, properties along Maple Avenue to the South, and Prospect Street to the West.

3. The proposed Plan calls for the use of incremental real estate tax revenues, along with any other available legally permitted funds, to finance specific project costs related to the redevelopment of the Area and/or to amortize bond or other obligations in connection therewith. These incremental revenues are based on the estimated additional real estate taxes to be derived from the current and future development of privately owned buildings and property in the Area.

The Area includes approximately 214 tax property index number on 115 parcels of land comprising approximately 127 acres of vacant and improved land. The Redevelopment Project Area includes properties as described in Section 2 of this notice.

The base equalized assessed valuation (EAV) of the properties proposed for the Area for the 2018 tax year (the most recent year in which assessed values and the equalizer were available at the time of creation of the redevelopment plan) is approximately \$18,783,950. Through the use of tax increment financing, the Village anticipates being able to assist in the economic development and physical improvement of the Area. New development is projected for commercial, residential, retail, parks/open space, rights-of-way, and infrastructure/utility uses. Allowances for institutional or public uses could be made based on future needs of the development. The estimated future assessed evaluation of the Area is projected to increase to equal approximately \$88 million over a period of time of up to 23 years, the life of the redevelopment plan.

Tax increment proceeds are proposed to be used for several types of eligible activities, including but not limited to the following: public improvements (utilities, streets, parks and open space, public facilities and schools); professional services and administration (including analysis, administration, studies, surveys, legal and marketing services); land assembly (including acquisition, site preparation, demolition and environmental

remediation); marketing costs; costs of job training; rehabilitation of existing buildings, fixtures and leasehold improvements; interest costs; taxing district capital costs; financing costs; relocation costs; and other costs authorized by law. The activities will ameliorate various blighting factors found in the Area, and cause economic development in the Area. The total estimated eligible cost of these activities is \$86.8 million over the life of the Plan.

After the public hearing the Village will determine whether it is appropriate to adopt and effectuate the Tax Increment Financing Eligibility Study and Redevelopment Plan and Project, in order to provide financial assistance to induce future development and redevelopment in the Area. Based on criteria set forth in the Illinois Tax Increment Allocation Redevelopment Act, the Area qualifies as a “conservation area” for vacant and improved lands per surveys and inspections of the Area carried out by the Village and its consultant, S. B. Friedman Development Advisors.

A copy of the Tax Increment Financing District Eligibility Study, Redevelopment Plan & Project and Housing Impact Study for the East Irving Park Road Redevelopment Project Area is on file and available for inspection at Village Hall, Office of the Clerk, 31 South Prospect Street, Roselle, Illinois 60172. This document is available for inspection during normal business hours. For appointments, please call the Village Clerk at (630) 671-2802. It is anticipated that the Village’s general land use plan shown in the Plan will adhere to the Village’s zoning code.

4. The adoption of the Tax Increment Financing Eligibility Study and Redevelopment Plan and Project is **not** an increase in real estate taxes.
5. Prior to the date of the hearing, each taxing district having property in the East Irving Park Road Redevelopment Plan and Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, Roselle Village Hall, 31 S. Prospect Street, Roselle, Illinois 60172.
6. The Village has convened a joint review board to consider and make a recommendation regarding the proposed Redevelopment Plan & Project and the designation of, the proposed East Irving Park Road Redevelopment Area and the adoption of tax increment allocation financing therefor, in accordance with the Tax Increment Allocation Redevelopment Act, as amended. The joint review board consists of a representative selected by each community college district, park district, library district, school district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the East Irving Park Road Redevelopment Area at the time that the East Irving Park Road Redevelopment Area is approved, a representative selected by the Village, and a public member. The joint review board meeting is scheduled to be held on Wednesday, December 11, 2019, at 10:00 A.M., at the Roselle Village Hall, 31 S. Prospect Street, Roselle, Illinois, 60172.
7. At the hearing, all interested persons or affected taxing districts may file written comments and objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the East Irving Park Road Redevelopment Area and the adoption of tax

increment allocation financing therefor. The hearing may be adjourned by the President and the Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

We appreciate your response to this Notice and any comments you may have. We believe that the proposed Tax Increment Financing Eligibility Study and Redevelopment Plan and Project will benefit the Village and the general welfare of its people.

By: _____
Village Clerk
Village of Roselle
Cook and DuPage Counties, Illinois