

**Ordinance No. 2018-09**

**AN ORDINANCE OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS,  
ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE  
MAIN STREET / ILLINOIS ROUTE 31 REDEVELOPMENT PROJECT AREA**

**WHEREAS**, it is desirable and in the best interests of the citizens of the Village of West Dundee, Kane County, Illinois (the "*Village*"), for the Village to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the "*TIF Act*"); and

**WHEREAS**, pursuant to the TIF Act, the President and Board of Trustees of the Village (collectively, the "*Corporate Authorities*") have heretofore approved the Village of West Dundee Main Street/Illinois Route 31 Redevelopment Plan and Project (the "*Plan*") for the Main Street/Illinois Route 31 Redevelopment Project Area (the "*Project Area*") as required by the TIF Act by passage of an ordinance and have heretofore designated the Project Area as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

**NOW THEREFORE, BE IT ORDAINED** by the President and the Board of Trustees of the Village of West Dundee, Kane County, Illinois, as follows:

**Section 1. Tax Increment Adoption.** The TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Project Area, as legally described in *Exhibit A*, attached hereto and incorporated herein. The map of the Project Area showing the street location is depicted in *Exhibit B*, attached hereto and incorporated herein as if set out in full by this reference.

**Section 2. Allocation of Ad Valorem Taxes.** Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act

each year after the effective date of this Ordinance until the Plan 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 current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Project 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 allocation 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 Project Area over and above the initial equalized assessed value of each property in the Project Area, shall be allocated to and when collected shall be paid to the municipal treasurer or to his designee, pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the "Main Street/Illinois Route 31 Redevelopment Project Area Special Tax Allocation Fund" of the Village, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

**Section 3. Invalidity of Any Section.** If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision shall not affect any of the remaining provisions of this Ordinance.

**Section 4. Superseder and Effective Date.** All ordinances, resolutions, motions, or orders in conflict with this Ordinance are repealed to the extent of such conflict, and this

Ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

*Passed* this 7th day of May, 2018.

AYES: Trustees Kembitzky, Price, Yuscka, Anderley and Wilbrandt

NAYS: None

ABSENT: Trustee Hanley

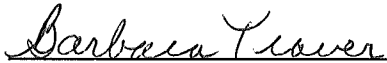
Approved this 7th day of May, 2018.



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Christopher Nelson, Village President

Attest:



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Barbara Traver, Village Clerk

