

ORDINANCE NO. 3032

**AN ORDINANCE DESIGNATING THE
CITY OF WARRENVILLE SOUTHWEST/ROUTE 59 CORRIDOR
TAX INCREMENT FINANCING DISTRICT (TIF #4)
REDEVELOPMENT PROJECT AREA**

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 Southwest/Route 59 Corridor Tax Increment Financing District (hereinafter referred to as “TIF District #4”); and

WHEREAS, on June 6, 2016, the City announced the availability of the redevelopment plan and project for TIF District #4 (hereinafter referred to as the “TIF Plan”), with said TIF Plan containing an eligibility study for TIF District #4 addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District #4 (hereinafter referred to as the “Redevelopment Project Area”), and a housing impact study for TIF District #4; and

WHEREAS, a public hearing was held on September 6, 2016, in regard to the TIF Plan, at which the City noted certain technical changes that needed to be made to the TIF Plan, with said technical changes being formally approved by an Ordinance approved by the Mayor and City Council of the City on September 19, 2016, resulting in an updated version of the TIF Plan dated September 20, 2016 (hereinafter referred to as the “Final TIF Plan”); and

WHEREAS, the Mayor and City Council of the City have heretofore adopted and approved the Final TIF Plan, and it is now necessary and desirable to designate the area referred to therein as the Redevelopment Project Area;

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Warrenville, DuPage County, Illinois, as follows:

SECTION 1: That the area described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto, and made a part thereof, is hereby designated as the Redevelopment Project Area for the City's Southwest/Route 59 Corridor Tax Increment Financing District (TIF #4) pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

SECTION 2: 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 3: 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 4: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 3rd day of October, 2016, pursuant to a roll call vote as follows:

AYES: Ald. Barry, Goodman, Weidner, Davolos, Aschauer, and Wilson

NAYS: Ald. Hoffmann

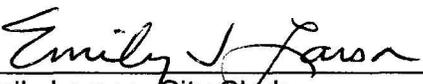
ABSENT: Ald. Bevier

APPROVED by me this 3rd day of October, 2016.



David Brummel, Mayor

ATTEST:



Emily Larson, City Clerk

Published by me in pamphlet form this 4th day of October, 2016.



Emily Larson, City Clerk

EXHIBIT A-1

Warrenville Southwest/Route 59 Corridor Tax Increment Financing District – TIF #4

Legal Description:

That part of the East half of Section 33, and the West half of the Northwest quarter of Section 34, and the Southwest quarter of Section 34, Township 39 North, Range 9 East of the Third Principal Meridian, and also part of the West half of the Northwest quarter of Section 3, and the Northeast quarter of Section 4, Township 38 North, Range 9 East of the Third Principal Meridian, all in DuPage County, Illinois; described as follows:

Beginning at the point of intersection of the Westerly line of Talbot Avenue with the Westerly extension of the Northerly line of Big Woods Warrenville Road as platted in Robert Bartlett's Green Acres, according to the plat thereof recorded October 20, 1943 as document number 454884;

Thence Easterly along said Westerly extension, approximately 40 feet to the Southwest corner of Lot 18 of said Robert Bartlett's Green Acres;

Thence Easterly along the Northerly line of said Big Woods Warrenville Road, a distance of 1,410.26 feet to a point on the Westerly line of Barkley Avenue, said point also being the Southeast corner of Lot 26 of said Robert Bartlett's Green Acres;

Thence Northerly along said Westerly line of Barkley Avenue, a distance of 960.52 feet to an angle point of said Westerly line;

Thence Northeasterly along said Westerly line of Barkley Avenue, a distance of approximately 134 feet to a point that is 63 feet Westerly of the Northwest corner of Lot 887 of Hurlingham Unit Nine, according to the plat thereof recorded April 21, 1978 as document number R78-33313;

Thence Easterly and perpendicular to the last described course, a distance of 63 feet to the Northwest corner of said Lot 887;

Thence Southerly along the Westerly line of said lot 887, also being the easterly line of Barkley Avenue, a distance of 125.96 feet to the Southwest corner of said Lot 887;

