



AGENDA ITEM # 9A/B/C

AGENDA ITEM EXECUTIVE SUMMARY

Village Board Meeting

January 27, 2020

Item Title: Approval of the East Irving Park Road Tax Increment Financing District

Staff Contact: Patrick N. Watkins, Community Development Director

VILLAGE BOARD ACTION

- 1. Pass an ordinance approving the Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project, and Housing Impact Study for the East Irving Park Road Redevelopment Project Area.**
- 2. Pass an ordinance designating the East Irving Park Road Redevelopment Project Area.**
- 3. Pass an ordinance adopting Tax Increment Financing.**

Executive Summary:

Attached are the three (3) ordinances for the establishment of the East Irving Park Road TIF District. At the January 6, 2020 Village Board meeting, a unanimous recommendation was made concerning the adoption of these ordinances. The Eligibility Study, Redevelopment Plan & Project, and Housing Impact Study have been on file with the Village Clerk since October 30, 2019.

Implications:

Is this item budgeted? N/A

Any other implications to be considered? None

Attachments:

- Ordinance Approving the Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project, and Housing Impact Study for the East Irving Park Road Redevelopment Project Area
- Ordinance Designating the East Irving Park Road Redevelopment Project Area
- Ordinance Adopting Tax Increment Financing

ORDINANCE 2019-

AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING DISTRICT ELIGIBILITY STUDY, REDEVELOPMENT PLAN AND PROJECT, AND HOUSING IMPACT STUDY FOR THE EAST IRVING PARK ROAD REDEVELOPMENT PROJECT AREA

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (the “Act”), the Village of Roselle, Cook County and DuPage County, Illinois (the “Village”), desires to implement tax increment financing for the development of certain property as a “redevelopment project area,” as that term is defined in the Act, said property being located wholly within the municipal boundaries of the Village and being legally described on Exhibit A, attached hereto and incorporated herein, and generally depicted on a boundary map attached hereto and incorporated herein as Exhibit B (the “Area”), which Area constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the written document entitled the “Village of Roselle, Illinois East Irving Park Road Redevelopment Project Area Tax Increment Financing District Eligibility Study, Redevelopment Plan & Project, and Housing Impact Study” (the “Plan and Project”) which is attached hereto and incorporated herein as Exhibit C, has been prepared by the Village’s consultants, SB Friedman Development Advisors, and constitutes a “redevelopment plan” and describes a “redevelopment project,” as those terms are defined in the Act; and

WHEREAS, pursuant to the Act, the Plan and Project calls for the use of tax increment financing to provide for the development or redevelopment of real estate by payment of “redevelopment project costs,” as that term is defined in the Act, which are intended to encourage development, growth and expansion of commercial businesses, residential property and industrial and manufacturing facilities within the Village in order to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” for vacant parcels and a “conservation area” for improved parcels under the Act and to enhance the tax bases of those taxing districts which extend into the redevelopment project area; and

WHEREAS, the Plan and Project includes the redevelopment program to be undertaken to accomplish the objectives described above and the following redevelopment program details: (i) an itemized list of the redevelopment project costs; (ii) the sources of funds to pay such costs; (iii) the nature and term of any obligations to be issued by the Village to pay such costs; (iv) the most recent equalized assessed valuation of the Area; (v) evidence indicating that the Area on the whole has not been subject to growth and development through investment by private enterprise; (vi) an assessment of any financial impact of the Area on or any increased demand for services from any taxing district affected by the Plan and Project and any program to address such financial impact or increased demand; (vii) an estimate of the equalized assessed valuation of the Area after completion of the Plan and Project; (viii) a description of the general land uses to apply in the Area; (ix) a commitment by the Village to fair employment practices and an

affirmative action plan with respect to any redevelopment program to be undertaken by the Village; and (x) a housing impact study as the Village is unable to verify that no displacement of 10 or more inhabited residential units will be displaced; and

WHEREAS, on October 14, 2019, the Village provided notice to all taxing districts having real property in the Project Area, all registrants on the interested parties registry established for the proposed Project Area, and to all residents and last known persons who paid property taxes on real estate in the Project Area, for a public meeting to advise the public of, and receive public comments on, the Plan and Project that may result in the displacement of 10 or more inhabited residential units, as required by Section 11-74.4-6(e); and,

WHEREAS, on October 30, 2019, the Village held a public meeting to advise the public of and receive public comments on the Plan and Project that may result in the displacement of residents from 10 or more inhabited residential units, as required by Section 11-74.4-6(e) of the Act; and,

WHEREAS, on October 30, 2019, the Village made the Plan and Project available for public review and inspection during regular business hours at the offices of the Village Clerk; and