**Exhibit A**

**Legal Description Main Street/Illinois Route 31 Redevelopment Project Area**

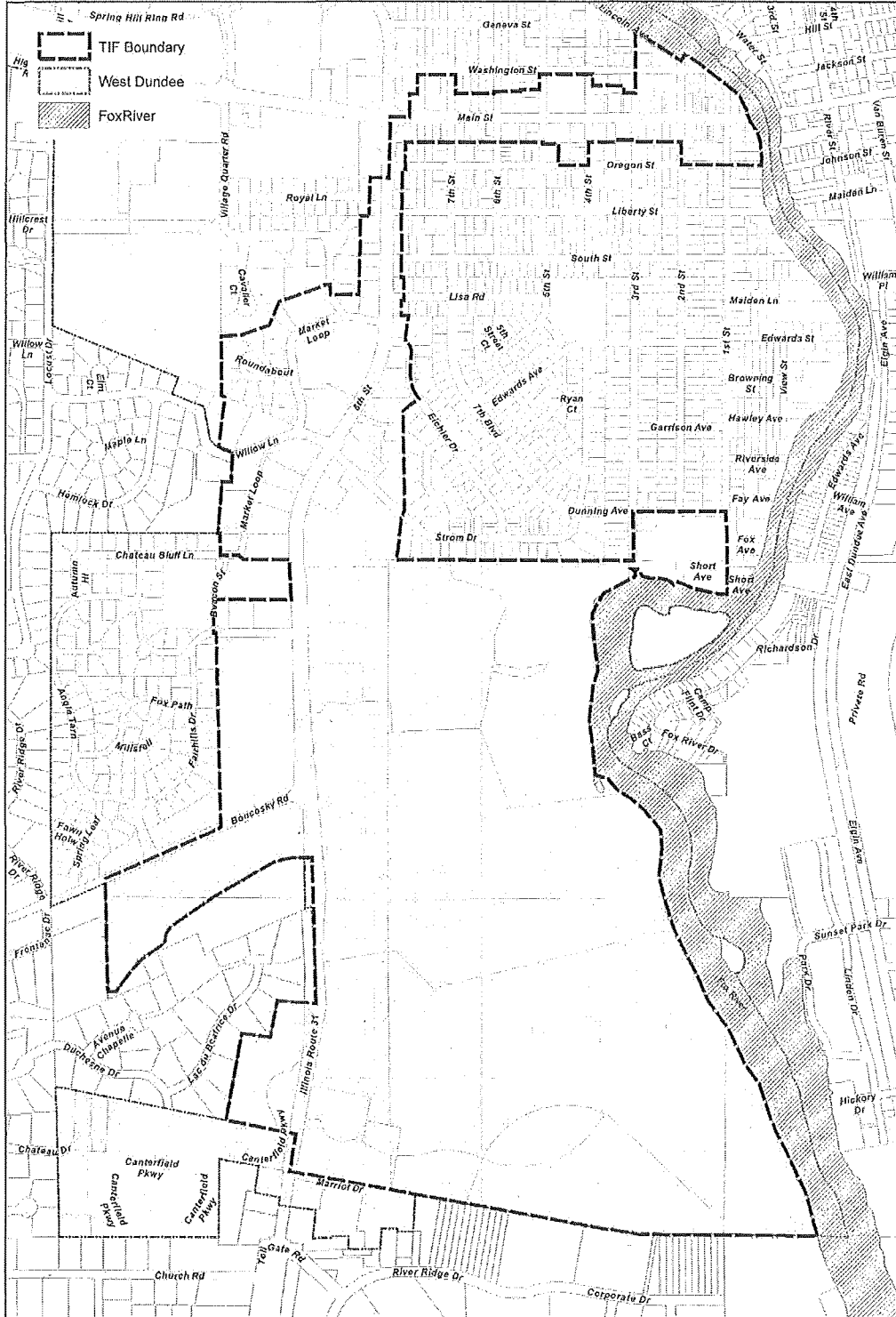
That part of Sections 22, 23, 27 and 34 in Township 42 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of Block 1 of the Original Town of West Dundee; thence Northwesterly along the East line thereof, also being the Westerly Bank of the Fox River, to the Northerly extension of the East line of Third Street; thence Southerly along said Easterly line to the Easterly extension of the North line of Lot 9 in Block 12 of said Original Town; thence West along said extended line and the North line of Lot 9 to the Northwest corner thereof; thence North along the West line of Lot 8 in said Block 12, 55.0 feet; thence West and parallel with the North line of said Block 12, 120.0 feet to the West line of Lot 4 in said Block 12; thence North along said West line to a line 90.0 feet South of and parallel with the North line of said Block 12; thence West along said parallel line and said line extended West to the East line of the Public Square in said Original Town; thence North along the East line thereof to the Northeast corner thereof; thence West along said North line to the Northwest corner thereof; thence South along the West line of said Public Square to the Easterly extension of the South line of Lot 4 in Block 11 of the Original Town; thence West along said line and the South line of said Lot 4 and said line extended West, 150.0 feet; thence South 15.0 feet; thence West along a line 135.0 feet South of and parallel with the North line of said Block 11, 150.0 feet to the West line of said Block; thence Westerly to the Southeast corner of lot 10 in Block 10 of the Original Town; thence West along the South line of Lots 10, 9, 8, 7 and 6 in said Block 10 and said line extended Westerly to the Southeast corner of Lot 10 in Block 9 of said Original Town; thence North along the East line of said Lot 10 to the Northeast corner thereof; thence West along the North line of said Block 9 to the Northwest corner of Lot 7 in said Block 9; thence South along the West line thereof to the Southwest corner thereof; thence West along the North line of Lot 5 in said Block to the Northwest corner thereof; thence South along the West line of said Lot 5 and said line extended Southerly to the South line of Main Street; thence West along said North line to the Easterly right of way line of State Route 31; thence Southerly along said East line to the Easterly extension of the North line of Lot 1 of Royal Acres Subdivision; thence West along said line and also the North line of said Lot 1 to the Northwest corner thereof; thence South along the West line of Lots 1 and 28 in said Royal Acres to the South line thereof; thence West to the East line of Old World Subdivision; thence South along said East line to the North line of Lot 10 in said Subdivision; thence West along said North line of Lot 10 to the Southwest corner thereof; thence Northwesterly to the Northeast corner of Village Quarter Commercial Condominiums; thence Southwesterly along the Northerly line thereof and the Northerly line of Stone Ridge Office Condominiums to the most Northerly corner of lot 3 of Old World Subdivision; (the next 4 courses being along the Northerly and Westerly lines of Old World Subdivision); thence Southwesterly to an angle being in the Northwesterly line of Lot 4; thence Southwesterly to an angle point in the Northerly line of Lot 6; thence West along said Northerly line to the West line of said subdivision; thence South along the West line of said Old World Subdivision to the Northerly line of Sleepy Hollow Manor Unit No. 8 extended Easterly; thence Southeasterly along said Northerly line to the Northwest corner of a parcel, P.I.N. No. 03-27-176-006; thence Southerly along the West line thereof to the Southwest corner thereof; thence Easterly along the Northerly line of Willow Lane to the Northerly extension of the West line of Chateau West Subdivision; thence South along said extended line and the West line of Lot 1 in said Subdivision to a jog in said West line; thence West along said jog 70.01 feet

