

Ordinance 2023-64

An Ordinance Terminating the Designation of the Northbrook Court Tax Increment Financing Redevelopment Project Area and Dissolving the Northbrook Court Special Tax Increment Allocation Fund

Passed by the Board of Trustees 10/30/2023
Printed and Published 10/31/2023

Printed and Published in Pamphlet Form
by Authority of the
President and Board of Trustees
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS

I hereby certify that this document
was properly published on the
date stated above.

/s/ Debra J. Ford
Village Clerk



I hereby certify this to be a true and exact copy of the

Debra J. Ford
Village Clerk

Ordinance 2023-64

BE IT ORDAINED by the President and Board of Trustees of the Village of Northbrook, County of Cook and State of Illinois, THAT:

An Ordinance Terminating the Designation of the Northbrook Court Tax Increment Financing Redevelopment Project Area and Dissolving the Northbrook Court Special Tax Increment Allocation Fund

shall be, and is hereby, adopted as follows:

Section 1. RECITALS.

The Village of Northbrook is an Illinois home rule municipal corporation operating in accordance with Article VII, Section 6 of the Illinois Constitution, and with the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.*

On April 23, 2019, the Village President and Board of Trustees (“*Corporate Authorities*”) passed: (1) Ordinance 2019-28, approving a redevelopment plan and project; (2) Ordinance 2019-29, designating a redevelopment project area; and (3) Ordinance 2019-30, adopting tax increment financing and establishing a special tax allocation fund for the redevelopment project area known as the “Northbrook Court TIF District” (“*2019 TIF District*”), all in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (“*TIF Act*”).

The redevelopment project area for the 2019 TIF District is legally described in *Exhibit A* attached to this Ordinance and a map of the redevelopment project area for the 2019 TIF District is depicted in *Exhibit B* attached to this Ordinance, all of which exhibits are, by this reference, made a part of this Ordinance.

Since the establishment of the 2019 TIF District, economic conditions have changed and plans for redevelopment of properties within the 2019 TIF District have been substantially modified. Because of these changed conditions and plans, the Village has determined that the redevelopment plan and project for the 2019 TIF District are no longer viable.

The Village desires to: (i) terminate the designation of the 2019 TIF District as a redevelopment project area under the TIF Act and the adoption of tax increment allocation financing for the 2019 TIF District; and (ii) dissolve the special tax allocation fund for the TIF 2019 District after certain conditions set forth in Section 3 below are met.

The Corporate Authorities have determined that terminating the 2019 TIF District is in the best interest of the Village.

Section 2. TERMINATION OF REDEVELOPMENT PROJECT AREA DESIGNATION AND OF TAX INCREMENT ALLOCATION FINANCING.

The Corporate Authorities hereby terminate the designation of the 2019 TIF District as a redevelopment project area under the TIF Act and the adoption of tax increment allocation financing for the 2019 TIF District.

Section 3. DISSOLUTION OF SPECIAL TAX ALLOCATION FUND.

The Corporate Authorities hereby dissolve the special tax allocation fund for the 2019 TIF District, which dissolution shall be effective only as of the date all funds are distributed from the fund, including distributions made pursuant to any ordinance declaring surplus of certain funds in the special tax allocation fund for the 2019 TIF District adopted by the Corporate Authorities after the effective date of this Ordinance.

Section 4. ADDITIONAL AD VALOREM TAXES.

If additional incremental ad valorem taxes attributable to the 2019 TIF District are received by the Village from late payment of real estate taxes or any other reason, such monies will be segregated by the Village, declared surplus funds, and sent to the Cook County Treasurer for distribution in the manner provided in the TIF Act.

Section 5. NOTICE AND FILING.

The Village's Chief Financial Officer is authorized and directed to, prior to November 1, 2023: (i) transmit a certified copy of this Ordinance to each taxing district impacted by the 2019 TIF District; and (ii) file certified copies of this Ordinance with the Cook County Clerk and the Cook County Treasurer.

Section 6. AUTHORIZATION FOR OTHER ACTION.

The Corporate Authorities hereby authorize and direct the Village Manager to take any and all other statutorily required steps in connection with the termination of the 2019 TIF District.

Section 7. SEVERABILITY.

If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance will remain in full force and effect, and

are to be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

Section 8. EFFECTIVE DATE.