WHEREAS, on November 11, 2019, the Mayor and Village Trustees of the Village (collectively, the "Corporate Authorities") adopted Ordinance No. 2019-4060 entitled "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" ("Ordinance No. 2019-4060") and set the date for the public hearing as January 6, 2020, pursuant to the Section 11-74.4-5 of the Act; and

WHEREAS, on November 22, 2019, the Village provided notice of the availability of the Plan and Project and eligibility report, including how to obtain said information, to all residential addresses that, after a good faith effort, the Village determined are located inside the Area and outside the proposed Area and within 750 feet of the boundaries of the proposed Area; and

WHEREAS, on November 15, 2019, in compliance with the Act, Ordinance No. 2019-4061 and all other applicable laws, written notice of the convening of a TIF Joint Review Board, as that term is defined in the Act, was sent by certified mail to all taxing districts of which taxable property is included in the Area, as well as to the Illinois Department of Commerce and Economic Opportunity (the "Department"); and

WHEREAS, in accordance with the Act, Ordinance No. 2019-4061 and all other applicable laws, the Village convened and conducted a meeting on December 11, 2019, which was duly noticed pursuant to the Act and pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 et seq.; and

WHEREAS, at the JRB meeting, the JRB reviewed the public record, the Plan and Project and the Area and moved to recommend that the Village designate the Area as a “redevelopment project area” under the Act and that the Plan and Project and the Area fulfill the objectives of the Act, and said motion carried by a majority vote of those JRB members present and voting; and

WHEREAS, pursuant to Section 11-74.4-6 of the Act, Ordinance No. 2019-4060 and all other applicable laws, written notice of the public hearing before the Corporate Authorities of the Village (the “Hearing”) was published in the Daily Herald, as required by the Act, said newspaper being a newspaper of general circulation within the taxing districts having property within the Area; and

WHEREAS, in compliance with Section 11-74.4-6 of the Act, Ordinance No. 2019-4060 and all other applicable laws, written notice of the Hearing was sent by certified mail on November 15, 2019, to all taxing districts of which taxable property is included in the Area and to the Department; and

WHEREAS, in compliance with Section 11-74.4-6 of the Act, Ordinance No. 2019-4060 and all other applicable laws, written notice of the Hearing was sent by certified mail on December 13, 2019, 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 or, in the event that any such taxes for the preceding year were not paid, to the persons last listed on the tax rolls within the preceding three (3) years as the owners of such property; and

WHEREAS, in compliance with Section 11-74.4-6 of the Act, Ordinance No. 2019-4060 and all other applicable laws, written notice of the Hearing was sent on December 13, 2019, addressed to all persons whom, after a good faith effort, the Village determined to be residing in the Area; and

WHEREAS, on January 6, 2020, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities caused the Hearing to be held to consider the Plan and Project and the designation of the Area as a “redevelopment project area” under the Act, in the Village Council Chambers of the Village, to hear and determine all protests, objections and other comments to the proposed designation of the Area and adoption of the Plan and Project; and

WHEREAS, the Plan and Project sets forth the qualifying factors in the Area, and the Corporate Authorities have reviewed testimony and considered evidence, concerning the need to reduce or eliminate the declining conditions as presented at the Hearing and is generally informed of the conditions in the proposed Area which qualify the Area as a “blighted area” for vacant parcels and a “conservation area” for improved parcels under the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan and Project; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the Corporate Authorities have reviewed its proposed Plan and Project and the Comprehensive Plan for the development of the City as a whole to determine whether the proposed Plan and Project conforms to the Comprehensive Plan of the Village.

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. Recitals: The foregoing recitals as contained in the preambles to this Ordinance are true and correct and are hereby incorporated in this Ordinance as if set out in full by this reference.

SECTION 2. Findings: The Village Board of the Village of Roselle hereby makes the following findings:

- a. The area constituting the proposed Area in the Village of Roselle, Illinois is described in Exhibit A, attached hereto and incorporated herein.
- b. There exist conditions which cause the Area to be designated as a “redevelopment project area” and classified as a “blighted area” for vacant parcels and a “conservation area” for improved parcels as those terms are defined in Section 11-74.4-3 (b) of the Act.
- c. The proposed Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan and Project.
- d. The Plan and Project conforms to the Comprehensive Plan for the development of the municipality as a whole.
- e. The parcels of real property in the proposed Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefited by the proposed redevelopment project improvements are included in the proposed Area.
- f. The estimated date for final completion of the Plan and Project is December 31 of the year in which the payment to the County Treasurer is to be made with respect to the ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which this Ordinance became effective.
- g. The estimated date for retirement of obligations incurred to finance the Plan and Project costs is December 31 of the year in which the payment to the County Treasurer is to be made with respect to the ad valorem taxes levied

in the twenty-third (23rd) calendar year after the year in which this Ordinance became effective.