to the West line of said Lot 1; thence South along said West line and the West line of Lot 2 to the North line of Chateau Bluff Unit 1; thence East along said North line to the Northwest corner of Lot 15 of said subdivision; thence South along said West line and said West line extended to the South line of Market Loop; thence East along said South line and said South line extended East to the West line of State Route 31; thence South along said West line to the Northeast corner of Lot 2 in Steeple Point at Canterfield Subdivision; thence West along the North line of Lots 2, 3 and 4 to the Northwest corner of Lot 4; thence South along the West line thereof to the North line of Angle Tarn; thence South along the East line of the Fairhills at Canterfield Phase 1 to the centerline of Boncosky Road, thence South 67 degrees 45 minutes 30 seconds West along said centerline 962.95 feet, thence continuing Southwesterly along said centerline, being on a curve to the right having a radius of 10,805.86 feet an arc distance of 35.32 feet; thence South 00 degrees 14 minutes West 874.28 feet; thence South 85 degrees 58 minutes 11 seconds East 3.44 feet; thence South 81 degrees 43 minutes 59 seconds East 60.84 feet; thence North 41 degrees 04 minutes 39 seconds East 157.08 feet; thence North 39 degrees 53 minutes 38 seconds East 95.96 feet; thence North 18 degrees 02 minutes 04 seconds East 42.62 feet; thence North 58 degrees 47 minutes 30 seconds East 260.28 feet ; thence North 03 degrees 10 minutes 00 seconds East 71.0 feet ; thence North 34 degrees 52 minutes 04 seconds East 73.84 feet ; thence North 56 degrees 02 minutes 56 seconds East 257.07 feet; thence North 54 degrees 15 minutes 31 seconds East 149.68 feet; thence North 58 degrees 32 minutes 12 seconds East 151.48; thence North 62 degrees 49 minutes 15 seconds East 393.64 feet; thence North 79 degrees 31 minutes 14 seconds East 72.54 feet; thence North 85 degrees 31 minutes 08 seconds East 87.92 feet; thence North 89 degrees 52 minutes 21 seconds East 70.97 feet to the present Westerly right of way line of State Route 31; thence Southerly along the Westerly right of way of State Route 31 to the Easterly extension of the North line of Lot 1 in Tradition at Canterfield; thence Westerly along said North line to a jog in said lot; thence Southerly along a Westerly line of said Lot to a jog in said lot; thence West along a North line of said Lot to a jog in said Lot; thence Southerly along the West line of said lot to the Southwest corner thereof; thence East along the South line of said Lot and said line extended Easterly to the East line of State Route 31; thence Southerly along said East line to the Northerly line of Dun-El Airport Road and Route 31 Subdivision; thence Southeasterly along the Southerly line thereof to a jog in said Southerly line; thence East along the South line of said subdivision to the Westerly Bank of the Fox River; thence Northwesterly, Northerly, Northeasterly and Easterly along said River to Southerly extension of the West line of First Street in West Dundee; thence North along said extended line and also the West line of First Street to the South line of Dunning Avenue; thence West along said South line to the East line of Third Street; thence South along said East line to the South line of the Northeast Quarter of Section 27 aforesaid; thence West along said South line to the Southwest corner of Lot 62 in Dundee Highlands Subdivision Unit No. 8; thence Northeasterly along the West line thereof to the Northwest corner thereof; thence Northeasterly to the Southwest corner of Lot G of Dundee Highlands Unit No. 7 Resubdivision of Lots 12 through 26; thence North along the West line of said subdivision to the Northwest corner of Lot A in said subdivision; thence Northeasterly along the Northwesterly line thereof to the Westerly line of Eichler Drive; thence Northwesterly and Northerly and Westerly along said Westerly line to the Southerly extension of the East line of Lot 1 in Dundee Highlands Subdivision Unit No. 7; thence Northerly along said extended line and also the East line of said Lot to the Northeast corner thereof; thence West along the North line of said Lot to the Southeast corner of Lot 4 in Dundee Highlands Subdivision 6<sup>th</sup> Addition; thence North along the East line of said Lot to the Northeast corner thereof; thence Northerly to

