

Ordinance No. 2023-03

**AN ORDINANCE OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS,
DESIGNATING THE PROPOSED SPRING HILL MALL AREA TIF #5 TAX INCREMENT
FINANCING REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT
ALLOCATION REDEVELOPMENT ACT**

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 implement 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*”), for a Redevelopment Plan and Program as set forth in the Spring Hill Mall Area TIF #5 Tax Increment Financing Redevelopment Plan and Program (the “*Plan*”) within the municipal boundaries of the Village and within a proposed redevelopment project area (the “*Area*”), described in *Section 1* of this Ordinance; and

WHEREAS, the President and Board of Trustees of the Village (collectively, the “*Corporate Authorities*”) have heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Area designation hereinafter made, of a public hearing held on the 9th day of January 2023, at 7:30 p.m., at the West Dundee Village Hall, 102 S. Second Street, West Dundee, Illinois, and it is now necessary and desirable to designate the Area as a “redevelopment project area” pursuant to 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. Area Designated. The Area, as described in *Exhibit A*, attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The map of the 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. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified. It is hereby expressly found and determined that the year the County Clerk of the County of Kane, Illinois (the “*County Clerk*”), shall use for determining the total initial equalized assessed valuation of the Area is 2021. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area, described in *Exhibit C*, attached hereto and incorporated herein, is a true, correct, and complete list of said numbers for said parcels of property.

Section 3. Transmittal to County Clerk. The Village Clerk is hereby expressly directed to transmit to the County Clerk a certified copy of this Ordinance, which includes a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Area, and a list of the parcel tax identification numbers for each parcel property included in the Area.

Section 4. 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 5. 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.

Section 6. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed this 6th day of February, 2023.

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

NAYS: None

ABSENT: Trustee Alopogianis

Approved this 6th day of February, 2023.



Christopher Nelson, Village President

Attest:



Mary Jo Pape, Village Clerk

Published in pamphlet form:

_____, 2023

Exhibit A

Legal Description of the Spring Hill Mall Area TIF #5 Tax Increment Financing Redevelopment Project Area

LEGAL DESCRIPTION (Spring Hill Mall Area TIF 5 – West Dundee):

THAT PART OF THE EAST HALF OF SECTION 21, THE WEST HALF OF SECTION 22 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27 IN TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN SPRING HILL PLAZA SUBDIVISION, AS RECORDED DECEMBER 7, 1993 AS DOCUMENT NO. 93K98062, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF LOCUST DRIVE;

THENCE NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF LOCUST DRIVE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 72 (AKA WEST MAIN STREET);

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF WEST MAIN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF SPRING HILL WEST SUBDIVISION, AS RECORDED DECEMBER 10, 1986 AS DOCUMENT NO. 1811460;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE WEST LINE OF SPRING HILL WEST SUBDIVISION TO THE NORTHEAST CORNER OF TARTANS GLEN SUBDIVISION, AS RECORDED FEBRUARY 4, 1988 AS DOCUMENT NUMBER 1892122;

THENCE WEST ALONG THE NORTH LINE OF SAID TARTANS GLEN SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 2 IN HILL SUBDIVISION UNIT NO. 2, AS RECORDED JUNE 16, 1989 AS DOCUMENT NUMBER 1979385;

THENCE NORTHERLY AND NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 2 IN HILL SUBDIVISION UNIT NO. 2 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 3 IN SAID HILL SUBDIVISION UNIT NO. 2;

THENCE NORTHWESTERLY AND WESTERLY ALONG THE EASTERLY AND NORTHERLY LINES OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TARTAN DRIVE;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TARTAN DRIVE TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HUNTLEY ROAD;

THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF HUNTLEY ROAD TO A POINT ON SAID WEST LINE OF SPRING HILL WEST SUBDIVISION;

THENCE NORTH ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE OF SPRING HILL WEST SUBDIVISION TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID HUNTLEY ROAD;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF HUNTLEY ROAD TO A POINT ON THE EAST LINE OF ALEXIS COURT SUBDIVISION, AS RECORDED JUNE 10, 2002 AS DOCUMENT NUMBER 2002K072484;

THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF ALEXIS COURT SUBDIVISION TO A POINT ON THE CENTERLINE OF SAID HUNTLEY ROAD;

THENCE EAST ALONG SAID CENTERLINE OF HUNTLEY ROAD TO A POINT ON THE WEST LINE OF SPRING HILL NORTH UNIT 1 SUBDIVISION, AS RECORDED SEPTEMBER 3, 1980 AS DOCUMENT NUMBER 1552839;

