

Resolution No. 10-13

**A RESOLUTION OF THE VILLAGE OF EAST DUNDEE,  
COOK AND KANE COUNTIES, ILLINOIS, TO INDUCE THE REDEVELOPMENT OF  
CERTAIN PROPERTY WITHIN A TAX INCREMENT FINANCING REDEVELOPMENT  
PROJECT AREA AND A COMMERCIAL BUSINESS DISTRICT**

**WHEREAS**, the Village of East Dundee is a home rule municipality pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970; and,

**WHEREAS**, the President and Board of Trustees (the "*Corporate Authorities*") of the Village of East Dundee, Cook and Kane Counties, Illinois (the "*Village*"), on September 16, 2006, pursuant to Ordinance Nos. 06-40, 06-41 and 06-42, approved a Redevelopment Project Plan and Eligibility Report for an area designated as the Route 25 and Route 72 Tax Increment Redevelopment Project Area (the "*Project Area*"), and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area, pursuant to the *Tax Increment Allocation Redevelopment Act*, 65 ILCS 5/11-74.4-1 *et seq.*, (the "*TIF Act*"); and,

**WHEREAS**, the President and Board of Trustees (the "*Corporate Authorities*") of the Village of East Dundee, Cook and Kane Counties, Illinois (the "*Village*"), on June 16, 2008, pursuant to Ordinance No. 08-34, 08-35 and 08-36, approved a Redevelopment Project Plan and Eligibility Report for an area designated as the Downtown Tax Increment Redevelopment Project Area (the "*Project Area*"), and adopted tax increment financing for the payment and financing of redevelopment project costs incurred within the Project Area, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, (the "*TIF Act*"); and,

**WHEREAS**, pursuant to the Business District Development and Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.3-1 *et seq.*, as from time to time amended (the "*BDD Act*") the Corporate Authorities are empowered to undertake the development and redevelopment of

business districts within its municipal limits which are in need of revitalization if such business districts are deemed to be “blighted,” as defined in the BDD Act; and,

**WHEREAS**, pursuant to the BDD Act, on September 28, 2009, the Corporate Authorities, after public hearings, passed Ordinance No. 09-30 designating the Route 25 and Route 72 Business District (the “*BD District*”) which was amended by Ordinance No. 11-19 on April 11, 2011, to include that certain commercial district as described therein and imposed a retailers occupation tax and service occupation tax in the amount of one-half of one percent (1/2%) on all commercial operations within the boundaries of this commercial district to pay costs incurred in connection with the planning, execution and implementation of the Route 25 and Route 72 Development Plan as amended on April 11, 2011 (the “*BD Plan*”); and,

**WHEREAS**, the Village has been informed by Tom Roeser of East Dundee, Illinois (the “*Developer*”), that he intends to acquire and develop certain property commonly known as 611 East Main Street into a commercial center (the “*Project*”) which property is located within the Project Area and the BD District, as amended (“*Subject Property*”), being the former site of the Summit School; and,

**WHEREAS**, the Developer has also informed the Village that the ability to undertake the Project on the Subject Property may require financial assistance from the Village for certain improvements that would be incurred in connection with the acquisition and development, which costs would constitute “*Redevelopment Project Costs*” as such term is defined in the TIF Act and which costs would be in furtherance of the implementation of the BD Plan, as amended, for the BDD District, as amended; and,

**WHEREAS**, the Developer would like to incur certain costs in connection with the acquisition and development prior to the approval of ordinance authorizing the execution of a

redevelopment agreement pertaining to the Subject Property with the Village; wherein reimbursement for such costs may be considered between the parties subject to certain terms and conditions; and,

**WHEREAS**, the Developer desires such costs related to the Project are able to qualify for consideration as redevelopment project costs that can be reimbursed to the extent such costs constitute "*Redevelopment Project Costs*" as such term is defined in the TIF Act or such costs are in furtherance of the BD Plan, as amended; and,

**WHEREAS**, this Resolution is intended to allow the Developer to incur certain costs relating to the redevelopment of the Subject Property that may be considered "*Redevelopment Project Costs*" as such term is defined in the TIF Act or costs in furtherance of the implementation of the BD Plan, as amended, prior to approval of any ordinance authorizing the execution of a redevelopment agreement pertaining to the Subject Property with the Village, subject to the conditions set forth in Section 3 of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of East Dundee, Cook and Kane Counties, Illinois, as follows:

*Section 1.* That the above recitals are incorporated herein and made a part hereof.

*Section 2.* That the Village Board may consider expenditures in connection with the acquisition and development of the Subject Property or costs in further of the implementation of the BD Plan, as amended, incurred prior to the approval and execution of a redevelopment agreement with the Developer to be expenditures that are eligible for reimbursement through the TIF Act or the BDD Act, provided that such costs constitute "redevelopment project costs" as defined by the TIF Act or the BDD Act; and, that the development of the Project is consistent

with the redevelopment project and plan for the overall Project Area and BD District, as amended.

*Section 3.* That all undertakings of the Village set forth in this Resolution are specifically contingent upon the Village approving the execution of a redevelopment agreement with the Developer, which provides for the development of the Project in accordance with all applicable Village ordinances.

*Section 4.* That any financial assistance rendered to the Developer by the Village shall be contingent upon the authority, restrictions, terms and conditions imposed by the TIF Act and the BDD Act.

*Section 5.* That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

*Passed* by the President and the Village Board of Trustees of the Village of East Dundee, Illinois, this 18 day of February, 2013.

AYES: Trustees Lynam, Skellicorn, Miller, VenOstenbridge and President Bartels

NAYS: Ø

ABSENT: Trustees Ruffilo and Gorman

**APPROVED:**

Jerald Bartels  
Jerald Bartels, Village President

*Attest:*

Heather Maieritsch  
Heather Maieritsch, Village Clerk