

**FILED**

MAY 17 2019

*Jan Kaagrand*  
DuPage County Clerk

Prepared by:  
( City of Wood Dale )  
404 N. Wood Dale Rd.  
Wood Dale, IL 60191

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF DU PAGE    )

I, Shirley J. Siebert, City Clerk of Wood Dale, Illinois DO HEREBY CERTIFY that as such City Clerk and keeper of the records, that the foregoing is a true and correct copy of Ordinance #O-18-015 AN ORDINANCE

**APPROVING THE TAX INCREMENT FINANCING DISTRICT ELIGIBILITY STUDY,  
REDEVELOPMENT PLAN AND PROJECT FOR THE WOOD DALE ROAD  
REDEVELOPMENT PROJECT AREA**

to The City Of Wood Dale, DuPage County, Illinois, IN WITNESS WHEREOF, I have hereunto Subscribed my name and affixed the seal of the City of Wood Dale, this 24TH day of May, 2018 .

*Shirley J. Siebert*

Shirley J. Siebert, City Clerk  
City of Wood Dale  
DuPage County, Illinois

SEAL



**FILED**

MAY 17 2019

*Jan Kaczmarek*  
DuPage County Clerk

**#O-18-015**

**AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING DISTRICT  
ELIGIBILITY STUDY, REDEVELOPMENT PLAN AND PROJECT FOR THE WOOD DALE  
ROAD REDEVELOPMENT PROJECT AREA**

Passed: May 24, 2018  
Published in Pamphlet Form May 24, 2018

I, Shirley J. Siebert, as the Clerk for the City of Wood Dale, hereby certify that the attached Ordinance is a true and correct copy of **#O-18-015**  
**AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING DISTRICT  
ELIGIBILITY STUDY, REDEVELOPMENT PLAN AND PROJECT FOR THE WOOD DALE  
ROAD REDEVELOPMENT PROJECT AREA**  
passed and approved by the City Council of the City of Wood Dale May 24, 2018  
hereby published in pamphlet May 24, 2018.

*Shirley J. Siebert*

Shirley J. Siebert  
City Clerk

SEAL



**ORDINANCE NO. O-18-015**

**AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING DISTRICT  
ELIGIBILITY STUDY, REDEVELOPMENT PLAN AND PROJECT FOR THE WOOD  
DALE ROAD REDEVELOPMENT PROJECT AREA**

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CITY OF WOOD DALE  
DUPAGE COUNTY, ILLINOIS  
ORDINANCE NO. 0-18-015

**AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING DISTRICT  
ELIGIBILITY STUDY, REDEVELOPMENT PLAN AND PROJECT FOR THE  
WOOD DALE ROAD REDEVELOPMENT PROJECT AREA**

Adopted by the Mayor and City Council  
of the City of Wood Dale  
this 24th day of May, 2018

Attachment: 1 (O-18-015 : Wood Dale Rd TIF #1)

Published in Pamphlet form by authority of the  
Mayor and City Council of the City of Wood Dale,  
DuPage County, Illinois,  
this 24th day of May, 2018

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE APPROVING THE TAX INCREMENT FINANCING DISTRICT ELIGIBILITY STUDY, REDEVELOPMENT PLAN AND PROJECT FOR THE WOOD DALE 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 City of Wood Dale, DuPage County, Illinois (the "City"), 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 City 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 attached hereto and incorporated herein as Exhibit C, which has been prepared by the City's consultants, S. B. Friedman & Company, constitutes a "redevelopment plan" and describes a "redevelopment project," as those terms are defined in the Act, and is entitled the "Tax Increment Financing District Eligibility Study and Redevelopment Plan and Project for the Wood Dale Road Redevelopment Project Area" (the "Plan and Project"); 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 City 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 City 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; and (ix) a commitment by the City to fair employment practices and an affirmative action plan with respect to any redevelopment program to be undertaken by the City; and

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WHEREAS, on March 1, 2018, the City made the Plan and Project available for public review and inspection during regular business hours at the offices of the City Clerk; and

WHEREAS, implementation of the Redevelopment Plan shall not result in the displacement of residents from 10 or more inhabited residential units and the Redevelopment Project Area does not include 75 or more inhabited residential units; and