Thence Easterly along the Southerly line of Lot 887, a distance of 19.26 feet to an angle point, said point also being on the Northerly line of Lot 33 of said Robert Bartlett's Green Acres;

Thence Southeasterly along the Northerly line of said Lot 33, a distance of 610.52 feet to the Northeast corner of said Lot 33, also being the Northwest corner of Lot 34 of said Robert Bartlett's Green Acres;

Thence continuing Southeasterly along the Northerly line of Said Lot 34, a distance of 649.81 feet to the Northeast corner of said Lot 34, also being the Southeast corner of Hurlingham Unit Eight, according to the plat thereof recorded February 3, 1978 as document number R78-10421;

Thence Northerly along the Easterly line of said Hurlingham Unit Eight, also being the Westerly line of Illinois Route 59, a distance of 559.41 feet to the Northeasterly corner of said Hurlingham Unit 8, also being the Southeast corner of Lot 425 of Hurlingham Unit 5, according to the plat thereof recorded November 7, 1975 as document number R75-61740;

Thence Northerly along the Easterly line of said Hurlingham Unit Five, also being the Westerly line of Illinois Route 59, a distance of 24.89 feet to the Northeast corner of Lot 425 of said Hurlingham Unit Five;

Thence Easterly to the point of intersection of Easterly line of Illinois Route 59 (as taken for road purposes) with the Northerly line of Lot 109 of Taylor & Powers Garden Acres, according to the plat thereof recorded September 19, 1929 as document number 286552, said point being Easterly of and 75 feet perpendicularly distant from the survey line for a highway designated F.A. Route No. 77 (also known as Illinois Route 59) and 21.41 feet, more or less, Easterly of the Northwest corner of said Lot 109;

Thence Easterly along the Northerly line of said Lot 109, a distance of 218.72 feet to the Northeast corner of said Lot 109;

Thence Southerly along the easterly line of Lots 109 through 103 inclusive of said Taylor & Powers Garden Acres, a distance of 420 feet to a point on the North line of Prairie Avenue, said point also being the Southeast corner of said Lot 103;

Thence continuing Southerly, a distance of 66 feet, more or less, to a point on the South line of Prairie Avenue, said point also being the Northeast corner of Lot 102 of said Taylor & Powers Garden Acres;

Thence continuing Southerly along the Easterly line of Lots 102 through 93, inclusive of said Taylor and Powers Garden Acres, a distance of 730 feet, more or less, to the centerline of an alley vacated by document number 730256 and recorded on September 16, 1954;

Thence Easterly along the centerline of said vacated alley to the intersection of said centerline with the Northerly extension of the Easterly line of Lot 85 of said Taylor and Powers Garden Acres;

Thence Southerly along the Easterly line of said lot 85 and the Northerly extension thereof, a distance of 193 feet, more or less, to a point on the Northerly line of Warrenville & Big Woods Road (now Butterfield Road), said point also being the Southeast corner of said Lot 85;

Thence Easterly along said Northerly line, 223 feet, more or less, to the intersection of said Northerly line extended easterly with the centerline of Home Avenue;

Thence Southerly to a point on the Southerly line of Butterfield Road, said point also being the Northeast corner of Lot 57 of Second Addition to Warrenville Estates, according to the plat thereof recorded October 7, 1936 as document number 373758;

Thence Southerly along the Easterly line of said Lot 57 to the Southeast corner thereof;

Thence continuing Southerly along the Easterly line of Lot 64 of said Second Addition to Warrenville Estates, a distance of 400 feet, more or less to a point on the North line of Albright Street, said point also being the Southeast corner of said Lot 64:

Thence continuing Southerly, a distance of 66 feet, more or less to a point on the South line of said Albright Street, said point also being the Northwest corner of Lot 74 of said Second Addition to Warrenville Estates;

Thence Easterly, along said Southerly line, 66.67 feet to the intersection of said Southerly line with the Easterly line of the West 66.67 feet of said Lot 74;