SECTION 3. Adoption: The Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project, for the East Irving Park Road Redevelopment Project Area, which was the subject matter of the Hearing held January 6, 2020 is hereby approved and adopted. A copy of the Plan and Project marked Exhibit C is attached to and made a part of this Ordinance.

SECTION 4. Superseder: All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

SECTION 5. Publication: A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6. Severability: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 7. Effective Date: This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

AYES:

NAYES:

ABSTAIN:

ABSENT:

PASSED AND APPROVED THIS ____ DAY of January, 2020.

PUBLISHED in pamphlet form this ____ DAY of January, 2020.

Mayor, Village of Roselle

ATTEST:

Village Clerk

Exhibit A

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 Block 2, 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;

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Exhibit B

Boundary Map of the Area

Village of Roselle, IL / East Irving Park Road RPA – Eligibility Study, Redevelopment Plan and Housing Impact Study

Map 3: Improved and Vacant Parcels in RPA



Source: Esri; Village of Roselle; SB Friedman

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Exhibit C

Copy of Tax Increment Financing District Eligibility Study, Redevelopment Plan
and Project, and Housing Impact Study

ORDINANCE NO. 2020-

**AN ORDINANCE DESIGNATING THE EAST IRVING PARK ROAD
REDEVELOPMENT PROJECT AREA**

WHEREAS, the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act”), authorizes the Village of Roselle, Cook County and DuPage County, Illinois (the “Village”) to designate a “redevelopment project area” as that term is defined by the Act; and

WHEREAS, the Act authorizes the Village to designate a redevelopment project area only after the Village has held a public hearing (hereinafter “Hearing”) on the proposed designation, pursuant to notice by publication and certified mail to interested parties as required by the Act; and

WHEREAS, the Village desires to designate the real property legally described on Exhibit A, attached hereto and incorporated herein, and generally depicted on a boundary map attached hereto and incorporated herein as Exhibit B (the “Area”), as a redevelopment project area pursuant to the Act, and the Mayor and Trustees (collectively, the “Corporate Authorities”) find that it is in the Village’s best interests to do so; and

WHEREAS, the Area consists of parcels of real property which comprise in the aggregate not less than one and one-half (1-1/2) acres and are located wholly within municipal boundaries of the Village; and

WHEREAS, in compliance with the Act, Ordinance No. 2019-4060 and all other applicable laws, written notice of the Hearing has been published in accordance with the statutory requirements in the Daily Herald, said newspaper being a newspaper of general circulation within the taxing districts of which taxable property is included in the Area; and

WHEREAS, in compliance with the Act, Ordinance No. 2019-4060 and all other applicable laws, written notice of the Hearing was sent by certified mail on November 15, 2019, to all taxing districts of which taxable property is included in the Area and to the Illinois Department of Commerce and Economic Opportunity; and

WHEREAS, in compliance with the Act, Ordinance No. 2019-4060 and all other applicable laws, written notice of the Hearing was sent by certified mail on December 13, 2019, 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 or, in the event that any such taxes for the preceding year were not paid, to the persons last listed on the tax rolls within the preceding three years as the owners of such property; and

WHEREAS, pursuant to the Act, Ordinance No. 2019-4060, entitled “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,” which was adopted by the Corporate Authorities on November 11, 2019 (“Ordinance No. 2019-4060”), and

WHEREAS, the Village held a public hearing (the “Hearing”) on January 6, 2020; and

WHEREAS, on January 27, 2020, the Corporate Authorities adopted an Ordinance, entitled “An Ordinance Approving the Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project, and Housing Impact Study for the East Irving Park Road Redevelopment Project Area,” which will include a redevelopment plan and project for the Area; and

WHEREAS, the Corporate Authorities further find that it is in the Village’s best interests to designate the Area as a redevelopment project area pursuant to the Act and that all legal prerequisites for this designation have been fulfilled.

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. Recitals: The foregoing recitals as contained in the preambles to this Ordinance are true and correct and are hereby incorporated in this Ordinance as if set out in full by this reference.

SECTION 2. Redevelopment Project Area Designated: The following described area is hereby designated as the East Irving Park Road Redevelopment Project Area pursuant to Section 11-74.4-4 of the Act in Exhibit A, which is attached hereto and incorporated herein.

