

R - 61 - 2016

**A RESOLUTION PROPOSING A REDEVELOPMENT
PLAN AND PROJECT FOR, AND THE DESIGNATION OF, THE
CHURCH ROAD/LAKE STREET TAX INCREMENT
FINANCING REDEVELOPMENT PROJECT AREA AND THE ADOPTION
OF TAX INCREMENT ALLOCATION FINANCING THEREFOR,
CONVENING A JOINT REVIEW BOARD AND
CALLING A PUBLIC HEARING IN CONNECTION THEREWITH**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, supplemented and amended (“Act”), the City of Elmhurst, DuPage and Cook Counties, Illinois, (“City”) is authorized to approve a redevelopment plan for and to designate redevelopment project area and adopt tax increment allocation financing therefor; and

WHEREAS, the Mayor and City Council of the City (“Corporate Authorities”) have heretofore caused a study to be conducted to determine the conditions in that part of the City legally described in Exhibit A attached hereto and made a part hereof and depicted in Exhibit A-1, attached hereto and made a part hereof; and

WHEREAS, the Redevelopment Project Area, as hereinafter defined, is generally described as a contiguous area approximately bounded by Grand Avenue on the west, frontage parcels along Lake Street on the south, except for the area between Oaklawn Avenue and Church Road that extends south to Armitage Avenue, York Street on the east, and Industrial Drive and Fullerton Avenue on the north (including frontage parcels north of Lake Street west of Church Road) and adjacent rights of way are also included; and

WHEREAS, the Corporate Authorities have determined that said territory would qualify as a “Redevelopment Project Area” as defined in the Act and that said territory on the whole has not been subject to growth and development through private enterprise and would not reasonably be

anticipated to be developed without the adoption of a redevelopment plan and the use of tax increment allocation financing as provided in the Act; and

WHEREAS, the Corporate Authorities have heretofore and it hereby is determined that it is advisable that the City afford itself of the provisions of the Act and by ordinance approve a redevelopment plan (“Redevelopment Plan”) and a redevelopment project (“Project”) and designate said territory as legally described in Exhibit A as a redevelopment project area to be known as the “Church Road/Lake Street Tax Increment Financing Redevelopment Project Area” (“Redevelopment Project Area”), and also that the City by ordinance adopt tax increment allocation financing in order to pay all or a portion of the eligible redevelopment project costs for the Project in the Redevelopment Project Area, as provided in the Act; and

WHEREAS, the Act requires the City to conduct a public hearing prior to the adoption of ordinances approving the Redevelopment Plan and Project, designating the Redevelopment Project Area, and adopting tax increment allocation financing, at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of a tax increment allocation financing therefor; and

WHEREAS, the Act further requires that prior to holding a public hearing, the City shall convene a joint review board consisting of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time that the proposed Redevelopment Project Area is approved, a

representative selected by the City, and a public member selected in accordance with the Act, to consider the subject matter of the public hearing; and

WHEREAS, the Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

WHEREAS, the Act further requires that not less than ten (10) days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the City must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area's qualifying as a "redevelopment project area" under the Act; and

WHEREAS, the firm of Kane, McKenna & Associates, Inc., has conducted an eligibility survey of the proposed Redevelopment Project Area and has prepared its report (the "Report") that said proposed area qualifies as a "redevelopment project area" as defined in the Act, which survey and findings have been presented to the Corporate Authorities and are now on file in the official files and records of the City; and

WHEREAS, the Report and Redevelopment Plan has heretofore been on file and available for public inspection for at least ten (10) days prior to the adoption of this Resolution in the offices of the City Clerk as required under the Act; and

WHEREAS, the Act requires that notice of the public hearing be given by publication and mailing; and

WHEREAS, the Act requires that the City shall provide notice of the availability of the Redevelopment Plan and eligibility report, including how to obtain such information, by mail within a reasonable time after the adoption of this Resolution, to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the

proposed Redevelopment Project Area; and

WHEREAS, implementation of the Redevelopment Plan shall not result in the displacement of residents from 10 or more inhabited residential units and the Redevelopment Project Area does not include 75 or more inhabited residential units.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Elmhurst, DuPage and Cook Counties, Illinois as follows:

Section 1. That the foregoing recital clauses to this Resolution are adopted as findings of the Corporate Authorities of the City of Elmhurst and are incorporated herein by specific reference.

