

R- 44- 2011

A RESOLUTION PROVIDING FOR A FEASIBILITY STUDY FOR THE PROPOSED NORTH YORK STREET TAX INCREMENT ALLOCATION FINANCING DISTRICT

WHEREAS, the City of Elmhurst (the "City") is studying the possible designation of certain real property located in the City (the "Property") as a "redevelopment project area" as that term is defined in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the "Act"); and

WHEREAS, the boundaries of the Property are described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, the purpose or purposes of the proposed "redevelopment plan and project" pertaining to the Property are described in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, a general description of tax increment allocation financing under the Act is attached hereto as Exhibit C and incorporated herein by reference; and

WHEREAS, it is in the best interests of the City to take the actions set forth below.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elmhurst, DuPage and Cook Counties, Illinois, in the exercise of its home rule powers, as follows:

SECTION 1: The statements set forth in the preamble to this Resolution are found to be true and correct and are adopted as part of this Resolution.

SECTION 2: The City hereby authorizes and directs Kane, McKenna and Associates to prepare a feasibility study. Pursuant to Section 11-74.4-4.1 of the Act, the feasibility study shall be a preliminary report to assist the City in determining whether or

not tax increment allocation financing is appropriate for effective redevelopment of the proposed redevelopment project area.

SECTION 3: The City hereby designates its Planning and Zoning Administrator, Nathaniel “Than” Werner, 209 North York Street, Elmhurst, Illinois, 60126 (630) 530-3010 as the municipal officer who can be contacted for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area to be studied.

SECTION 4: The City Clerk or her designee is authorized and directed to immediately send a copy of this Resolution to all taxing districts that would be affected by the designation of the Property as a redevelopment project area.

SECTION 5: All ordinances, resolutions, motions or orders in conflict with this Resolution are hereby repealed to the extent of such conflict. If any provision of this Resolution is held to be invalid by a court of competent jurisdiction, then that provision shall be stricken from this Resolution and the remainder of this Resolution shall continue in full force and effect to the extent possible.

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SECTION 6: This Resolution shall be in full force and effect from and after its passage in the manner provided by law.

ADOPTED this 3rd day of October, 2011.


AYES: 12

NAYS: 0

ABSENT: 2

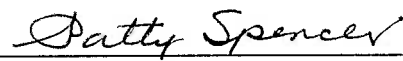
ABSTENTION: _____

APPROVED by me this 3rd day of October, 2011.



Peter P. DiCianni III, Mayor of the
City of Elmhurst, DuPage and Cook
Counties, Illinois

