



MINUTES of a public meeting of the Village President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, held at the Village Hall, Villa Park, Illinois, in said Village at 7:30 o'clock P.M., on the 13th day of April, 2009.

\* \* \*

The Village President, Joyce Stuepegia, **NOT** **President Pro Tem Thomas Cullerton present**  
Bulthuis, Blankensop, Cullerton, Davis, Hegland. The following Trustees were  
absent: Illian.

Trustee Cullerton presented an ordinance, which was laid in words and figures before the Village President and Trustees as follows:

**ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE VILLAGE OF VILLA PARK ST. CHARLES ROAD REDEVELOPMENT PROJECT AREA**

ORDINANCE NO. 3540

**ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,  
ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN  
AND REDEVELOPMENT PROJECT FOR THE VILLAGE OF VILLA  
PARK ST. CHARLES ROAD REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Villa Park, DuPage County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment and redevelopment project (the "Plan and Project") within the municipal boundaries of the Village within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Village President and Board of Trustees of the Village (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act, said public hearing being held on March 9, 2009; and

WHEREAS, due notice with respect to the availability of the Eligibility Report/Study and the Redevelopment Plan and Project was given pursuant to Section 5/11-74.4-5 of the Act; said notice being given to all residences within seven hundred fifty (750) feet of the boundaries of the Area, and to those individuals and entities registered on the Village's Tax Increment Financing Interested Parties Registry for the Area, by First Class U.S. mail on January 13, 2009; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 5/11-74.4-6 of the Act, said notice being given to all taxing districts impacted by the

proposed Plan and Project and the Illinois Department of Commerce and Economic Opportunity, f/k/a the Illinois Department of Commerce and Community Affairs, by certified mail, return receipt requested, on January 13, 2009, said notice being given to property owners in the Area and taxpayers of record for three prior years of tax delinquent parcels in the Area by certified mail, return receipt requested, on February 16, 2009; by publication on February 13, 2009 and February 27, 2009; and by First Class U.S. mail to residential addresses within the Area on January 13, 2009; and

WHEREAS, the Village has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the Act; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the public hearing and have reviewed other studies and are generally informed of the conditions in the proposed Area that could cause the Area to be a "conservation area" as defined in 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

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 in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1.     Findings.     That the Corporate Authorities hereby make the following findings:

a.       The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

b.       There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a conservation area as defined in Section 11-74.4-3 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 conform to the comprehensive plan for the development of the Village as a whole.

e.       As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan shall be retired within twenty-three (23) years after the Area is designated.

f.       The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be

substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 2. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on January 13, 2009, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

Section 3. Invalidity of Any Section. That 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 herewith shall be, and the same hereby 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.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Redevelopment Plan and Project

PASSED this 13<sup>th</sup> day of April, 2009.

AYES: (5) Trustees Blankensop, Bulthuis, Cullerton, Davis, Hegland

NAYS (0)

ABSENT (2) Trustee Illian, President Stupegia

APPROVED this 13<sup>th</sup> day of April, 2009.

ATTEST:

Wesanna Krzycki  
VILLAGE CLERK

Joyce Stupegia  
VILLAGE PRESIDENT



139402REV4/1/09

EXHIBIT A  
LEGAL DESCRIPTION OF NORTH AVENUE  
REDEVELOPMENT PROJECT AREA  
ST. CHARLES ROAD TIF DISTRICT

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE EAST ST. CHARLES ROAD RIGHT OF WAY, ALSO BEING THE NORTH LINE OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST LINE OF THE SOUTH VILLA AVENUE RIGHT OF WAY AND RUNNING THENCE SOUTH ALONG SAID WEST LINE OF SOUTH VILLA AVENUE, 535.5 FEET MORE OR LESS TO A POINT; THENCE WEST ALONG THE NORTH LINE OF LOT 3 OF CALHOUN'S 2ND ADDITION TO VILLA PARK 150.00 FEET MORE OR LESS TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SOUTH VILLA AVENUE AFORESAID TO THE NORTH LINE OF THE WILDWOOD AVENUE RIGHT OF WAY; THENCE WEST ALONG THE NORTH LINE OF SAID WILDWOOD AVENUE TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF MYRTLE AVENUE; THENCE SOUTH ALONG SAID WEST LINE OF MYRTLE AVENUE TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF THE WILDWOOD BOULEVARD RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG THE SAID SOUTHERLY LINE OF WILDWOOD BOULEVARD TO A POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE EAST RIGHT OF WAY LINE OF MYRTLE AVENUE; THENCE ALONG SAID SOUTHERLY EXTENSION FROM THE AFORESAID SOUTHERLY LINE OF WILDWOOD BOULEVARD 25.0 FEET MORE OR LESS; THENCE SOUTHEASTERLY ALONG A LINE PARALLEL WITH AND 25.0 FEET SOUTH OF THE NORTHERLY LINE OF THE GREAT WESTERN TRAIL (FORMERLY THE CHICAGO GREAT WESTERN RAILROAD) EXTENDED SOUTHEAST TO THE WEST LINE OF THE SOUTH VILLA AVENUE RIGHT OF WAY; THENCE NORTH ALONG SAID WEST RIGHT OF WAY LINE OF SOUTH VILLA AVENUE 257.2 FEET MORE OR LESS TO THE NORTH LINE OF WILDWOOD AVENUE; THENCE EAST ALONG THE NORTH LINE OF WILDWOOD AVENUE EXTENDED ACROSS SOUTH VILLA AVENUE, AND LOT 19 AND THE WEST HALF OF LOT 20 IN WOODRUFF'S RESUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11, A DISTANCE OF 142.5 FEET MORE OR LESS; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF LOT 20 IN WOODRUFF'S RESUBDIVISION 150.00 FEET MORE OR LESS TO THE SOUTH LINE OF LOT 18 IN WOODRUFF'S RESUBDIVISION AFORESAID; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 18, 200.00 FEET MORE OR LESS; THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF THE SOUTH VILLA AVENUE RIGHT OF WAY 200.00 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 33 IN WOODRUFF'S RESUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 33 IN WOODRUFF'S RESUBDIVISION AND THE EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT OF WAY LINE OF OAKLAND AVENUE; THENCE NORTH ALONG THE EAST LINE OF OAKLAND AVENUE 100.00 FEET MORE OR LESS; THENCE EAST ALONG THE NORTH LINE OF THE NORTH 50.00 FEET OF LOT 17 AND THE NORTH 50.00 FEET B-2 OF LOT 22 IN VILLA PARK SUBDIVISION AND ITS EXTENSION EAST TO THE EAST LINE OF MONTEREY AVENUE RIGHT OF WAY; THENCE NORTH ALONG SAID EAST LINE OF MONTEREY AVENUE TO THE SOUTH