Thence southerly along said Easterly line to the point of intersection of said Easterly line with the Southerly line of said Lot 74, said point also being on the Northerly line of Lot 79 of said Second Addition to Warrenville Estates;

Thence Easterly along said Northerly line to the Northeast corner of said Lot 79 being a point on the Southeasterly line of Webster Street and also on the Northwesterly line of the former Chicago Aurora and Elgin Railroad, said Northwesterly line being 50 feet Northwesterly of and normally distant from the centerline of said railroad described in Parcel 112 of a deed recorded July 21, 1965 as document number R65-26607;

Thence Northeasterly on said Northwesterly line, being a curve to the right and concave Southeast to the point of intersection of said Northwesterly line with a line approximately 75 feet Westerly of and perpendicularly distant from the centerline of Landon Avenue as platted in said Second Addition to Warrenville Estates, said point also being on the Easterly line of tax assessment parcel number 04-34-302-011;

Thence Southerly along the Easterly line of said tax assessment parcel number 04-34-302-011 to the point of intersection of said Easterly line with the Southeasterly line of said former Chicago Aurora and Elgin Railroad, said Southeasterly line also being the Northwesterly line of Aurora Way;

Thence Southwesterly on said Southeasterly line, being a curve to the left 50 feet Southwesterly of and normally distant from the centerline of said former Chicago Aurora and Elgin Railroad to the point of tangency of said curve, said point also being the Southwest corner of Warrenville Estates' Land Division Assessment Plat recorded October 24, 2008 as document number R2008-157758;

Thence Southwesterly on the Southeasterly line of said former Chicago Aurora and Elgin Railroad to the point of intersection of said Southeasterly line with the Easterly line of Illinois Route 59, said Easterly line being approximately 85 feet Easterly of the centerline of said Illinois Route 59 as shown on the Plat of Transit Line recorded June 3, 1971 as document number R71-24124;

Thence Southeasterly to the most Westerly corner of Lot 1 of Monarch Landing, according to the plat thereof recorded May 17, 2005 as document number R2005-102300, said point also being on the Southeasterly line of Aurora way;

Thence Southeasterly along a Westerly line of said Lot 1, a distance of 9.62 feet to the intersection of said Westerly line with the North line of the Northwest Quarter of Section 3, Township 38 North, Range 9 East of the Third Principal Meridian;

Thence Southeasterly along a Westerly line of said Lot 1, a distance of 167.45 feet to an angle point of said Westerly line;

Thence Southerly along said Westerly line, a distance of 164.94 feet to an angle point of said Westerly line, said angle point being 50 feet easterly of and normally distant from said centerline of Illinois Route 59;

Thence Southerly along said Westerly line, being a curve to the right, concave Westerly with a radius of 4,142.56 feet, an arc distance of 663.71 feet to the most Northerly Southwest corner of said Lot 1;

Thence continuing Southerly, 50 feet Easterly of and normally distant from said centerline to the intersection of the last described course with the centerline of Ferry Road as shown on said Plat of Transit Line;

Thence Northwesterly along the centerline of said Ferry Road to the point of intersection with the centerline of said Illinois Route 59, said point being station 1857+25.50 as shown on said Plat of Transit Line;

Thence Northerly along the centerline of said Illinois Route 59 being a curve to the left, concave Westerly with a radius of 4,092.56 feet, an arc distance of 6.40 feet to the point of intersection with another centerline of Ferry Road, said point being station 1857+19.10 as shown on said Plat of Transit Line;

Thence Northwesterly along the centerline of said Ferry Road, said centerline being 40 feet perpendicularly distant from, parallel with and Southwesterly of the Southwesterly line of Lot 1 and Lot 2 of Safranski's Addition to Warrenville, according to the plat thereof recorded September 23, 1983 as document number R83-68897, a distance of 439.80 feet to the point of intersection of said centerline with the Southerly extension of the Westerly line of said Lot 2, said point also being the Southeast Corner of Dieter's Subdivision, according to the plat thereof recorded July 17, 1957 as document number 849530;