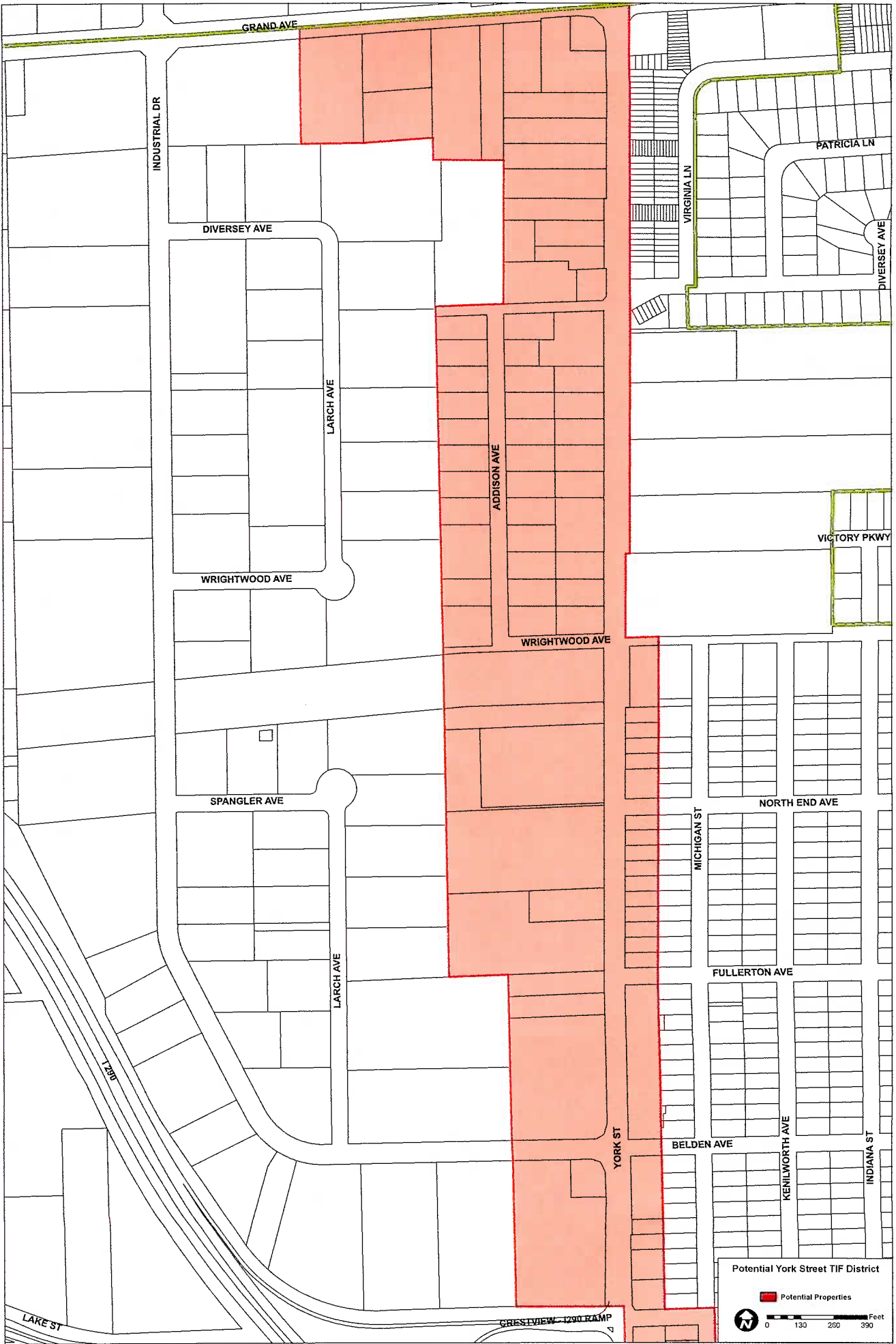
ATTESTED and filed in my office,
this 3rd day of October, 2011.

