

ORDINANCE NO. 2782

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR
THE CITY OF WARRENVILLE OLD TOWN/CIVIC CENTER
TAX INCREMENT FINANCING DISTRICT (TIF #3)**

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 City of Warrenville (hereinafter referred to as the "City") authorized a study in regard to designating a redevelopment project area for the City's Old Town/Civic Center Tax Increment Financing District (hereinafter referred to as "TIF District #3"); and

WHEREAS, on January 7, 2013, the City announced the availability of the redevelopment plan and project for TIF District #3 (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility study for TIF District #3, addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District #3 (hereinafter referred to as the "Redevelopment Project Area"), and a housing impact study for TIF District #3; and

WHEREAS, the Mayor and City Council of the City desire to adopt tax increment financing pursuant to the TIF Act; and

WHEREAS, the Mayor and City Council of the City 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 City Council of the City of Warrenville, DuPage County, Illinois, as follows:

SECTION 1: That tax increment financing is hereby adopted with respect to TIF District #3, the TIF Plan in relation thereto, approved and adopted pursuant to an Ordinance adopted by the Mayor and City Council of the City on June 3, 2013, 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 Mayor and City Council on June 3, 2013, with the initial equalized assessed valuation for said TIF District #3 being the 2012 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 2012 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 2012 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 City Treasurer who shall deposit said funds in a special fund called "The Special Old Town/Civic Center Tax Increment Allocation Fund" of the City for the development of the TIF Plan.

SECTION 3: That the City shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all City 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 3rd day of June, 2013, pursuant to a roll call vote as follows:

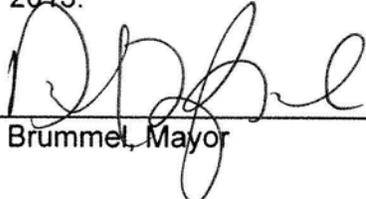
Ald. Barry, Bevier, Leonard, Wilson, Aschauer, Goodman,

AYES: Weidner, Davolos

NAYS: None

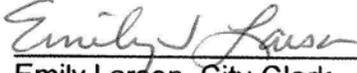
ABSENT: None

APPROVED by me this 3rd day of June, 2013.

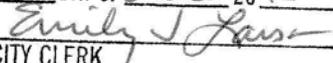


David Brummel, Mayor

ATTEST:



Emily Larson, City Clerk

PUBLISHED IN PAMPHLET FORM BY
AUTHORITY OF THE CITY COUNCIL
OF THE CITY OF WARRENVILLE,
DUPAGE COUNTY, ILLINOIS, THIS
3 DAY OF June 20 13


CITY CLERK

EXHIBIT A-1

Warrenville Old Town/Civic Center Tax Increment Financing District – TIF #3

Legal Description:

Being a part of the East half and the Northwest quarter of Section 35 and the East half of the Northeast quarter and the East half of the Southeast quarter of Section 34, Township 39 North, Range 9 East of the Third Principal Meridian; Described as follows:

Commencing at the intersection of the West line of Batavia Road and the South line of Lot 2 in Block 7 in the Town of Warrenville, being a subdivision of part of the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 10, 1844 as document number 001193;

Thence West along said South line 123.42 feet to the East line of Lot 4 in said Block 7;

Thence North along said East line to the South line of the North 132 feet of said Lot 4;

Thence West along said South line, 66 feet to the West line of said Lot 4;

Thence South along said West line and West line extended South to the North line of Lot 9 in said Block 7;

Thence Northwesterly along said North line 88.53 feet to the West line of the East 88.53 feet of the West half of said Lot 9;

Thence South along said West line, 125.4 feet to the North line of Warrenville Road;

Thence Northwesterly along said North line to the West line of Behr's Circle Drive East extended northerly;

Thence South along said West line to the South line of Lot 32 in Behr's Maple View Estates Unit 2, being a subdivision of part of the South ½ of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded September 15, 1952 as document number 662061 extended westerly;

