

ORDINANCE NO. 20-03-13

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR
THE VILLAGE OF CLARENDON HILLS DOWNTOWN
TAX INCREMENT FINANCING DISTRICT**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"), the Village of Clarendon Hills (hereinafter referred to as the "Village") authorized a study in regard to designating a redevelopment project area for the Village's Downtown Tax Increment Financing District (hereinafter referred to as the "TIF District"); and

WHEREAS, on December 2, 2019, the Village announced the availability of the redevelopment plan and project for the TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility study for the TIF District, addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said the TIF District (hereinafter referred to as the "Redevelopment Project Area"), and a housing impact study for the TIF District; and

WHEREAS, the President and Board of Trustees of the Village desire to adopt tax increment financing pursuant to the TIF Act; and

WHEREAS, the President and Board of Trustees of the Village have approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

NOW, THEREFORE, BE IT ORDAINED, by the President and Board of Trustees of the Village of Clarendon Hills, DuPage County, Illinois, as follows:

SECTION 1: That tax increment financing is hereby adopted with respect to the TIF District, the TIF Plan in relation thereto, approved and adopted pursuant to an Ordinance adopted by the President and Board of Trustees of the Village on March 16, 2020, and the Redevelopment Project Area in relation thereto, described and depicted in EXHIBIT A-1 and

EXHIBIT A-2 attached hereto and made a part hereof, approved, adopted and so designated pursuant to an Ordinance adopted by the President and Board of Trustees of the Village on March 16, 2020, with the initial equalized assessed valuation for said TIF District being the 2018 equalized assessed valuation of the Redevelopment Project Area.

SECTION 2: That the *ad valorem* taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs 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 current equalized assessed value or the initial equalized assessed value (the 2018 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

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 Redevelopment Project Area over and above the initial equalized assessed valuation (the 2018 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County Collector to, the Village Treasurer who shall deposit said funds in a special fund called "The Special Downtown Tax Increment Allocation Fund" of the Village for the development of the TIF Plan.

SECTION 3: That the Village shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all Village

obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 5: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

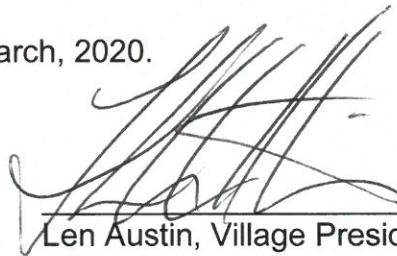
ADOPTED this 16th day of March, 2020 pursuant to roll call vote as follows:

AYES: Trustees DeDobbelaere, Freve, Hall, Jordan,
Jorissen, and Knoll

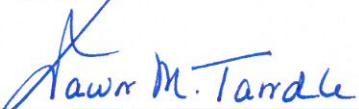
NAYS: None

ABSENT: None

APPROVED by me this 16th day of March, 2020.


Len Austin, Village President

ATTEST:



Dawn M. Tandle, Village Clerk

Published in pamphlet form: March 17, 2020



EXHIBIT A-1

**Clarendon Hills Downtown
Tax Increment Financing District**

Legal Description:

THAT PART OF THE EAST HALF OF SECTION 10 AND THE WEST HALF OF SECTION 11 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 38 IN ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, AS RECORDED AUGUST 26, 1922 AS DOCUMENT NUMBER R1922-158479;

THENCE NORtherly along the westerly line of said lot 16 in block 38 to the northwest corner thereof, said northwest corner also being a point on the southerly right-of-way line of BURLINGTON AVENUE;

THENCE northwesterly along a line to the point of intersection with the easterly right-of-way line of GILBERT AVENUE AND THE NORtherly right-of-way line of said BURLINGTON AVENUE;

THENCE northeasterly along said northerly right-of-way line of BURLINGTON AVENUE to a point on the westerly right-of-way line of McINTOSH AVENUE;

THENCE NORtherly along said westerly right-of-way line of McINTOSH AVENUE to a point of intersection with the westerly extension of the north line of an east-west public alley in block 13 in said ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, said ALLEY IS LYING NORTH OF SAID BURLINGTON AVENUE;

THENCE easterly along said westerly extension and the north line of the east-west public alley in block 13 to a point of intersection with the northerly extension of the east line of lot 22 in said block 13;

THENCE south along a line to a point on the north line of the south half of said east-west public alley in block 13, said point also being the northwest corner of lot 1 in CLARENDON HILLS BANK RESUBDIVISION, AS RECORDED DECEMBER 20, 1996 AS DOCUMENT NUMBER R1996-203797;