the Southeast corner of Lot 3 in said subdivision; thence North along the East line of said Lot to the Northeast corner thereof; thence West along the North line of said Lot to the Southeast corner of Lot 25 in Route 31-South Street, Hillside First Addition; thence North along the East line of said Lot to the Northeast corner thereof; thence North along the last described line extended Northerly to the North line of Oregon Street; thence East along said North line to the Southeast corner of Lot 6 in Block 8 of the Original Town aforesaid; thence North along the West line of Lot 6 to the Northwest corner thereof; thence East along the North line of Lots 6 through 10 in said Block 8 and said line extended Easterly to the Southwest corner of Lot 5 in Block 7 of the Original Town; thence East along the South line of Lots 5 through 1 in said Block 7 and said Lot extended Easterly to Southwest corner of Lot 5 in Block 6 of said Original Town; thence East along the South line of Lots 5 through 1 in said Block 6 and said line extended Easterly to the West line of Block 5 in Original Town; thence South along the East line of 5<sup>th</sup> Street, 15.0 feet; thence East parallel with the South line of said Block 5 a distance of 90.0 feet; thence South and parallel with the East line of 5<sup>th</sup> Street, 135.0 feet to the North line of Oregon Street; thence East to the West line of 4<sup>th</sup> Street; thence North along said West line to the Southeast corner of said Block 5; thence East to the Southwest corner of Lot 5 in Block 4 in the Original Town; thence East along the South line of Lots 5 through 3 of said Block 4 to the Southeast corner of Lot 3; thence North along the East line thereof to the Southwest corner of Lot 2 of Erwin Schmidt Subdivision; thence East along the south line thereof and said line extended East to the West line of Block 3 in the Original Town; thence East along the South line of Block 3 to the Southeast corner thereof; thence East along the South line of said Block and said line extended Easterly, to the West line of Block 2 of the Original Town; thence South along the East line of Second Street to the North line of Oregon Street; thence East along said North line to the West line of First Street; thence North along said West line to the North line of Main Street; thence East along said North line to the Point of Beginning, and also all that part of the streets and highways lying contiguous to the above described property, in the Village of West Dundee, Kane County, Illinois.

**Exhibit B**

**Main Street/Illinois Route 31 Redevelopment Project Area Boundary Map**



**Village of West Dundee - Proposed TIF**  
**TIF Boundary Map**

Scale: 0 20 40 Feet

Date: 02-02-2017

***Exhibit C***

**Village of West Dundee Main Street/Illinois Route 31 TIF Redevelopment Plan and Project**

**Please reference Ordinance 2018-07 for The Redevelopment Plan**