Thence southeasterly along said South line 261 feet to the East line of said Lot 32;

Thence continuing southeasterly 194.4 feet, along the South line of Lot 1 in Kleinwachter's Assessment plat of part of the West half of the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian recorded as document number 625863 to the West line of River Road;

Thence southwesterly along said West line, 304.8 feet to the South line of Lot 4 in said Kleinwachter's Assessment Plat;

Thence southeasterly 66 feet as measured at right angles to the East line of said River Road;

Thence northeasterly along said East line to the South line of a tract of land described in a deed recorded October 30, 1990 as document number R1990-147088;

Thence southeasterly along said South line 217.21 feet to the center of the channel of the West branch of The DuPage River;

Thence northerly along the center of said river to the South line of Lot 1 in Forest Preserve District Assessment Plat recorded as document number R1989-148240;

Thence southeasterly 335.28 feet along said South line to the southwest corner of Lot 2 in Browne Subdivision, being a re-subdivision of Lot 1 in Cantera Service Station Number 1, and part of the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 2, 2004 as document number R2004-179070;

Thence northeasterly 304.06 feet along the South line of said Lot 2 to the East line of said Lot 2;

Thence northeasterly along said East line, 347 feet to the North line of Warrenville Road;

Thence northwesterly along said North line to the East line of Second Street;

Thence North along said East line, 173.96 feet to the North line of Lot 1 in Centrum Properties Plat of Consolidation, being a part of the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian; according to the plat thereof recorded August 25, 2000 as document number R2000-132062;

Thence East along said North line extended East, 477.96 feet to the East line of Winfield Road;

Thence North along said East line to the intersection of said East line of Winfield Road and the North line of Jefferson Street extended East;

Thence West along the North line of Jefferson Street to the East line of Second Street;

Thence North along the East line of Second Street, 727.6 feet to the North line of Main Street;

Thence West along said North line to the West line of a tract of land, said line described in Document number R2010-098353 as follows: commencing at the intersection of the North line of Main Street and the centerline of Wheaton Road (now Winfield Road) as measured along the North line of said Main Street; Thence running on the North line of Main Street North 87 degrees 50 minutes West, 453 feet to the point of beginning of aforementioned West line;

Thence North 02 degrees 15 minutes West along said West line, 447 feet;

Thence North 85 degrees 45 minutes East, 133.7 feet to the East line of Lot 28 in River and Grove Addition to Warrenville, being a subdivision of part of the Southeast quarter of Section 35, the Southwest quarter Section 26, the Northeast $\frac{1}{4}$ of Section 34, the North half and the Southeast quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 1, 1910 as document number R1910-100037;

Thence North along said East line, 715.5 feet to the North line of said Lot 28;

Thence West along said North line, 670 feet to the East line of Lot 24 in said River and Grove Addition to Warrenville;

Thence North along said East line, 258.5 feet to the North line of said River and Grove Addition to Warrenville;

Thence North 81 degrees 49 minutes West, along said North line, 502.55 feet to an angle point in said North line;

Thence North 65 degrees 05 minutes West along said North line, approximately 1,152 feet to the North line of the former Aurora, Elgin and Chicago Railway now the Aurora branch of the Illinois Prairie Path;

Thence southwesterly along the North line of said Illinois Prairie Path, approximately 47 feet to the Northeast line of Lot 15 in said River and Grove Addition to Warrenville extended southeasterly to the North line of said Illinois Prairie Path;

Thence northwesterly along said Northeast line, approximately 367 feet to the Southeast line of Lot 14 in said River and Grove Addition to Warrenville, said line also being the North line of Butterfield Road (Illinois State Route 56) as monumented and occupied;

Thence southwesterly along the North line of Butterfield Road, 410.57 feet to the center of the West Branch of the Du Page River;