THENCE SOUTH ALONG SAID WEST LINE OF SPRING HILL NORTH UNIT 1 SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF THE NORTH 25 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 21, SAID SOUTH LINE BEING DESCRIBED IN A PLAT OF ANNEXATION, AS RECORDED SEPTEMBER 7, 1978 AS DOCUMENT NUMBER 1473937, SAID LINE ALSO BEING REFERENCED AS THE CARPENTERSVILLE MUNICIPAL BOUNDARY LINE;

THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTH 25 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 21 AND THE SOUTH LINE OF THE NORTH 25 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 22 TO A POINT ON A LINE WHICH LIES 250.00 FEET SOUTHWESTERLY AND PARALLEL TO THE CENTERLINE OF STATE ROUTE 31 (AKA WESTERN AVENUE);

THENCE NORTHWESTERLY ALONG SAID LINE WHICH LIES 250.00 FEET SOUTHWESTERLY AND PARALLEL TO THE CENTERLINE OF STATE ROUTE 31 TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 22;

THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 31;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROUTE 31 TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 4 IN SPRING HILL SOUTHEAST SUBDIVISION; AS RECORDED OCTOBER 22, 1981 AS DOCUMENT NUMBER 1591179;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTELY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 4 IN SPRING HILL SOUTHEAST SUBDIVISION TO THE NORTHWESTERLY CORNER THEREOF;

THENCE SOUTHWESTERLY ALONG THE WEST LINE OF SAID LOT 4 TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4 TO THE MOST SOUTHERLY CORNER OF SAID LOT 4, SAID MOST SOUTHERLY CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 3 IN SPRING HILL FASHION CORNER SUBDIVISION, AS RECORDED NOVEMBER 21, 1984 AS DOCUMENT NUMBER 1702859;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 3 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 2 IN SAID SPRING HILL FASHION CORNER SUBDIVISION;

THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTH LINE OF LOT 1 IN KENTUCKY FRIED CHICKEN SUBDIVISION, AS RECORDED AUGUST 20, 2001 AS DOCUMENT NUMBER 2001K086188;

THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT 1 IN KENTUCKY FRIED CHICKEN SUBDIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 IN KENTUCKY FRIED CHICKEN SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID STATE ROUTE 72 (AKA WEST MAIN STREET);

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 72 (AKA WEST MAIN STREET) TO A POINT 250 FEET SOUTHEASTERLY FROM THE WEST LINE OF ROYAL ACRES SUBDIVISION, AS RECORDED NOVEMBER 1, 1960 AS DOCUMENT NUMBER 933030; EXTENDED NORTHERLY, AS MEASURED ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 72 (AKA WEST MAIN STREET);

THENCE SOUTHERLY ALONG A LINE THAT IS PARALLEL WITH SAID WEST LINE OF ROYAL ACRES SUBDIVISION, 176.03 FEET;

THENCE NORTHWESTERLY ALONG A LINE THAT IS PARALLEL WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROUTE 72 (AKA WEST MAIN STREET) 250 FEET TO A POINT ON SAID NORTHERLY EXTENSION OF THE WEST LINE OF ROYAL ACRES SUBDIVISION, SAID WEST LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF VILLAGE QUARTER ROAD;

THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE OF VILLAGE QUARTER ROAD TO A POINT ON THE NORTH LINE OF OLD WORLD SUBDIVISION, AS RECORDED FEBRUARY 14, 1966 AS DOCUMENT NUMBER 1063720;

THENCE WEST ALONG SAID NORTH LINE OF OLD WORLD SUBDIVISION TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 22;