This Ordinance shall be in full force and effect only upon the occurrence of all of the following events:

- A. passage by the Corporate Authorities by a majority vote in the manner required by law; and
- B. publication in pamphlet form in the manner required by law.

PASSED: This 30 day of October, 2023.

	RESULT:	ADOPTED BY CONSENT VOTE [7 TO 0]
MOVER:	Dan Pepoon, Trustee	
SECONDER:	Bob Israel, Trustee	
AYES:	Ciesla, Israel, Collison, Ross, Hebl, Pepoon, Ebhomielien	

ATTEST:

/s/ Kathryn L Ciesla
Village President

/s/ Debra J. Ford
Village Clerk

PARCEL 1

PIN: 04-03-101-018-0000

LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 1984 DOCUMENT NUMBER 26924424, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89° 54' 08" WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 3, A DISTANCE OF 139.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING ALONG SAID SOUTH LINE NORTH 89° 54' 08" WEST, A DISTANCE OF 217.23 FEET TO A POINT; THENCE NORTH 00° 03' 18" EAST, A DISTANCE OF 42.36 FEET TO A POINT; THENCE NORTH 53° 19' 06" WEST, A DISTANCE OF 169.90 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 436.51 FEET, ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 542.00 FEET, TO A POINT OF TANGENCY; THENCE NORTH 00° 34' 57" EAST A DISTANCE OF 107.24 FEET TO A POINT; THENCE NORTH 01° 04' 23" EAST, A DISTANCE OF 96.25 FEET TO A POINT OF CURVATURE; THENCE NORtheasterly 195.43 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 275.00 FEET TO A POINT OF REVERSE CURVE; THENCE NORtheasterly 4.17 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET TO A POINT OF COMPOUND CURVATURE; THENCE NORtherly 50.06 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE EAST AND HAVING A RADIUS OF 61.85 FEET TO A POINT OF TANGENCY; THENCE NORTH 09° 56' 42" WEST, A DISTANCE OF 22.40 FEET TO A POINT OF CURVATURE; THENCE NORtherly 109.43 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 627.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 00° 03' 18" EAST A DISTANCE OF 101.61 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 48.36 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST, AND HAVING A RADIUS OF 57.00 FEET TO A POINT; THENCE NORTH 00° 03' 18" EAST A DISTANCE OF 0.21 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LAKE COOK ROAD AS WIDENED PER DOCUMENT NUMBER 23033339; THENCE SOUTH 87° 38' 42" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 46.35 FEET TO A POINT; THENCE SOUTH 00° 03' 18" WEST, A DISTANCE OF 142.73

FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 104.72 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 600.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09° 56' 42" EAST; A DISTANCE OF 65.97 FEET TO A POINT; THENCE SOUTH 39° 51' 54" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 60.30 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, AND HAVING A RADIUS OF 225.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 65° 29' 25" EAST, A DISTANCE OF 28.40 FEET TO A POINT; THENCE SOUTH 72° 06' 42" EAST, A DISTANCE OF 288.74 FEET TO A POINT; THENCE NORTH 17° 03' 18" EAST, A DISTANCE OF 35.50 FEET TO A POINT; THENCE SOUTH 72° 56' 42" EAST, A DISTANCE OF 335.56 FEET TO A POINT; THENCE SOUTH 42° 59' 29" EAST, A DISTANCE OF 68.10 FEET TO A POINT; THENCE SOUTH 72° 56' 42" EAST, A DISTANCE OF 124.80 FEET TO A POINT; THENCE SOUTH 29° 56' 42" EAST, A DISTANCE OF 78.57 FEET TO A POINT; THENCE SOUTH 17° 03' 18" WEST, A DISTANCE OF 324.00 FEET TO A POINT; THENCE SOUTH 70° 07' 07" WEST, A DISTANCE OF 84.18 FEET TO A POINT; THENCE NORTH 72° 56' 42" WEST, A DISTANCE OF 222.59 FEET TO A POINT; THENCE SOUTH 17° 03' 18" WEST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 13° 03' 18" WEST, A DISTANCE OF 275.64 FEET TO A POINT; THENCE SOUTH 00° 03' 18" WEST A DISTANCE OF 66.51 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2

PIN: 04-03-101-126-0000

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89° 54' 08" .WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 3, DISTANCE OF 139.24 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH 00° 03' 18" EAST 66.51 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH 13° 03' 18" EAST 275.64 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH 17° 03' 18" EAST 20.00 FEET ALONG AN EAST LINE OF LOT 1 TO A BEND THEREIN; THENCE SOUTH 72° 56' 42" EAST 222.59 FEET ALONG A SOUTH