Thence continuing Northwesterly along said centerline being 33 feet perpendicularly distant from, parallel with and Southwesterly of the Southerly line of Lot 3 of said Dieter's Subdivision, a distance of 168.7 feet to an angle point of said centerline;

Thence Westerly along said centerline being 33 feet perpendicularly distant from, parallel with and Southerly of the Southerly line of Lot 1 and Lot 2 of said Dieter's Subdivision, a distance of 458.75 feet to the point of intersection of said centerline with the Easterly line of the former Chicago Aurora and Elgin Railroad, said point also being the Southwest corner of said Dieter's Subdivision;

Thence Northeasterly along the Northwesterly line of said Dieter's Subdivision, also being the Southeasterly line of said former Chicago Aurora and Elgin Railroad described as a 66 feet wide strip of land as Parcel 111 of a deed recorded July 21, 1965 as document number R65-26607,

to the point of intersection with the East line of the Northeast Quarter of Section 4, Township 38 North, Range 9 East of the Third Principal Meridian;

Thence North along the East line of said Northeast Quarter to the point of intersection with the Northwesternly line of said Parcel 111, said point also being on the Southeasterly line of Rigi Road as platted on Rose Tortoriello's Division, according to the plat thereof recorded October 28, 1952 as document number 666086;

Thence Southwesterly along the Northwesternly line of said Parcel 111 to a Northeast corner of Naperville and Winfield Townships Supervisors Assessment Plat Number One, according to the plat thereof recorded March 24, 1947 as document number 517758;

Thence continuing Southwesterly along said Northwesternly line, a distance of 757.52 feet to the point of intersection with the centerline of said Ferry Road, said point also being the Southeast corner of said Naperville and Winfield Townships Supervisors Assessment Plat Number One;

Thence continuing Southwesterly along the Northwesternly line of said former Chicago Aurora and Elgin Railroad, a distance of 45.24 feet to the Northeast corner of Lot 1 of Rodgers Assessment Plat, according to the plat thereof recorded November 13, 1969 as document number R69-49249;

Thence continuing Southwesterly along said Northwesternly line, a distance of 373.93 feet to the Southwest corner of Lot 1 of said Rodgers Assessment Plat;

Thence continuing Southwesterly along said Northwesternly line to the point of intersection with the Westerly line of Lot 1 of the Plat of Survey of the Alexander Ferguson Farm, according to the plat thereof recorded December 16, 1943 as document number 456920, said point also being the Southeast corner of Lot 1 of Iron Gate Motor Condos, according to the plat thereof recorded March 28, 2014 as document number R2014-025190;

Thence Northerly along the Easterly line of Lot 1 of said Iron Gate Motor Condos, a distance of 854.51 feet to the Northeast corner of Lot 1 of Said Iron Gate Motor Condos;

Thence Westerly along the Northerly line of said Lot 1 to the point of intersection with the Southerly extension of the Westerly line of the Plat of Annexation to the Warrenville Public Library District, according to the plat thereof recorded September 14, 1988 as document number R88-104161;

Thence Northerly along the Southerly extension of said Westerly line to the Southwest corner of said Plat of Annexation to the Warrenville Public Library District;

Thence continuing Northerly along said Westerly line, a distance of 1,141.09 feet to the Northwest Corner of said Plat of Annexation to the Warrenville Public Library District;

Thence Easterly along the Northerly line of said Plat of Annexation to the Warrenville Public Library District, a distance of 1,146.09 feet to the Northeast corner of said Plat of Annexation to the Warrenville Public Library District;

Thence Easterly along the Northerly line of Lot 1 of City of Warrenville Assessment Plat No. 1, according to the plat thereof recorded December 23, 1975 as document number R75-71562, a distance of 119.89 feet to the Northeast corner of said Lot 1;

Thence Southerly along the Easterly line of said Lot 1, a distance of 183.70 feet to the Southeast corner of said Lot 1;