Thence northwesterly along said centerline to the Southeast line of Lot 9 in said River and Grove Addition to Warrenville;

Thence southwesterly along said Southeast line to the North line of Batavia Road;

Thence northwesterly along the North line of Batavia Road to the West line of Lot 2 extended north of Rockwell Estates Post Office, being a re-subdivision in the Northwest quarter of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 24, 1992 as document number R1992-076782;

Thence southwesterly along said extended West line, 371 feet to an angle point in said West line;

Thence Southwesterly continuing along said West line, 149.76 feet to the North line of Calumet Avenue;

Thence westerly along said North line, 185.58 feet to the West line of Rockwell Street;

Thence South along said West line, 238.38 feet to the South line of the North 180 feet of Lot 1 in Block 3 in Manning's Warrenville Subdivision, being a subdivision of part of Sections 26, 27, 34, and 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 19, 1906 as document number 89268;

Thence West along said South line, 191.62 feet to the East line of Lot 2 in DuPuis Assessment Plat of Lot 2 of Manning's Warrenville Subdivision, according to the plat thereof recorded November 8, 1961 as document number R1961-029450;

Thence South along said East line to the North line of Lot 3 in said DuPuis Assessment Plat;

Thence West along said North line, 200.1 feet to the East line of Lot 3 in aforementioned Manning's Warrenville Subdivision;

Thence South along said East line to the North line of a tract of land as described as Parcel 2 in document number R2003-156426 described as follows: That part of Lot 3 (except the southerly 218 feet, measured at right angles to the northerly line of the Chicago, Aurora and Elgin Railroad Company property and except that part lying North of a line drawn East and at right angles to the West line of said Lot 3, from a point in the West line of said Lot 3 that is 440 feet North of the North line of highway as dedicated by instrument recorded November 17, 1941 as document 431337 in Block 3 in Manning's Warrenville Subdivision, being a subdivision of part of Section 26, 27, 34, and 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 19, 1906 as document 89268, in Dupage County, Illinois;

Thence West along said North line to the East line of Tract 3 in Walker's Plat of Survey of part of Lot 4 in Block 3 in Manning's Warrenville Subdivision, according to the plat thereof recorded September 13, 1954 as document number 729906;

Thence West, 199.5 feet along the North line of said Tract 3 to the West line of said Tract 3;

Thence South along said West line to the North line of Lot 1 in Rayco's Phase II, being a subdivision of part of Ludwig's Division of Lot 5 of part of Section 34, Township 39 North, Range

9 East of the Third Principal Meridian, according to the plat thereof recorded November 1, 1988 as document number R1988-125118;

Thence West along said North line, 349.47 feet to the West line of said Lot 1;

Thence South along said West line, 400.46 feet to the North line of Lot 4 in Rayco's Subdivision, being a re-subdivision of part of River Highlands subdivision of part of Sections 27, and 34, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 25, 1986 as document number R1986-082207;

Thence West along said North line, 132.41 feet to the West line of said Lot 4;

Thence South along said West line, 100.0 feet to the Northwest line of said Lot 4;

Thence West along said Northwest line, 85.60 feet to the West line of said Lot 4;

Thence South along said West line, 299.91 feet to the South line of said Lot 4;

Thence East along said South line, 70.25 feet to the North line of Butterfield Road (Illinois State Route 56);

Thence southeasterly at right angles to the North line of said Butterfield Road to the South line of said Butterfield Road;

Thence northeasterly along said South line to the South line of Lot 4 in Manning's Second Assessment Plat of a part of the West half of Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 8, 1961 as document number R1961-029450;

Thence East along said South line to the North line of Warrenville Public Works Re-Subdivision # 2, being a subdivision in the East half of Section 34, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded November 7, 2002 as document number R2002-303194;

Thence North 62 degrees 24 minutes 41 seconds East along said South line, 628.53 feet to the East line of said Warrenville Public Works Re-Subdivision # 2;