LINE OF LOT 1 TO A BEND THEREIN: THENCE NORTH $70^{\circ} 07' 07''$ EAST 84.18 FEET ALONG A SOUTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH $17^{\circ} 03' 18''$ EAST 324.00 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN AND THE POINT OF BEGINNING; THENCE NORTH $17^{\circ} 03' 18''$ EAST 70.58 FEET; THENCE NORTH $72^{\circ} 56' 42''$ WEST 25.57 FEET; THENCE NORTH $30^{\circ} 23' 00''$ WEST 143.41 FEET; THENCE NORTH $72^{\circ} 56' 42''$ WEST, ALONG SAID NORTHERLY LINE A DISTANCE OF 423.48 FEET; THENCE WESTERLY 175.32 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE SOUTH, HAVING A RADIUS OF 224.57 FEET AND WHOSE CHORD BEARS SOUTH $78^{\circ} 58' 13''$ WEST 170.90 FEET; THENCE NORTH $78^{\circ} 39' 51''$ WEST A DISTANCE OF 103.59 FEET; THENCE WESTERLY 38.74 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTH, HAVING A RADIUS OF 190.43 FEET AND WHOSE CHORD BEARS NORTH $84^{\circ} 29' 33''$ WEST 38.68 FEET; THENCE SOUTH $65^{\circ} 29' 25''$ WEST A DISTANCE OF 25.58 FEET TO A CORNER OF LOT 1 AFORESAID; THENCE SOUTH $72^{\circ} 56' 42''$ EAST 288.74 FEET ALONG A NORTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH $17^{\circ} 03' 18''$ EAST 35.50 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH $72^{\circ} 56' 42''$ EAST 335.56 FEET ALONG A NORTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH $42^{\circ} 59' 29''$ EAST 68.10 FEET ALONG A NORTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH $72^{\circ} 56' 42''$ EAST 124.80 FEET ALONG A NORTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH $29^{\circ} 56' 42''$ EAST 78.57 FEET ALONG A NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3

PIN: 04-03-200-028-0000

PARCEL 3: THAT PART OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH $89^{\circ} 54' 08''$ WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 3, A DISTANCE OF 139.24 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH $00^{\circ} 03' 18''$ EAST 66.51 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH $13^{\circ} 03' 18''$ EAST 111.42 FEET ALONG AN EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING; THENCE SOUTH $72^{\circ} 56' 42''$ EAST 272.39 FEET; THENCE NORTH $17^{\circ} 03' 18''$ EAST A DISTANCE OF 108.82 FEET TO A SOUTHEAST CORNER OF THAT PART

