

**PUBLIC HEARING NOTICE**

**VILLAGE OF ITASCA, ILLINOIS  
NOTICE OF PUBLIC HEARING REGARDING DESIGNATION OF A  
PROPOSED REDEVELOPMENT PROJECT AREA, APPROVAL OF A  
REDEVELOPMENT PLAN AND PROJECT AND THE ADOPTION OF TAX  
INCREMENT ALLOCATION FINANCING  
“DOWNTOWN NORTH TAX INCREMENT FINANCE DISTRICT”**

Please take notice that on the 4<sup>th</sup> day of April, 2023, during the course of the regular Village Board Meeting which commences at 7:00 p.m. at the Village Board Chambers, Village Hall, 550 West Irving Park Road, Itasca, IL 60143, the President and Board of Trustees of the Village of Itasca will conduct a public hearing with regard to the designation of an area as a Redevelopment Project Area known as the “Downtown North TIF”, together with approval of a proposed Redevelopment Plan and Project and the use of Tax Increment Financing to finance all or a portion of the Redevelopment Project costs all pursuant to the Illinois “Tax Increment Allocation Redevelopment Act,” 65 ILCS 5/11-74.4-1 et seq. (the “Act”). The proposed Downtown North TIF is legally described as:

*Those parts of the Northeast Quarter of Section 7, the Northwest Quarter of Section 8, and the Southwest Quarter of Section 8, all in Township 40 North, Range 11 East of the Third Principal Meridian, in the Village of Itasca, DuPage County, Illinois, more particularly described as follows:*

*Beginning at the southwest corner of Lot 1 in Helms Resubdivision (being a subdivision of Lot 19 in First Addition to Itasca Heights Unit Two, a subdivision in the Northeast Quarter of said Section 7 as per plat thereof recorded August 14, 1995, as document R95-106292, in the Office of the DuPage County, Illinois Recorder);*

*Thence southeasterly along the south line of said Helms Resubdivision to the southeast corner of Lot 2 in said Helms Resubdivision, also the southwest corner of Lot 32 in Itasca Heights Unit Two Subdivision (being a subdivision in the Northeast Quarter of said Section 7 as per plat thereof recorded May 8, 1956, as document 799549, in the Office of the DuPage County, Illinois Recorder);*

*Thence continuing southeasterly along the south line of said Itasca Heights Unit Two Subdivision to the southeast corner of Lot 39 in said Itasca Heights Unit Two*

*Subdivision, also the southwest corner of Lot 14 in Itasca Heights Subdivision (being a subdivision in the Northeast Quarter of said Section 7 as per plat thereof recorded September 2, 1955, as document 771838, in the Office of the DuPage County, Illinois Recorder);*

*Thence continuing southeasterly along the south line of said Itasca Heights Subdivision to the intersection of the east line of Catalpa Street, also the southwest corner of Lot 3 in Itasca Heights First Resubdivision (being a subdivision in the Northeast Quarter of said Section 7 as per plat thereof recorded January 7, 1999, as document R99-004609, in the Office of the DuPage County, Illinois Recorder);*

*Thence continuing southeasterly along the south line of said Itasca Heights First Resubdivision, and the southeasterly prolongation thereof to the center line of Willow Street, as shown in Clover's First Addition To Itasca (being a subdivision in the Northwest Quarter of said Section 8 as per plat thereof recorded May 9, 1924, as document 177464, in the Office of the DuPage County, Illinois Recorder);*

*Thence northerly along the center line of said Willow Street, to the northwesterly prolongation of the south line of Lot 2 in said Clover's First Addition to Itasca;*

*Thence southeasterly along said northwesterly prolongation thereof and the south line of said Lot 2 to the southeast corner of the west 70 feet of said Lot 2, also the southwest corner of Lot 1 in Clover's Center Street Subdivision (being a subdivision in the Northwest Quarter of said Section 8 as per plat thereof recorded November 16, 1945, as document 487341, in the Office of the DuPage County, Illinois Recorder);*

*Thence southeasterly along the south line of said Clover's Center Street Subdivision to the southeast corner of Lot 5 in said Clover's Center Street Subdivision;*

*Thence northerly along the east line of Lot 5 in said Clover's Center Street Subdivision to the westerly prolongation of the south line of Lot 6 in said Clover's Center Street Subdivision;*

*Thence easterly along said westerly prolongation thereof and the south line of Lot 6, the south lines of Lot 7 through Lot 10 (both inclusive) in said Clover's Center Street Subdivision to the northerly prolongation of the east line of Lot 12 in said Clover's Center Street Subdivision;*

*Thence northerly along said northerly prolongation to the westerly prolongation of the south line of Lot 11 in said Clover's Center Street Subdivision;*