SECTION 3. Severability: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 4. Superseder: All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

SECTION 5. Publication: A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6. Effective Date: This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

AYES:
NAYES:
ABSTAIN:
ABSENT:

PASSED AND APPROVED THIS ____ DAY of January, 2020.
PUBLISHED in pamphlet form this ____ DAY of January, 2020.

Mayor, Village of Roselle

ATTEST:

Village Clerk

Exhibit A

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 Block 2, 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;

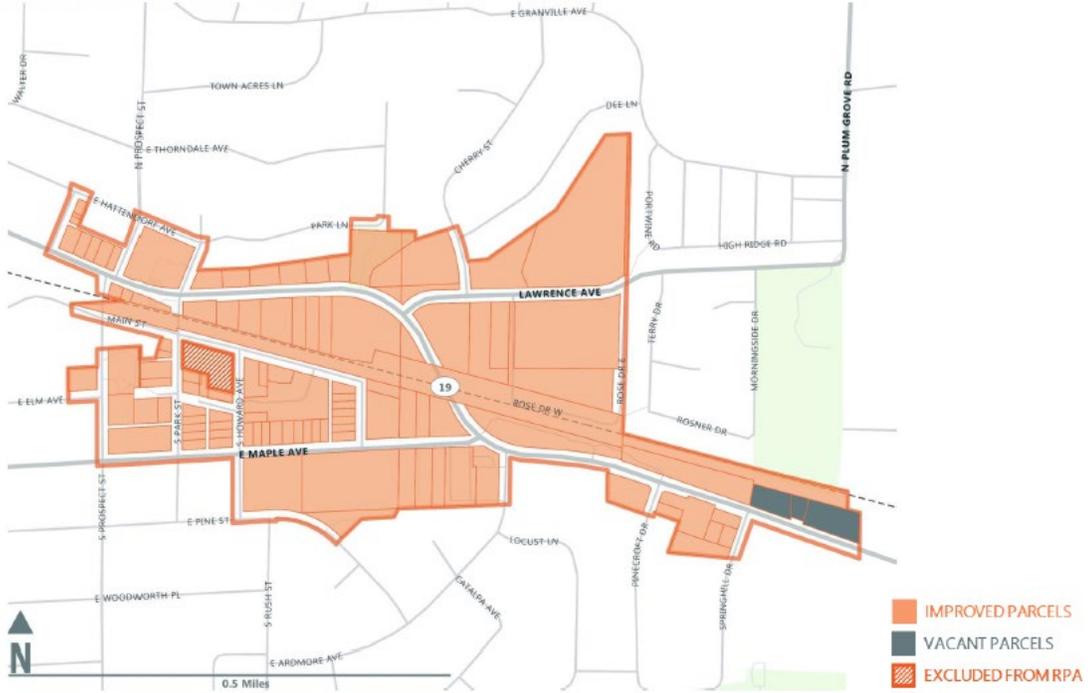
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Exhibit B

Boundary Map of the Area

Village of Roselle, IL / East Irving Park Road RPA – Eligibility Study, Redevelopment Plan and Housing Impact Study

Map 3: Improved and Vacant Parcels in RPA



8

ORDINANCE NO. 2020-

AN ORDINANCE ADOPTING TAX INCREMENT FINANCING

WHEREAS, on January 27, 2020, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (the “Act”), the Mayor and Trustees (the “Corporate Authorities”) of the Village of Roselle, Cook County and DuPage County, Illinois (the “Village”), adopted Ordinance No. 2020-____, entitled “An Ordinance Approving the Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project, and Housing Impact Study for the East Irving Park Road Redevelopment Project Area,” which approved a “redevelopment plan” and “redevelopment project,” as those terms are defined in the Act, for the real property legally described on Exhibit A, attached hereto and incorporated herein, and generally depicted on a boundary map attached hereto and incorporated herein as Exhibit B (the “Area”); and

WHEREAS, on January 27, 2020, the Corporate Authorities adopted Ordinance No. 2020-____, entitled “An Ordinance Designating the East Irving Park Road Redevelopment Project Area,” pursuant to which the Area was designated as a “redevelopment project area,” as that term is defined in the Act; and

WHEREAS, the Corporate Authorities desire and find it necessary to adopt tax increment financing, as such term is used in the Act, for the Area having been designated as a “redevelopment project area,” and that it is in the Village’s best interests to do so; and

WHEREAS, all legal prerequisites to the adoption of such tax increment financing for the Area has been fulfilled.

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. Recitals: The foregoing recitals as contained in the preambles to this Ordinance are true and correct and are hereby incorporated in this Ordinance as if set out in full by this reference.