THENCE easterly along the north line of said lot 1 to a point on the westerly right-of-way line of PROSPECT AVENUE;

THENCE NORtherly along said westerly right-of-way line of PROSPECT AVENUE to a point of intersection with the westerly extension on the northerly line of lot 19 in block 12 in said ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE easterly along said westerly extension and the northerly line of lot 19 to the northeast corner thereof;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 19 AND THE EASTERLY LINE OF LOT 18 IN SAID BLOCK 12 TO THE SOUTHEAST CORNER OF SAID LOT 18, SAID SOUTHEAST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 12;

THENCE EASTERLY ALONG THE NORtherLY LINE OF SAID LOT 12 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF AVENUE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GOLF AVENUE TO A POINT ON THE NORTHWESTERLY LINE OF A NORtheasterly-Southwesterly PUBLIC ALLEY IN BLOCK 5 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, SAID ALLEY IS LYING NORTHWESTERLY OF SAID BURLINGTON AVENUE;

THENCE NORtheasterly ALONG SAID NORTHWESTERLY LINE OF THE NORtheasterly-Southwesterly PUBLIC ALLEY IN BLOCK 5 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORtheasterly ALONG A LINE TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 4 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE NORtheasterly ALONG THE NORtherLY LINE OF SAID LOT 12 AND THE NORtherLY LINE OF LOT 13 IN SAID BLOCK 4 TO THE NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 13 IN BLOCK 4 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY (PREVIOUSLY KNOWN AS THE CHICAGO, BURLINGTON AND QUINCY RAILROAD);

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY TO THE NORTHWEST CORNER OF LOT 1 IN CLARENDON DOWNS SUBDIVISION, AS RECORDED NOVEMBER 18, 1947 AS DOCUMENT NUMBER R1947-534381;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANN STREET;

THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ANN STREET TO THE NORTHEAST CORNER OF LOT 1 IN BRAINARD'S RESUBDIVISION, AS RECORDED MAY 20, 1957 AS DOCUMENT NUMBER R1957-842915;

THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF SAID LOT 1 IN BRAINARD'S RESUBDIVISION;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 IN BRAINARD'S RESUBDIVISION TO THE MOST EASTERLY CORNER OF LOT 2 IN SAID BRAINARD'S RESUBDIVISION;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BRAINARD'S RESUBDIVISION AND THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EASTERN AVENUE (NEAR THE JUNCTURE WITH PARK AVENUE);

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID EASTERN AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PROSPECT AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 25 IN BLOCK 18 IN CLARENDON HILLS RESUBDIVISION, AS RECORDED NOVEMBER 4, 1873 AS DOCUMENT NUMBER 17060;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 3 IN PROSPARK RESUBDIVISION, AS RECORDED MAY 10, 1961 AS DOCUMENT NUMBER R1961-6310;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 3 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 18 IN BLOCK 18 IN CLARENDON HILLS RESUBDIVISION, AS RECORDED NOVEMBER 4, 1873 AS DOCUMENT NUMBER R1873-17060;

THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 25 FEET OF LOT 18 IN BLOCK 18 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE, SAID POINT BEING ON A CURVE;

THENCE WESTERLY ALONG A LINE THAT IS RADIAL TO THE CENTER OF SAID CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WALKER AVENUE (NEAR THE JUNCTURE WITH RIDGE AVENUE);

THENCE NORtherly ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE TO THE NORTHEAST CORNER OF LOT 4 IN GREGORY'S SUBDIVISION, AS RECORDED MAY 12, 1928 AS DOCUMENT NUMBER R1928-257553;

THENCE WESTERLY ALONG THE NORtherly LINE OF LOT 4 AND THE NORtherly LINE OF LOT 5 IN SAID GREGORY'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 12 IN SAID GREGORY'S SUBDIVISION;

THENCE NORtherly ALONG THE WEST LINE OF SAID LOT 12 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARK AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 3 IN PARK AVENUE RESUBDIVISION AS RECORDED JULY 18, 1985 AS DOCUMENT NUMBER R1985-57209;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE WESTERLY LINE OF LOT 3 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF AFORESAID LOT 16 IN BLOCK 38 IN ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 16 IN BLOCK 38 TO THE POINT OF BEGINNING.