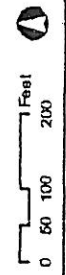
LINE OF THE HOME AVENUE RIGHT OF WAY; THENCE EAST ALONG THE SOUTH SIDE OF HOME AVENUE, 125.00 FEET MORE OR LESS TO A POINT; THENCE ON A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 50 IN WOODRUFF'S RESUBDIVISION; THENCE NORTHERLY ALONG THE EAST CURVED LINE OF LOT 50 IN WOODRUFF'S RESUBDIVISION TO THE SOUTH LINE OF THE EAST ST. CHARLES ROAD RIGHT OF WAY AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF EAST ST. CHARLES ROAD TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SOUTH VILLA AVENUE AFORESAID, BEING THE POINT OF BEGINNING, ALL IN VILLA PARK, DUPAGE COUNTY, ILLINOIS.

## **EXHIBIT B**

### **GENERAL STREET LOCATION**

The Project Area is irregular in shape but encompasses certain properties in the area generally bounded by East St. Charles Road on the north, Villa Avenue, Wildwood Boulevard and Lions Park on the west, East Wildwood Avenue and a portion of the Great Western Trail on the south, and Monterey Avenue and Salt Creek on the east.

EXHIBIT C  
MAP OF REDEVELOPMENT PROJECT AREA



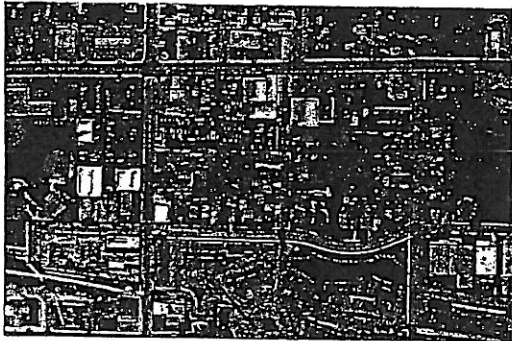
Legend

- Project Area Boundary
- Municipal Boundary

Study Area Boundary Map

St. Charles Road TIF  
Village of Villa Park, Illinois

CAMIROS



# ST. CHARLES ROAD TIF REDEVELOPMENT PLAN AND PROJECT

VILLAGE OF VILLA PARK, ILLINOIS

PREPARED BY:

## CAMIROS



THIS PLAN IS SUBJECT TO REVIEW AND MAY  
BE REVISED AFTER COMMENT AND PUBLIC HEARING

SEPTEMBER 29, 2008

EXHIBIT

D

TILLES

Trustee Davis moved and Trustee Buthuis seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the Village President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

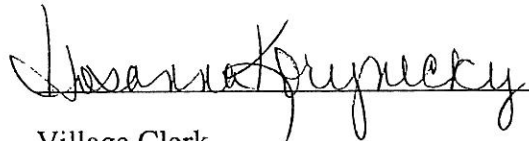
Upon the roll being called, the following Trustees voted AYE: \_\_\_\_\_  
**Blankensop, Bulthuis, Cullerton, Davis, Hegland**

The following Trustees voted NAY: \_\_\_\_\_  
**None**

Whereupon the Village President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the Village President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

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Village Clerk



STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF DUPAGE         )

**CERTIFICATION OF ORDINANCE AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Villa Park, DuPage County, Illinois (the "*Village*"), and that as such official I am the keeper of the records and files of the Village President and Board of Trustees of the Village (the "*Corporate Authorities*").

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 13th day of April, 2009, insofar as same relates to the adoption of an ordinance entitled:

**ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE VILLAGE OF VILLA PARK ST. CHARLES ROAD REDEVELOPMENT PROJECT AREA**

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this \_\_\_\_ day of \_\_\_\_\_, 2009.

(SEAL)



Village Clerk