WHEREAS, on March 15, 2018, the Mayor and City Council of the City (collectively, the "Corporate Authorities") adopted Ordinance No. 18-009 entitled "An Ordinance Proposing a Redevelopment Plan and Project for, and the Designation of, the Wood Dale Road Tax Increment Financing Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith" ("Ordinance No. 18-009") and set the date for the public hearing as May 3, 2018, pursuant to the Section 11-74.4-5 of the Act; and

WHEREAS, on March 19, 2018, the City 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 City determined are located outside the proposed Area and within 750 feet of the boundaries of the proposed Area; and

WHEREAS, in accordance with the Act, Ordinance No. 18-009 and all other applicable laws, the City convened a "joint review board," as that term is defined in the Act (the "JRB"); and

WHEREAS, in compliance with the Act, Ordinance No. 18-009 and all other applicable laws, written notice of the convening of the JRB was sent by certified mail on March 19, 2018, 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, pursuant to the Act, the JRB conducted a meeting on April 2, 2018 (the "JRB Meeting"), 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 City 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. 18-009 and all other applicable laws, written notice of the public hearing (the "Hearing") was published in the Daily Herald on April 3, 2018, and on April 19, 2018, said newspaper being of general circulation within the taxing districts having property within the Area; and

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WHEREAS, in compliance with Section 11-74.4-6 of the Act, Ordinance No. 18-009 and all other applicable laws, written notice of the Hearing was sent by certified mail on April 19, 2018, 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. 18-009 and all other applicable laws, written notice of the Hearing was sent by certified mail on April 19, 2018, 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. 18-009 and all other applicable laws, written notice of the Hearing was sent on April 19, 2018, addressed to all persons whom, after a good faith effort, the City determined to be residing in the Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities caused the Hearing to be held relative to the Plan and Project and the designation of the Area as a "redevelopment project area" under the Act on May 3, 2018, in the City Council Chambers of the City 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 blighting factors in the Area, and the Corporate Authorities have reviewed testimony concerning the need to reduce or eliminate the blighting conditions as presented at the Hearing and have reviewed other studies and is generally informed of the conditions in the proposed Area which qualify the Area as a combination "blighted area" for vacant parcels and "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 City;

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF WOOD DALE, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1. Recitals.

Attachment: 1 (O-18-015 : Wood Dale Rd TIF #1)

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 City Council of the City of Wood Dale hereby makes the following findings:

- a. The area constituting the proposed Area in the City of Wood Dale, DuPage County, Illinois is described as follows: See 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 combination “blighted area” for vacant parcels and “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 City 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 City 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 Wood Dale Road Redevelopment Project Area, which was the subject matter of the

Attachment: 1 (O-18-015 : Wood Dale Rd TIF #1)



Hearing held May 3, 2018, is hereby adopted and approved. 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 City 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.

Attachment: 1 (O-18-015 : Wood Dale Rd TIF #1)

ADOPTED this 24th day of May, 2018, pursuant to a roll call vote as follows:

AYES: ALDERMEN CATHLANO, JAKAB, SUSMARSKI, R. WESLEY AND WOODS, E. WESLEY

NAYS: NONE

ABSENT: ALDERMAN SORRENTINO

ABSTENTION: \_\_\_\_\_

APPROVED by me the 24th day of May, 2018.

Annunziato Pulice  
Annunziato Pulice, Mayor of the  
City of Wood Dale, DuPage County, Illinois

ATTESTED and filed in my office,  
this 24th day of May, 2018.

Shirley J. Siebert  
Shirley J. Siebert, Clerk of the City  
of Wood Dale, DuPage County, Illinois

Attachment: 1 (O-18-015 : Wood Dale Rd TIF #1)