Thence Westerly along the Southerly line of said Lot 1, a distance of 119.83 feet to the point of intersection with the Easterly line of said Plat of Annexation to the Warrenville Public Library District, said point also being the Southwest corner of said Lot 1;

Thence Southerly along said Easterly line, also being a Westerly line of Lot 107 of Butterfield East – Unit Three, according to the plat thereof recorded September 4, 2015 as document number R2015-099332, a distance of 884.14 feet to the point of intersection of the North Line of Ferry Road, said point also being the Southwest corner of said Lot 107;

Thence Easterly along the Southerly line of said Lot 107, a distance of 322.12 feet to the point of intersection with the Westerly line of said Naperville and Winfield Township Supervisors Assessment Plat Number One, said point also being the Southeast corner of said Lot 107;

Thence Northerly along said Westerly line, also being the Easterly line of said Butterfield East – Unit Three, a distance of 2,020.91 feet to the point of intersection with the Southerly line of said Robert Bartlett's Green Acres, said point also being the Northeast corner of Lot 4 of said Butterfield East – Unit Three;

Thence Westerly along said Southerly line, a distance of 456.30 feet, more or less to an angle point of said Southerly line;

Thence Westerly along said Southerly line, a distance of 1,200.89 feet to the Southwest corner of Lot 75 of said Robert Bartlett's Green Acres;

Thence Northerly along the Westerly line of said Robert Bartlett's Green Acres, a distance of 1,376.72 feet to the Northwest corner of Lot 80 of said Robert Bartlett's Green Acres;

Thence Northerly 236.28 feet to the point of beginning, all in DuPage County, Illinois.

Excepting therefrom five parcels of land described as follows:

Exception Parcel 1:

Lot 35 in Robert Bartlett's Green Acres, being a subdivision in the East half of Section 33 and in the West half of Section 34, Township 39 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded October 20, 1943 as document 454884, in DuPage County, Illinois.

Exception Parcel 2:

The East half of Lot 59 in the Second Addition to Warrenville Estates, being a subdivision of part of Section 34, Township 39 North, Range 9, East of the Third Principal Meridian and also of Lots 45 to 49 inclusive, of the First Addition to Warrenville Estates, according to the plat recorded October 7, 1936 as document 373758, in DuPage County, Illinois.

Exception Parcel 3:

The West 80 feet of Lot 58 in Second Addition to Warrenville Estates, being a part of Section 34, Township 39 North, Range 9, East of the Third Principal Meridian, and also a resubdivision of Lots 45 to 49 of First Addition to Warrenville Estates, according to the plat thereof recorded October 7, 1936 as document 373758, in DuPage County, Illinois.

Exception Parcel 4:

The West 60 feet of the East 120 feet of Lot 58 in Second Addition to Warrenville Estates, being a part of Section 34, Township 39 North, Range 9, East of the Third Principal Meridian, also a resubdivision of Lots 45 to 49, inclusive, of First Addition to Warrenville Estates, according to the plat of said Second Addition to Warrenville Estates, recorded October 7, 1936 as document 373758, in DuPage County, Illinois.

Exception Parcel 5:

The East 60 feet of Lot 58 in Second Addition to Warrenville Estates, being a part of Section 34, Township 39 North, Range 9 East of the Third Principal Meridian, also a resubdivision of Lots 45 to 49 inclusive, of First Addition to Warrenville Estates, according to the plat of said Second Addition to Warrenville Estates recorded October 7, 1936 as document 373758, in DuPage County, Illinois.