PINs:

09-10-225-004	09-10-227-025	09-11-109-002
09-10-225-005	09-10-227-026	09-11-109-003
09-10-225-006	09-10-227-027	09-11-109-004
09-10-225-007	09-10-227-028	09-11-109-005
09-10-225-008	09-10-227-029	09-11-109-006
09-10-225-014	09-10-406-005	09-11-109-007
09-10-225-015	09-10-407-030	09-11-109-008
09-10-225-016	Pt. 09-10-502-002 (railroad)	09-11-109-009
09-10-225-017	09-11-102-026	09-11-109-010
09-10-225-018	09-11-102-027	09-11-109-011
09-10-225-019	09-11-102-028	09-11-113-010
09-10-226-005	09-11-102-029	09-11-113-011
09-10-226-006	09-11-102-030	09-11-113-012
09-10-226-007	09-11-102-031	09-11-113-013
09-10-226-008	09-11-102-038	09-11-113-014
09-10-227-001	09-11-102-039	09-11-113-015
09-10-227-002	09-11-103-001	09-11-113-016
09-10-227-003	09-11-103-002	09-11-113-017
09-10-227-004	09-11-103-003	09-11-113-018
09-10-227-005	09-11-103-004	09-11-113-019
09-10-227-006	09-11-103-005	09-11-113-020
09-10-227-007	09-11-103-006	09-11-113-026
09-10-227-008	09-11-103-007	09-11-114-024
09-10-227-009	09-11-103-008	09-11-115-002
09-10-227-010	09-11-104-003	09-11-115-003
09-10-227-011	09-11-104-004	09-11-115-004
09-10-227-012	09-11-104-005	09-11-116-001
09-10-227-013	09-11-104-006	09-11-116-004
09-10-227-014	09-11-104-007	09-11-116-005
09-10-227-015	09-11-104-008	09-11-300-001
09-10-227-016	09-11-104-009	09-11-300-002
09-10-227-017	09-11-104-010	09-11-300-003
09-10-227-018	09-11-104-011	09-11-302-001
09-10-227-019	09-11-104-012	09-11-302-015
09-10-227-020	09-11-104-013	09-11-302-016
09-10-227-021	09-11-108-009	09-11-502-001 (railroad)

09-10-227-022	09-11-108-010	09-11-502-002 (railroad)
09-10-227-023	09-11-108-025	Pt. 09-11-502-003 (railroad)
09-10-227-024	09-11-109-001	Pt. 09-11-502-006 (railroad)

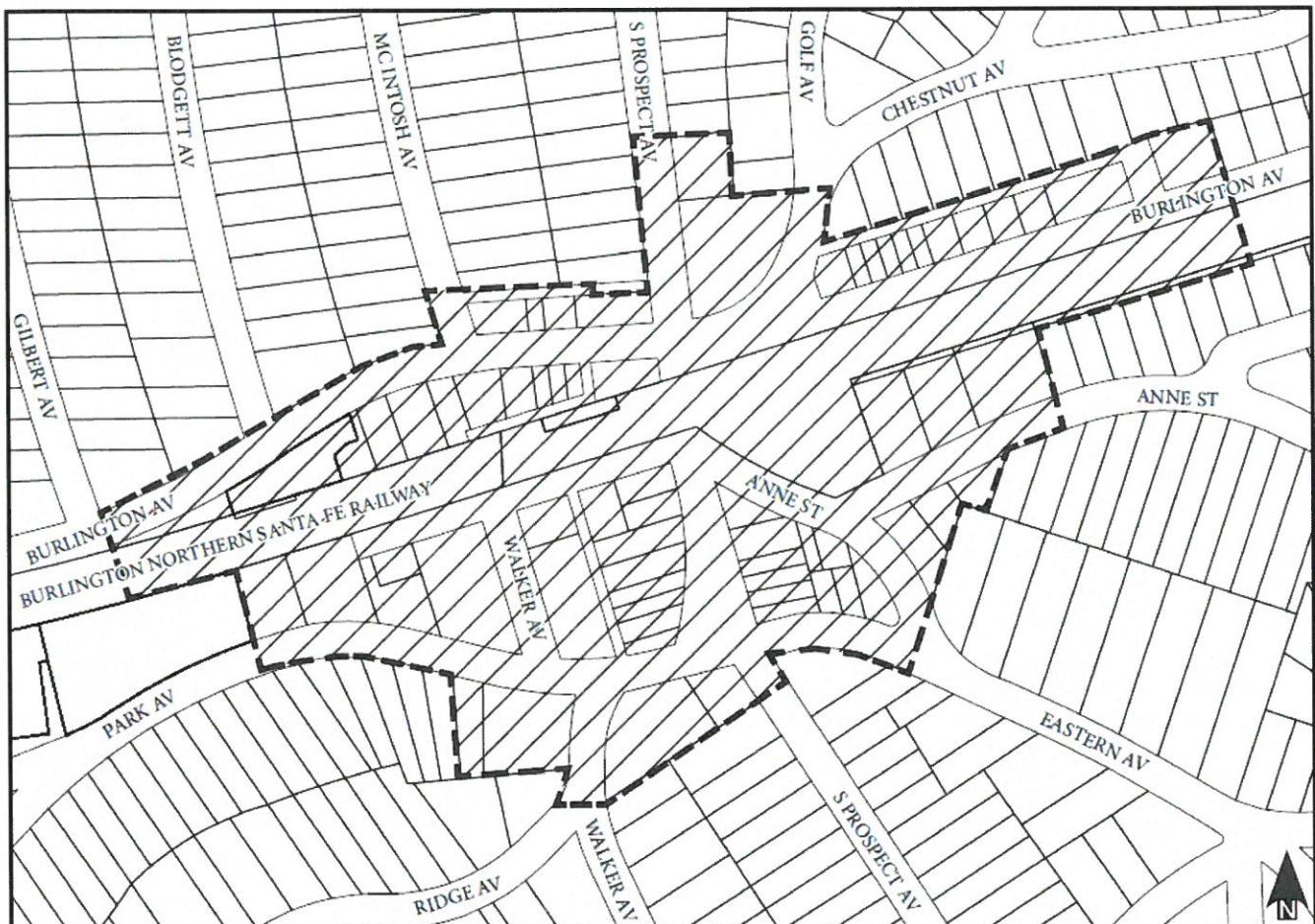
Common Boundary Description:

Generally, those parcels along Burlington Avenue, from the first parcel East of Quincy Street to Gilbert Avenue, except the parcels on the North side of Burlington Avenue from McIntosh Avenue to Gilbert Avenue; the Clarendon Hills Library parcel on the East side of Prospect Avenue; the parcels along Railroad Street; the parcels along Park Avenue from Eastern Avenue to just West of the Clarendon Hills Fire Station parcel, except those parcels on the South side of Park Avenue, located West of 301 Park Avenue, and between Eastern Avenue and Prospect Avenue (88 Park Avenue); those parcels along Prospect Avenue from Park Avenue to Railroad Street; those parcels along Ann Street, East of Eastern Avenue, West of 134 Ann Street on the North side of Ann Street and West of 139 Ann Street on the South side of Ann Street; those parcels along Eastern Avenue from Railroad Street to Park Avenue; and those parcels along Walker Avenue from Railroad Street to Ridge Avenue; including the BNSF Railway Company property adjacent thereto, and those dedicated alley rights-of-way and portions of Ann Street, Burlington Avenue, Eastern Avenue, Park Avenue, Quincy Street, Railroad Street, Prospect Avenue and Walker Avenue adjacent thereto; all in Clarendon Hills, Illinois.

EXHIBIT A-2

Street Location Map

**VILLAGE OF CLARENDON HILLS
DOWNTOWN TAX INCREMENT FINANCING DISTRICT**



Community Development Department (du)

October 4, 2019

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CLERK'S CERTIFICATE

I, DAWN M. TANDLE, do hereby certify that I am the regularly appointed, qualified and acting Village Clerk of the Village of Clarendon Hills, DuPage County, Illinois.

I do further certify that attached hereto is a true and correct copy of an Ordinance entitled:

ORDINANCE NO. 20-03-13

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR
THE VILLAGE OF CLARENDON HILLS DOWNTOWN
TAX INCREMENT FINANCING DISTRICT**

passed by the President and Board of Trustees of the Village of Clarendon Hills at a regular meeting of said President and Board of Trustees on the 16th day of March, 2020, and that said Ordinance was duly approved by the President of the Board of Trustees of the Village of Clarendon Hills on the same date.

I do further certify that said Ordinance is entrusted to my care and custody, that the same is duly spread upon the records of said meeting, and that I am the custodian of all records of the Village of Clarendon Hills, including the Journal of Proceedings, Ordinances and Resolutions.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the said Village of Clarendon Hills, DuPage County, Illinois, this 17th day of March, 2020.

Dawn M. Tandle



(SEAL)