Exhibit A**Wood Dale Road TIF District - Legal Description**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9, THE SOUTHWEST QUARTER OF SECTION 10, THE NORTHWEST QUARTER OF SECTION 15 AND THE NORTHEAST QUARTER OF SECTION 16 IN TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD (F.K.A. THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD) AND THE WEST RIGHT-OF-WAY LINE OF GROVE AVENUE; THENCE NORTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 37 IN WOOD DALE ACRES SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 9 ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 17, 1915 AS DOCUMENT NO. 123296; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND NORTH LINE TO A POINT ON THE MOST WESTERLY LINE OF LOT 1 IN WOOD DALE PARK DISTRICT RESUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 9 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1992 AS DOCUMENT NO. R92-113299; THENCE NORTHERLY ALONG SAID WESTERLY LINE TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT ON THE WEST LINE OF THE CITY OF WOOD DALE RESUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 9 ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1992 AS DOCUMENT NO. R92-113297, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2 IN ARNDT'S SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 9 ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1969 AS DOCUMENT NO. R69-43101; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WOOD DALE ROAD; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STONEHAM STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF THE NORTH-SOUTH 20 FOOT PUBLIC ALLEY IN ULRICH'S RESUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 10 ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1963 AS DOCUMENT NO. R63-010467 AND IN BLOCK 8 IN H.O. STONE AND COMPANY'S IRVING PARK ADDITION SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 10 ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 1925 AS DOCUMENT NO. 204618; THENCE SOUTHERLY ALONG SAID NORTHERLY EXTENSION AND EAST LINE TO THE NORTHWEST CORNER OF LOT 1 IN PERKINSON SUBDIVISION, BEING A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 10 ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1981 AS DOCUMENT NO. R81-068807;

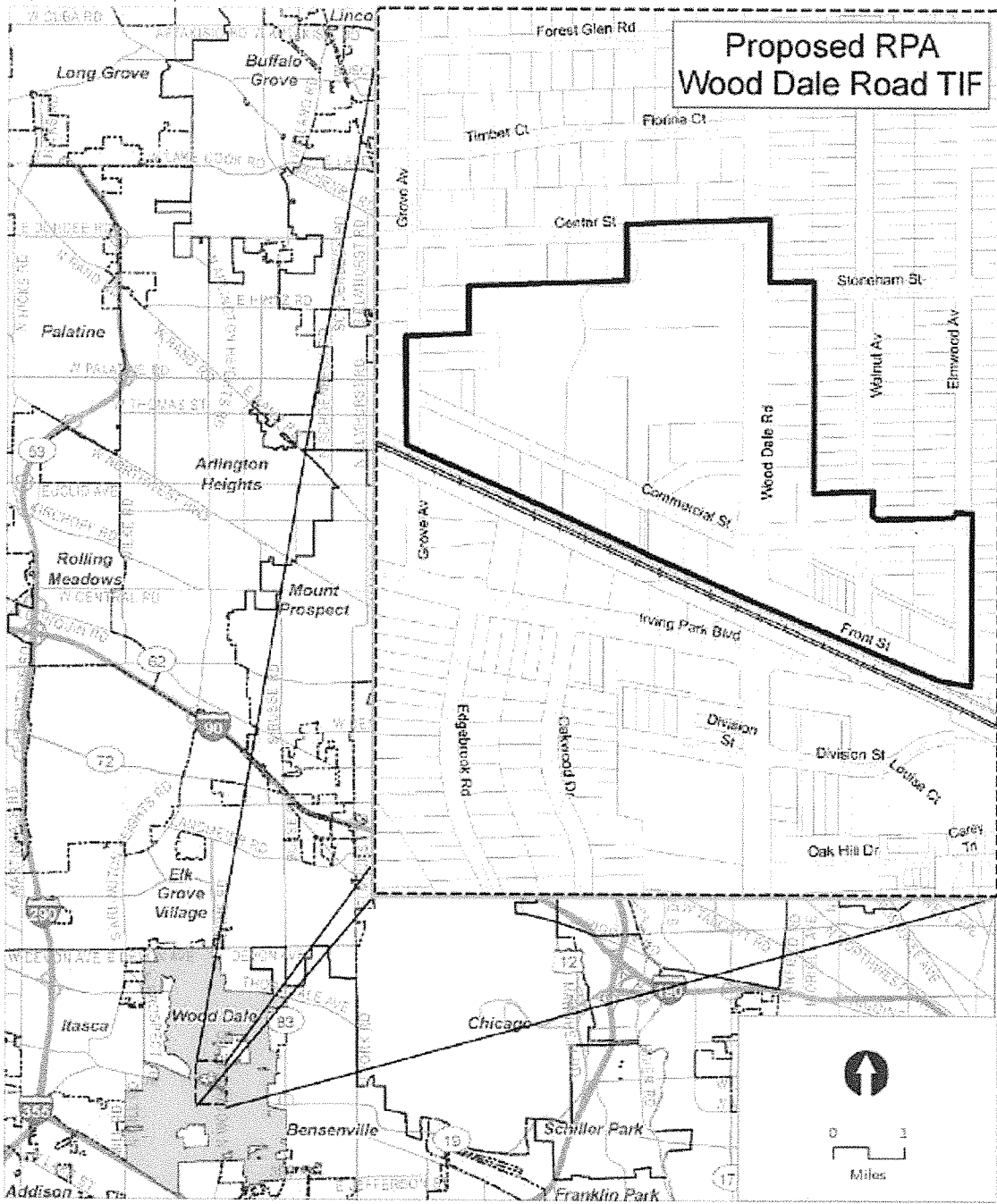
THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WALNUT AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COMMERCIAL STREET; THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ELMWOOD AVENUE; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IRVING PARK ROAD (A.K.A. ILLINOIS ROUTE 19); THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE CANADIAN PACIFIC RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