*Thence easterly along said westerly prolongation thereof, the south line of Lot 11, and the easterly prolongation of the south line of said Lot 11 in said Clover's Center Street Subdivision to the northerly prolongation of the west line of Lot 8 in Block 15 in Itasca (being a subdivision in the Northwest Quarter of said Section 8 as per plat thereof*

*recorded June 19, 1874, as document 18314, in the Office of the DuPage County, Illinois Recorder);*

*Thence southerly along the northerly prolongation of the west line of said Lot 8 to the north line of said Lot 8;*

*Thence easterly along the north line of said Lot 8, the north lines of Lot 9 through Lot 11 (both inclusive) in Block 15 in said Itasca Subdivision to the west line of Lot 3 in Block 15 in said Itasca Subdivision;*

*Thence northerly along said west line to the north line of said Block 15;*

*Thence easterly along the north line of said Block 15 to the northeast corner of said Block 15;*

*Thence easterly to the northwest corner of Block 12 in said Itasca Subdivision;  
Thence easterly along the north line of said Block 12 to the northeast corner of Lot 14 in Block 12 in said Itasca Subdivision;*

*Thence southerly along the east lines of Lot 14 through Lot 8 (both inclusive), and the southerly prolongation of the east line of Lot 8 in said Block 12 to the north line of Premier Place Condominium as shown in plat of survey provided for in Declaration of Condominium Ownership and Easements, Restrictions, and Covenants For Premier Place Condominiums, in the Northwest Quarter of said Section 8, recorded September 3, 2014 as document R2014-079977 in the Office of the DuPage County, Illinois Recorder;*

*Thence westerly along said north line to the west line of said Premier Place Condominium;*

*Thence southerly along said west line to the south line of said Premier Place Condominium;*

*Thence southeasterly along the south line of said Premier Place Condominium to the southern most southeast corner of said Premier Place Condominium, also the southwest corner of Lot 3 in Block 11 of Itasca Subdivision (being a subdivision in the Northwest Quarter of said Section 8 as per plat thereof recorded June 19, 1874, as document 18314, in the Office of the DuPage County, Illinois Recorder);*

*Thence southeasterly along the south line of said Lot 3 to the southeast corner of said Lot 3;*

*Thence southeasterly to the southwest corner of Lot 5 in Block 9 of said Itasca Subdivision also the southwest corner of real estate conveyed and by Warranty Deed to Itasca Golf Real Estate Holdings, LLC recorded September 10, 2014 as document R2014-082366 in the Office of the DuPage County, Illinois;*

*Thence southeasterly, northeasterly, and southeasterly along the southern line of said Warranty Deed to Itasca Golf Real Estate Holdings, LLC to the center line of a 66 foot wide street (now known as Rush Street) between Block 3 and Block 4 of said Itasca Subdivision;*

*Thence southerly along said center line to the southeasterly prolongation of the south line of Lot 6 in Block 4 of said Itasca Subdivision;*

*Thence southwesterly to the southeast corner of Lot 1 in Senne's Subdivision (being a subdivision in the Northwest Quarter of said Section 8 as per plat thereof recorded November 29, 1876 as document 22574 in the Office of the DuPage County, Illinois Recorder);*

*Thence westerly along the south line of said Senne's Subdivision to the northeast corner of First Street Square Townhomes Subdivision (being a subdivision in the Southwest Quarter of said Section 8 as per plat thereof recorded July 7, 1993, as document R93-143145 in the Office of the DuPage County, Illinois Recorder);*

*Thence southerly along the east line of said First Street Square Townhomes Subdivision 25 feet to the south line of a hereby dedicated right of way in said First Street Square Townhomes Subdivision;*

*Thence westerly along said south line to the west line of said First Street Square Townhomes Subdivision;*

*Thence southerly along said west line, and the west line of First Addition to First Street Square Subdivision (being a subdivision in the Southwest Quarter of said Section 8 as per plat thereof recorded December 1, 1995, as document R95-169374 in the Office of the DuPage County, Illinois Recorder), and the southerly prolongation thereof, to the northeast line of a parcel of land described in a plat of survey recorded October 4, 2001, as document R2001-212418 in the Office of the DuPage County, Illinois Recorder);*

*Thence northwesterly along said northeast line and the northeast line of parcel of real estate conveyed and described by Special Warranty recorded July 22, 2022, as document R2022-069822 in the Office of the DuPage County, Illinois Recorder, to the north line of parcel of real estate conveyed by said document R2022-069822;*

*Thence westerly along said north line and the westerly prolongation thereof to the northeast corner of Lot 1 in Block 1 of William H. Wischstadt's Addition to Itasca (being a subdivision in Southwest Quarter of said Section 8 as per plat thereof recorded November 13, 1893, as document 53819 in the Office of the DuPage County, Illinois Recorder);*