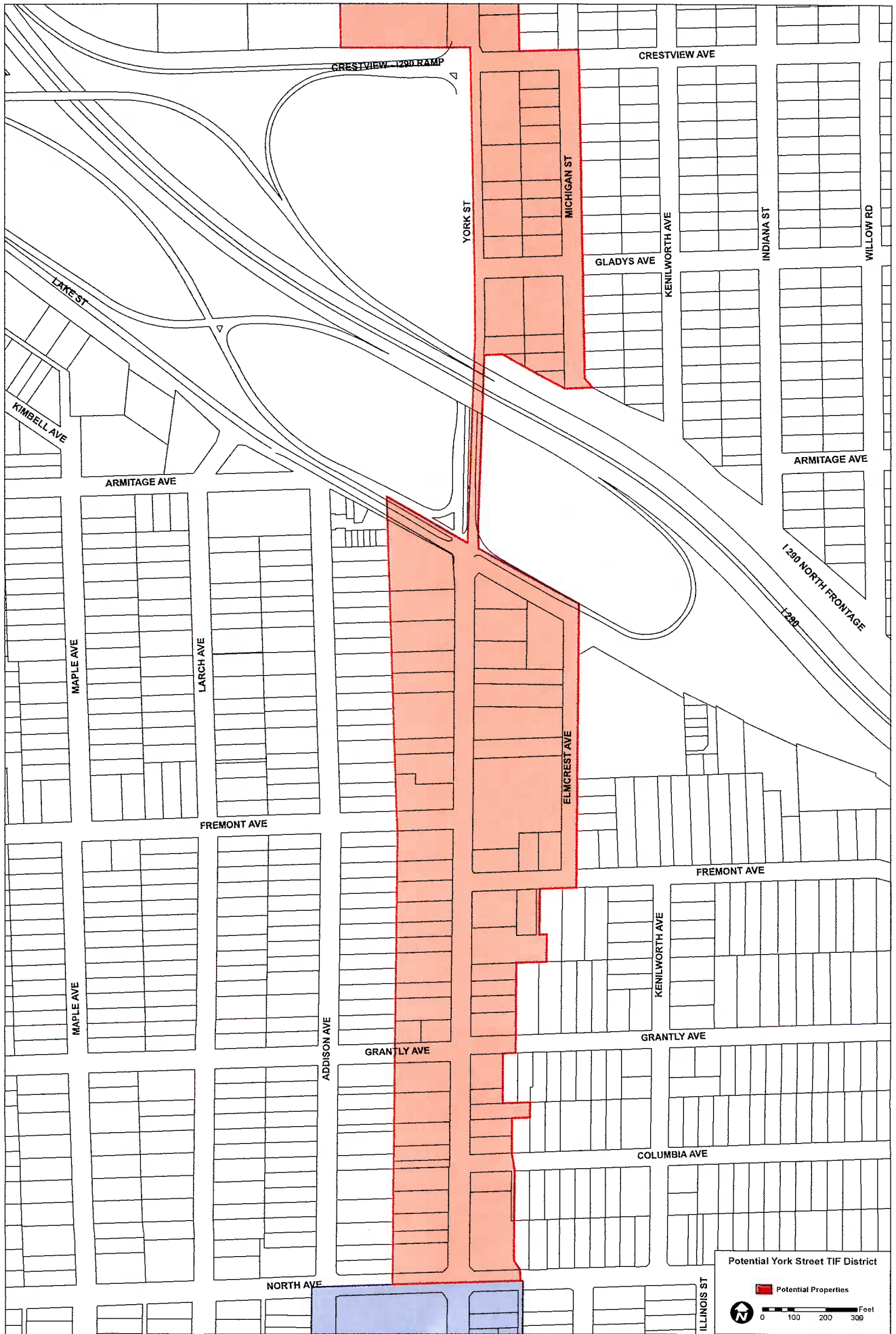


Patty Spencer, City Clerk of the City
of Elmhurst, DuPage and Cook Counties, Illinois

EXHIBIT A

**DESCRIPTION OF BOUNDARIES OF
PROPOSED REDEVELOPMENT PROJECT AREA**





Potential York Street TIF District

Potential Properties


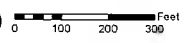



EXHIBIT B

PURPOSES OF PROPOSED REDEVELOPMENT PLAN AND PROJECT

The Redevelopment Plan:

The City recognizes the need for implementation of a strategy to revitalize properties within the boundaries of the RPA and to stimulate and enhance private development. Commercial and retail development is a key component of the strategy. The needed private investment will be possible only if Tax Increment Financing (TIF) is adopted pursuant to the terms in the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, chapter 65, Section 5/11-74.4-1 et. seq., as amended. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the City and all the taxing districts, which encompass the RPA in the form of a significantly expanded tax base.

EXHIBIT C

GENERAL DESCRIPTION OF TAX INCREMENT ALLOCATION FINANCING:

Tax Increment Financing (TIF) allows municipalities to carry out redevelopment activities on a local basis. The technique is used to pay for the public improvements and other services needed to prepare the Redevelopment Project Area for private investment. Through TIF, a community captures the increase in local real estate taxes, which result from the Redevelopment Project Areas. This increase in taxes may be used to pay for the public cost involved in the project.

Under TIF, the current equalized assessed valuation of all taxable real estate within the designated area is “frozen” at that level. This is the base EAV. Taxes which are levied on the base EAV in the Redevelopment Project Area, including the County, school districts, township, etc.; however, the growth in property tax revenues as a result of the private investment in the Redevelopment Project Area (the tax increment) is put into a special “tax allocation fund.” These funds are then used to pay for the public investment and/or reimburse private investment made in the Redevelopment Project Area.

COUNCIL ACTION SUMMARY

SUBJECT: A Resolution Providing for a Feasibility Study for the Proposed North York Street Tax Increment Allocation Financing District

ORIGINATOR: Planning and Zoning Department/City Attorney

DESCRIPTION OF SUBJECT MATTER:

The City is currently considering the establishment of one or more tax increment financing districts within the City. The attached resolution authorizes the preparation of a Feasibility Study for the proposed North York Street Redevelopment Project Area. If adopted by the City, a copy of this Resolution must be sent to all taxing districts that would be affected by the designation of the area as a tax increment financing district. It is recommended that the attached resolution be approved