SECTION 2. Adoption of Tax Increment Financing: Pursuant to the Act, tax increment financing is hereby adopted with respect to the Tax Increment Financing District Eligibility Study, Redevelopment Plan and Project, and Housing Impact Study approved and adopted by the Corporate Authorities pursuant to Ordinance No. 2020-____, and the Area, which is designated by the Corporate Authorities pursuant to Ordinance No. 2020-____.

SECTION 3. Pledging of Funds: After the total equalized assessed valuation of taxable real property in the Area exceeds the total initial equalized assessed value of all taxable real property in the Area, the ad valorem taxes, if any, arising from the levies upon real property in the Area by taxing districts and the rates determined in the manner

provided in Section 11-74.4-9(b) of the Act each year after the effective date of this Ordinance until the Area costs and obligations issued in respect thereto have been paid shall be divided as follows:

- a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the existing equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment financing.
- b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the municipal treasurer who shall deposit said funds in a special fund called "the Special Tax Allocation Fund for the East Irving Park Road Redevelopment Project Area" of the Village for the purpose of paying qualified Area costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

SECTION 4. Severability: The provisions and sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 5. Superseder: All ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith, are to the extent of such conflict hereby superseded.

SECTION 6. Publication: A full, true and complete copy of this Ordinance shall be published in pamphlet form as provided by the Illinois Municipal Code, as amended. The Village Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 7. Effective Date: This Ordinance shall be in full force and effect from and after its passage and approval, and publication as required by law.

AYES:
NAYES:
ABSTAIN:
ABSENT:

PASSED AND APPROVED THIS ____ DAY of January, 2020.
PUBLISHED in pamphlet form this ____ DAY of January, 2020.

Mayor, Village of Roselle

ATTEST:

Village Clerk

Exhibit A

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 Block 2, 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.

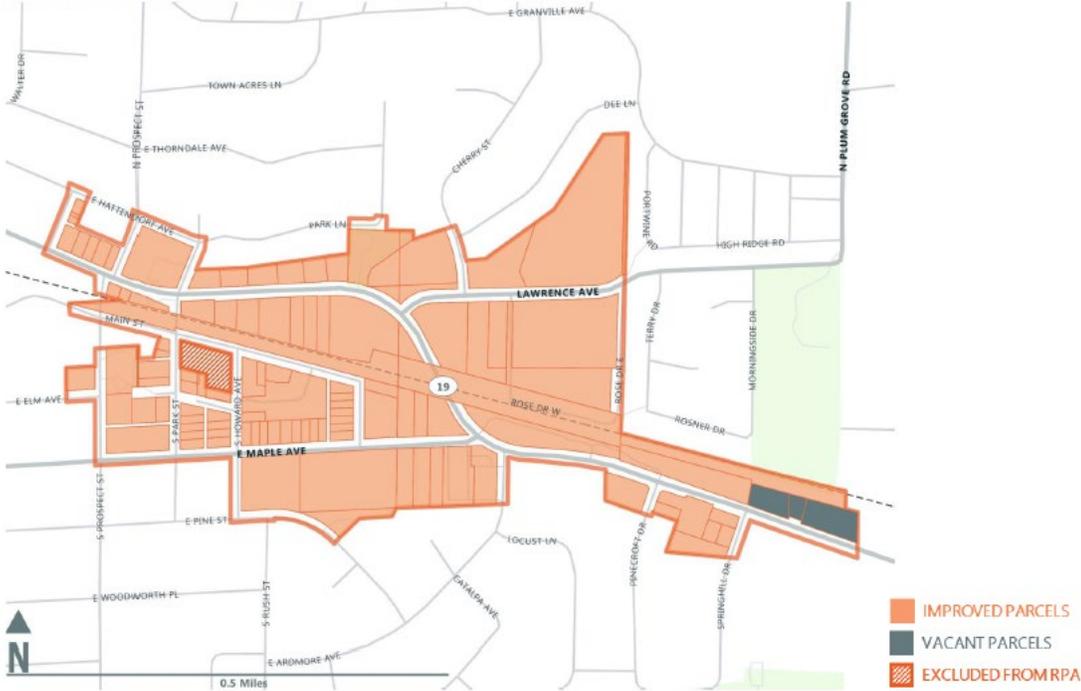
Excepting therefrom Lot 1 in Park Street Crossing Subdivision, the Plat thereof recorded as Document Number R2007-110831 in said Recorder's office;

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

Exhibit B Boundary Map of the Area

Village of Roselle, IL / East Irving Park Road RPA – Eligibility Study, Redevelopment Plan and Housing Impact Study

Map 3: Improved and Vacant Parcels in RPA



Source: Esri; Village of Roselle; SB Friedman