PINs:

04-33-205-001	04-33-403-002	04-34-104-028
04-33-205-002	04-33-403-003	04-34-104-029
04-33-205-003	04-33-403-004	04-34-104-033
04-33-205-004	04-33-403-005	04-34-104-034
04-33-205-005	04-33-404-004	04-34-104-038
04-33-205-006	04-33-404-008	04-34-300-002
04-33-205-008	04-33-405-001	04-34-300-003
04-33-206-001	04-33-405-004	04-34-300-008
04-33-400-002	04-33-405-005	04-34-300-012
04-33-400-003	04-33-405-006	04-34-300-013
04-33-400-004	04-33-405-007	04-34-300-014
04-33-400-005	04-33-405-008	04-34-300-015
04-33-400-007	04-33-405-009	04-34-300-016
04-33-400-008	04-33-405-010	04-34-300-017
04-33-400-009	04-33-405-011	04-34-300-025
04-33-400-010	04-33-405-012	04-34-302-001
04-33-401-004	04-33-405-013	04-34-302-002
04-33-401-005	04-33-405-014	04-34-302-003
04-33-401-006	04-33-405-015	04-34-302-004
04-33-401-007	04-33-405-016	04-34-302-005
04-33-401-008	04-33-405-017	04-34-302-010
04-33-401-009	04-33-405-018	04-34-302-011
04-33-401-015	04-33-405-019	07-03-100-001
04-33-401-016	04-33-405-020	07-03-100-006
04-33-401-017	04-33-405-022	07-03-100-007
04-33-401-018	04-33-405-023	07-03-100-008
04-33-401-020	04-33-405-026	07-03-100-010
04-33-401-021	04-33-405-027	07-04-200-007
04-33-401-022	04-33-405-028	07-04-201-001
04-33-401-023	04-34-100-002	07-04-201-002
04-33-401-024	04-34-102-006	07-04-201-003
04-33-401-025	04-34-102-007	07-04-201-004
04-33-401-026	04-34-102-008	07-04-201-005
04-33-401-027	04-34-102-009	07-04-201-006
04-33-401-028	04-34-102-010	07-04-201-007
04-33-401-029	04-34-102-012	07-04-201-008
04-33-401-030	04-34-102-028	07-04-201-009
04-33-401-031	04-34-104-001	07-04-201-010
04-33-401-032	04-34-104-002	07-04-201-011
04-33-401-033	04-34-104-003	07-04-201-012
04-33-401-034	04-34-104-004	07-04-201-013
04-33-401-035	04-34-104-005	07-04-201-014
04-33-402-001	04-34-104-006	07-04-201-016
04-33-402-002	04-34-104-008	07-04-202-003
04-33-402-003	04-34-104-009	07-04-202-004
04-33-402-004	04-34-104-024	07-04-202-005
04-33-402-005	04-34-104-025	07-04-203-008
04-33-402-006	04-34-104-026	07-04-203-009
04-33-403-001	04-34-104-027	07-04-203-010

Common Boundary Description:

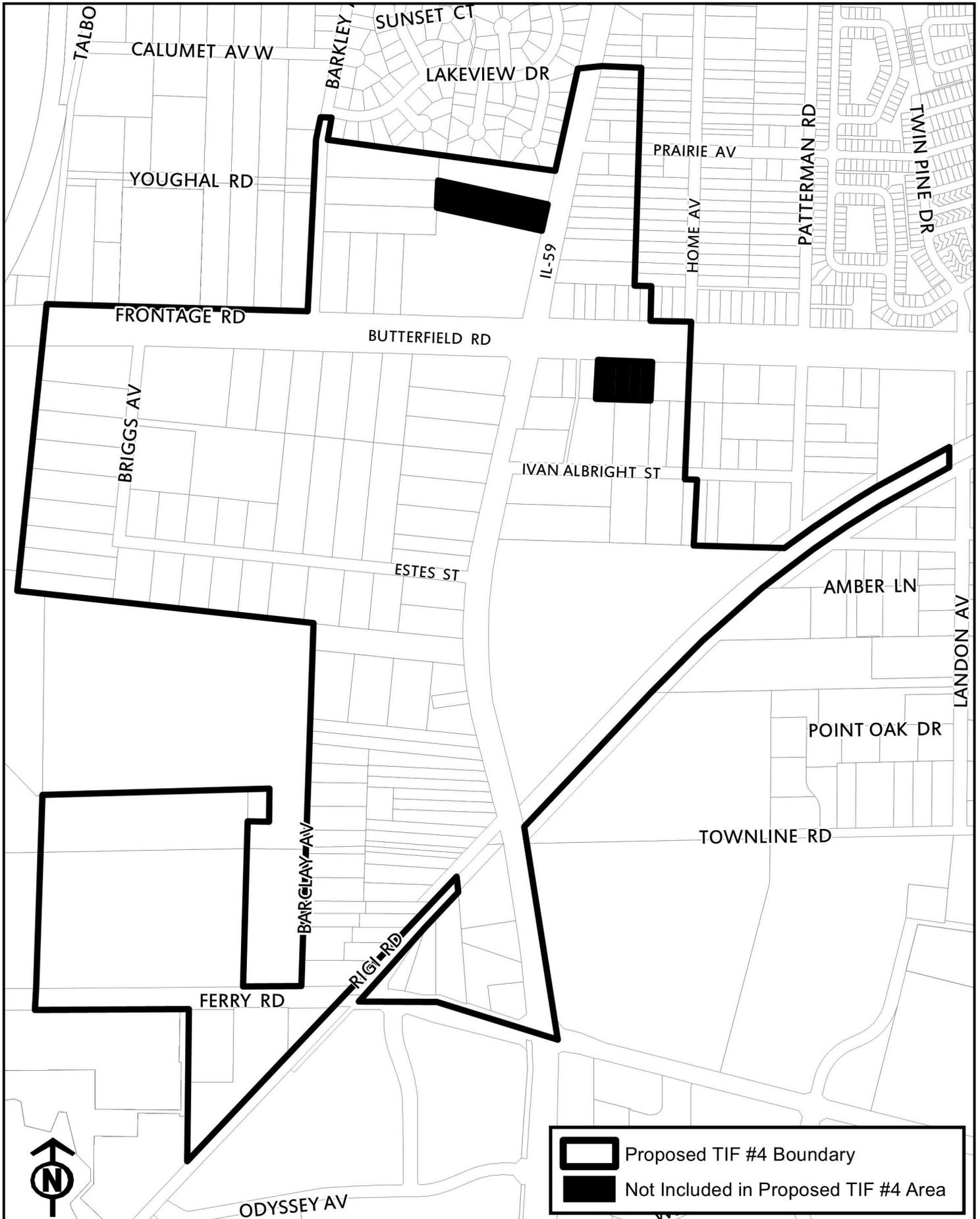
Parcels on the East side of Illinois Route 59, from the Illinois Prairie Path Trail on the South, to a point approximately halfway between Meadow Avenue and Prairie Avenue on the North; Parcels on the West side of Illinois Route 59, from approximately Prairie Avenue on the North, to Ferry Road on the South; Parcels on the North and South sides of Ivan Albright Street, from Illinois Route 59 on the West, to a point approximately halfway between Illinois Route 59 and Patterman Road on the East; The Illinois Prairie Path Trail, from just West of Landon Avenue on the East, to a point just West of Illinois Route 59 on the West; Parcels on the East side of Barkley Avenue, from Illinois Route 56 (Butterfield Road) on the South, to just South of Lakeview Drive on the North; Parcels on the North side of Illinois Route 56 (Butterfield Road), from Barkley Avenue on the West, to just West of Home Avenue on the East; Parcels along the South side of Illinois Route 56 (Butterfield Road), from just West of Briggs Avenue on the West, to approximately Home Avenue on the East; Parcels along the East and West sides of Briggs Avenue, South of Illinois Route 56 (Butterfield Road); Parcels along the North and South sides of Estes Street, from Briggs Avenue on the West, to Illinois Route 59 on the East; Parcels along the North side of Ferry Road, from Illinois Route 59 on the East, to a point approximately 1760 feet West of Rigi Road on the West; Parcels on the South side of Ferry Road, from Rigi Road on the East, to a point approximately 800 feet West of Rigi Road on the West; and Parcels along the East side of Barclay Avenue, North of Ferry Road; all in Warrenville, Illinois.

EXHIBIT A-2

Street Location Map

(see attached)

TIF #4



1 inch = 700 feet