Thence South 09 degrees 26 minutes 22 seconds West, along said East line, 132.07 feet;

Thence North 80 degrees 38 minutes 37 seconds West, 66.37 feet to the West line of Mignin Drive;

Thence South 09 degrees 26 minutes 47 seconds West, along said West line, 811.40 feet to the South line of Warrenville Road;

Thence East along said South line, 469 feet to the East line of Rockwell Street extended South;

Thence North, along said East line, 904 feet to the South line of Ray Street;

Thence East, along said South line, 1373.5 feet to the East line of Curtis Avenue;

Thence North, along said East line, 510.4 feet to the Southeast line of Tracy Place extended southwesterly;

Thence northeasterly, along said southeasterly line, 469.5 feet to the South line of Batavia Road;

Thence southeasterly along said South line extended southwesterly, 25.4 feet to the Southeasterly line of Lot 10 in Block 1 in Warrenville Park Subdivision of part of Section 34 and Section 35, Township 39 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded July 12, 1926 as document number 217509;

Thence North as measured perpendicularly along said Southeasterly line and extended North, 353 feet to a line 287 feet northeasterly of and parallel with the North line of Batavia Road;

Thence southeasterly, along said parallel line, 1166.1 feet to the Northwest line of Elmer Frederick's Plat of Survey of part of Lot 24 in aforementioned River and Grove Addition to Warrenville;

Thence South 34 degrees 52 minutes East, along said Northeast line extended southeasterly, 280 feet;

Thence South 09 degrees 21 minutes East, 177.7 feet to a point on the northerly line of Lot 25 in said River and Grove Addition to Warrenville;

Thence southwesterly along said northerly line to the West line of Batavia Road;

Thence southerly along said West line of Batavia Road to the North line of Main Street;

Thence West along said North line to the West line of Batavia Road extended northerly;

Thence South along said West line, 576.32 feet to said Point of Beginning, all in the City of Warrenville, in DuPage County, Illinois.

PINs:

PIN 04-34-205-028; PIN 04-34-205-029; PIN 04-34-205-030; PIN 04-34-205-038;
PIN 04-34-205-039; PIN 04-34-205-040; PIN 04-34-207-002; PIN 04-34-207-009;
PIN 04-34-207-011; PIN 04-34-207-014; PIN 04-34-402-001; PIN 04-35-100-004;
PIN 04-35-100-005; PIN 04-35-100-006; PIN 04-35-100-007; PIN 04-35-100-008;
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PIN 04-35-107-042; PIN 04-35-107-044; PIN 04-35-107-045; PIN 04-35-107-048;
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PIN 04-35-403-024; PIN 04-35-403-025; PIN 04-35-403-026; PIN 04-35-404-001;
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PIN 04-35-414-029; PIN 04-35-416-006; PIN 04-35-417-043; PIN 04-35-417-045;
PIN 04-35-417-001; PIN 04-35-417-008; PIN 04-35-417-012; PIN 04-35-417-046.

Common Description of Proposed TIF District #3:

That portion of the City of Warrenville that is generally bounded by the following streets and landmarks: on the north by Illinois Route 56/Butterfield Road, including parcels along the northern frontage; on the east by the West Branch of the DuPage River, including forest preserve parcels and private property between Batavia Road and 2nd Street; on the south by Warrenville Road and Ray Street, including property at the intersections of Warrenville, Batavia, and River Roads, property north of Warrenville Road between Rockwell Street and Mignin Drive, and property north of Ray Street between Curtis Avenue and Rockwell Street; and on the west by approximately Glen Drive.

EXHIBIT A-2

Street Location Map

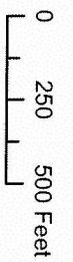
(see attached)

Proposed TIF 3 Boundary City of Warrenville

 TIF 3 Boundary

 Parcels

DRAFT
NOVEMBER 2012



 **SB Friedman**
Development Advisors