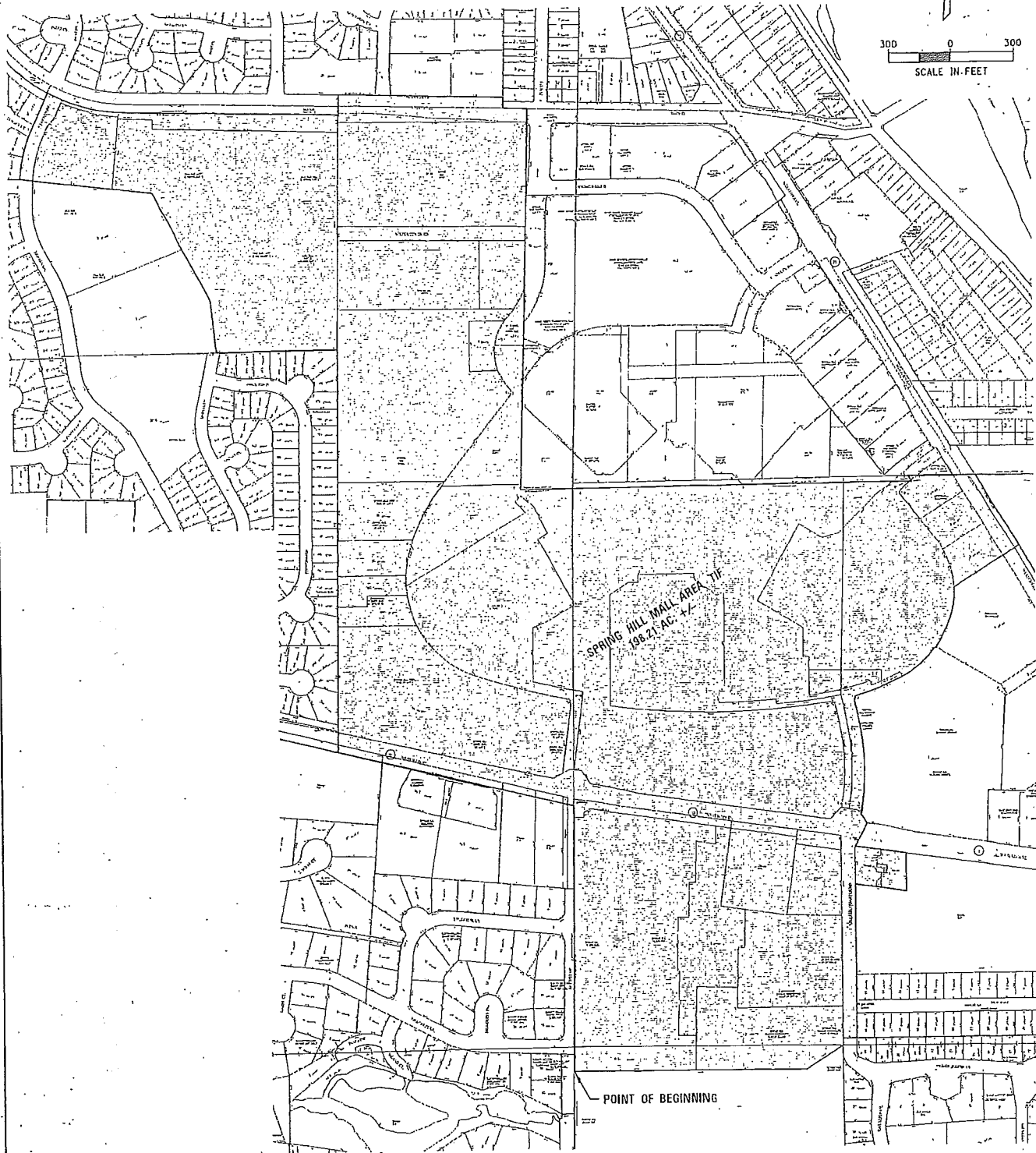
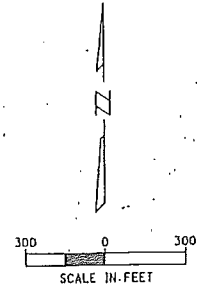
THENCE SOUTH ALONG SAID WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 22 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN AFORESAID SPRING HILL PLAZA SUBDIVISION;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE NORTH LINE OF SAID LOT 3 IN SPRING HILL PLAZA SUBDIVISION TO THE POINT OF BEGINNING.

Exhibit B

Map of the Spring Hill Mall Area TIF #5 Tax Increment Financing Redevelopment Project Area

SPRING HILL MALL AREA TIF 5



REVISED: 10-13-2022



CHRISTOPHER B. BURKE
ENGINEERING, LTD.
9575 West Higgins Road, Suite 600
Rosemont, Illinois 60018
(847) 823-0500

SPRING HILL MALL AREA TIF 5
IN
VILLAGE OF WEST DUNDEE, ILLINOIS
PREPARED FOR
VILLAGE OF WEST DUNDEE

CALC.	JRM	PROJECT NO.
DWN.	AJK	210616
CHKD.	KJR	SHEET 1 OF 1
SCALE:	1"=300'	DRAWING NO.
DATE:	12-08-2021	TIF210616A

Exhibit C

Parcel Tax Identification Numbers

03-21-251-015	03-22-326-034
03-21-251-014	03-22-326-042
03-21-229-022	03-22-351-010
03-21-229-023	03-22-351-008
03-21-229-017	03-22-351-003
03-21-229-018	03-22-351-006
03-21-229-016	03-22-351-011
03-21-229-019	03-22-351-012
03-21-229-013	03-22-376-027
03-21-427-015	03-22-376-028
03-21-427-014	03-22-376-026
03-21-427-016	03-27-102-018
03-21-427-017	
03-21-427-012	
03-21-426-007	
03-21-426-003	
03-22-301-008	
03-22-301-009	
03-22-301-010	
03-22-301-005	
03-22-301-006	
03-22-301-011	
03-22-326-023	
03-22-326-041	
03-22-326-043	
03-22-326-025	
03-22-326-053	
03-22-326-032	
03-22-326-033	