Attachment: 1 (O-18-015 : Wood Dale Rd TIF #1)

Exhibit B

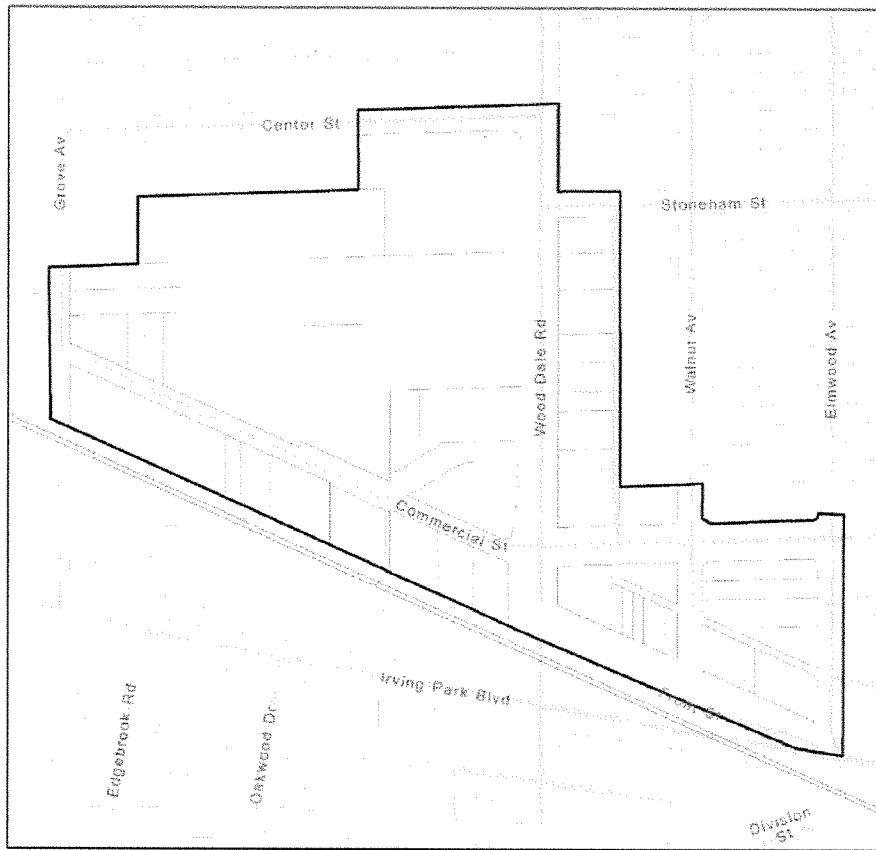
Boundary Map of the Area

Attachment: 1 (O-18-015 : Wood Dale Rd TIF #1)

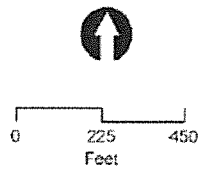


Source: City of Wood Dale, DuPage County, Esri, SB Friedman

Attachment: 1 (O-18-015 : Wood Dale Rd TIF #1)



**Legend**  
□ RPA Study Area



Source: City of Wood Dale, DuPage County, Esri, SB Friedman

Exhibit C

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

Attachment: 1 (O-18-015 : Wood Dale Rd TIF #1)