*Thence northerly along the northerly prolongation of the east line of said Lot 1, to the south line of Lot 1 in Irving Walnut Subdivision (being a subdivision in the Northwest*

*Quarter of said Section 8, as per plat thereof recorded April 4, 2005, as document R2005-067710).*

*Thence easterly along the south line of said Lot 1, to the east line of said Lot 1;*

*Thence northerly along the east line of said Lot 1 and the east line of Lot 2 in said Irving Walnut Subdivision, to the northeast corner of said Lot 2;*

*Thence northwesterly along the limits of Lot 2 in said Irving Walnut Subdivision, to the northwest corner of said Irving Walnut Subdivision;*

*Thence northwesterly to the northeast corner of Itasca Riverwalk I Subdivision (being a subdivision in the Northwest Quarter of said Section 8 as per plat thereof recorded May 9, 2005, as document R2005-094877 in the Office of the DuPage County, Illinois Recorder);*

*Thence westerly along the northern limits of Lot 1 in said Itasca Riverwalk I Subdivision to the northwest corner of said Itasca Riverwalk I Subdivision also the northeast corner of Springbrook Assessment Plat (being in the Northwest Quarter of said Section 8 and recorded December 23, 2008, as document R2008-180082 in the Office of the DuPage County, Illinois Recorder);*

*Thence westerly along the northern limits of Parcel 1 in said Springbrook Assessment Plat to the northwest corner of said Springbrook Assessment Plat also the northeast corner of Itasca Bank and Trust Company Assessment Plat (being in the Northwest Quarter of said Section 8 and recorded December 20, 2004, as document R2004-317139 in the Office of the DuPage County, Illinois Recorder);*

*Thence westerly along the northern limits of Parcel 2 and Parcel 1 in said Itasca Bank and Trust Company Assessment Plat to the northwest corner of said Itasca Bank and Trust Company Assessment Plat also the northeast corner of parcel of land conveyed and described in Deed in Trust recorded January 6, 1993, as document R93-003148 in the Office of the DuPage County, Illinois Recorder);*

*Thence westerly along the northern limits of said Deed in Trust also the southern limits of Irving Park Boulevard existing as of December 7, 2022, to the northwest corner of said Deed In Trust;*

*Thence westerly along the southern limits of Irving Park Boulevard existing as of December 7, 2022, to the eastern limits of Interstate 290 existing as of December 7, 2022;*

*Thence northerly and northeasterly along the eastern limits of Interstate 290 existing as of December 7, 2022 to the Point of Beginning.*

The proposed Downtown North TIF is generally located between Center Street to the north and Irving Park Road to the south, and between I-290/355 to the west and First Street to the east.

During the public hearing, all interested persons will be given an opportunity to be heard. Further, any affected person or taxing district may file written comments or objections at the public hearing or in advance of the public hearing in the Office of the Village Clerk, 550 West Irving Park Road, Itasca, Illinois 60143. You are further notified that at the public hearing all persons may be heard orally regarding any issue embodied in this Notice and that the President and Board of Trustees will hear all protests and objections. You are further notified that the public hearing may be adjourned to another time, date or place without further notice other than a motion entered upon the minutes fixing the time, date and place of the adjourned hearing.

The proposed Redevelopment Project and Plan contemplates a range of improvements such as design and installation of various public improvements; construction, repair and upgrade of public street, utility and stormwater management infrastructure; beautification, identification markers, landscaping, lighting and signage of public rights of way; rehabilitation and remodeling of existing properties; property acquisition, environmental remediation and generally other improvements and assistance which are set forth in greater detail in the draft Redevelopment Plan and Project. The actions by the Village are intended to encourage redevelopment and investment in the proposed Downtown North TIF and to enhance property values in the area through entering into Redevelopment Agreements, payment of Redevelopment Project Costs, and other methods contemplated or allowed by the Act.

The Village of Itasca will implement the goals and objectives of the Redevelopment Plan through public finance techniques including but not limited to tax increment allocation financing and the issuance of one or more series of debt obligations. A draft Qualification Report and

Redevelopment Plan and Project are, and have been, on file with the Office of the Village Clerk, 550 West Irving Park Road, Itasca, Illinois 60143 and are available for public inspection during regular business hours or may be requested by mail from the Village Clerk. The draft Redevelopment Plan and Project may be amended prior to adoption in conformance with the TIF Act. For further information, please contact Vijay Gadde, Community Development Director for the Village of Itasca, at 630-228-5671 or by email at [vgadde@itasca.com](mailto:vgadde@itasca.com) during regular business hours.

**HONORABLE JEFF PRUYN  
PRESIDENT, VILLAGE OF ITASCA**