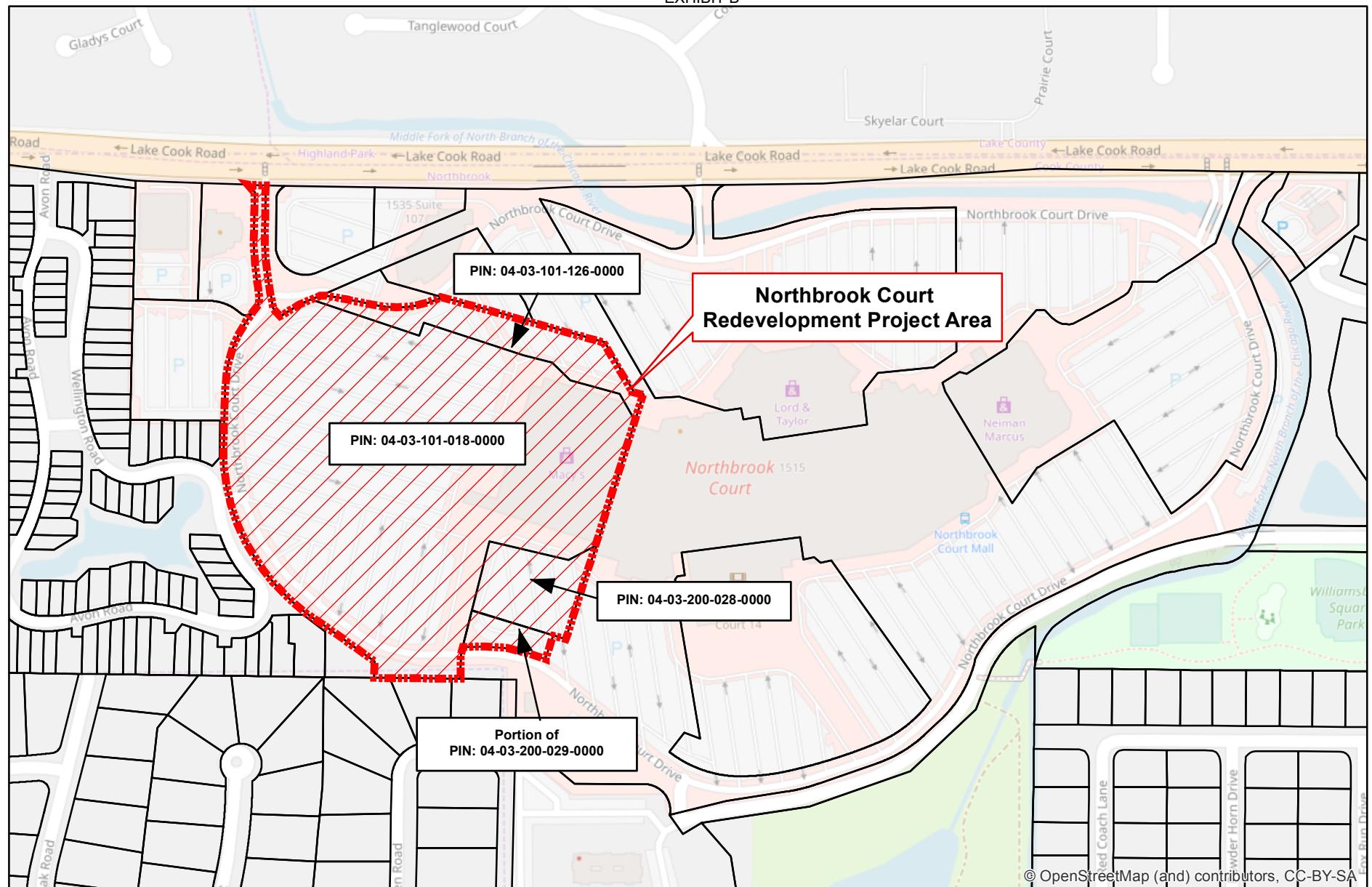
THEREOF CONVEYED PER DOCUMENT #95690665; THENCE NORTH 19° 48' 13" EAST, ALONG AN EASTERLY LINE OF SAID DOCUMENT #95690665 A DISTANCE OF 125.73 FEET TO A NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 70° 07' 07" WEST 84.18 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE NORTH 72° 56' 42" WEST 222.59 FEET ALONG A SOUTH LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH 17° 03' 18" WEST 20.00 FEET ALONG AN EAST LINE OF SAID LOT 1 TO A BEND THEREIN; THENCE SOUTH 13° 03' 18" WEST 164.22 FEET ALONG AN EAST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO INCLUDING AREA OWNED BY WESTCOAST ESTATES SUBJECT TO CONFIRMATION BY SURVEYOR):

Part of PIN: 04-03-200-029-0000

THAT PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89 DEGREES 53 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE AFORESAID SECTION 3, A DISTANCE OF 139.24 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN NORTHBROOK COURT SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 AFORESAID; THENCE NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST ALONG AN EAST LINE OF SAID LOT 1, A DISTANCE OF 64.47 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 03 MINUTES 47 SECONDS EAST ALONG SAID EAST LINE, 2.04 FEET TO A BEND POINT IN SAID EAST LINE; THENCE NORTH 13 DEGREES 03 MINUTES 47 SECONDS EAST ALONG SAID EAST LINE, 111.42 FEET; THENCE SOUTH 72 DEGREES 56 MINUTES 13 SECONDS EAST 218.73 FEET; THENCE SOUTH 17 DEGREES 03 MINUTES 47 SECONDS WEST, 72.15 FEET; THENCE NORTH 76 DEGREES 07 MINUTES 41 SECONDS WEST 50.01 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING OF NORTH 82 DEGREES 21 MINUTES 04 SECONDS WEST, 65.17 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88 DEGREES 53 MINUTES 36 SECONDS WEST 100.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT B



**Northbrook Court Redevelopment Project Area
TIF Boundaries**



NORTHBROOK
DEVELOPMENT
& PLANNING SERVICES

200 100 0 200 Feet