Section 2. The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefore are hereby proposed.

Section 3. A public hearing shall be held by the Mayor and City Council of the City of Elmhurst, at 7:30 p.m. on the 15th day of August, 2016, at the Elmhurst City Hall 209 N. York Street, Elmhurst, Illinois, for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment allocation financing therefor.

Section 4. Notice of public hearing, substantially in the form attached hereto and made a part hereof as Exhibit B, shall be published at least twice, the publications to be not more than 30 nor less than 10 days prior to the public hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area. In addition, notice shall be mailed by certified mail not less than 10 days prior to the date set for the public hearing, addressed to the person or persons in whose name the general taxes for the last preceding year

were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property.

Section 5. Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) not less than 45 days prior to the public hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) to submit written comments prior to the date of the public hearing to the City, to the attention of the City Clerk, 209 N. York Street, Elmhurst, Illinois, 60126, concerning the subject matter of the public hearing. Each such mailed notice shall include a copy of the proposed Redevelopment Plan.

Section 6. Notice of availability of the Redevelopment Plan and eligibility report, including how to obtain information, shall also be given by mail within a reasonable time after the adoption of this Resolution to all residential addresses that, after a good faith effort, the City determines are located within 750 feet of the boundaries of the Redevelopment Project Area.

Section 7. Since June 7, 2016, a draft of the Redevelopment Plan and Project and Eligibility Report has been on file in the Office of the City Clerk at the Elmhurst City Hall, 209 N. York Street, Elmhurst, Illinois, 60126, and since has been available for public inspection.

Section 8. A joint review board as set forth in the Act is hereby convened and the board shall meet, review such documents, and issue such report as set forth in the Act. The first meeting of said joint review board shall be held at 5:00 p.m. on the 13th day of July, 2016, at the Elmhurst

City Hall, 209 N. York Street, Elmhurst, Illinois.

Section 9. This Resolution shall be in full force and effect upon its passage in the manner provided by law.

ADOPTED this 20th day of June, 2016, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me the 20th day of June, 2016.

Steven M. Morley, Mayor of the City of Elmhurst,
DuPage and Cook Counties, Illinois

ATTESTED and filed in my office,
this 20th day of June, 2016.

Patty Spencer, Clerk of the City
of Elmhurst, DuPage County, Illinois

EXHIBIT A

Proposed Church Road/Lake Street TIF District - Legal Description

That part of Sections 26, 27, 34 and 35 of Township 40 North, Range 11, East of the Third Principal Meridian described as commencing at the Northwest corner of Lot 20 in Mourekson Industrial Center Unit-One, recorded as Document R68-6176 on February 19, 1968, said Northwest corner being on the East line of Lot 2 in Fischer's Assessment Division, recorded as Document 928140 on June 22, 1959, thence Northerly along said East line, and said East line extended, to the Southeast corner of Lot 1 in said Fischer's Assessment Division, thence Northwesterly along the South line of said Lot 1, and said South line extended, to the centerline of Illinois Route 83, thence Southerly along said centerline to the Southerly Right-of-Way line of Lake Street, thence Southeasterly along said Southerly Right-of-Way line to the Easterly Right-of-Way line of said Illinois Route 83, thence Southerly along said Easterly Right-of-Way line of said Illinois Route 83 to its intersection with the Northwesterly extension of the Southwesterly lot lines of Lots 4 and 5 in Block 3 of Elmhurst Sunny Fields, recorded as Document 440629 on August 12, 1942, thence Southeasterly along said Southwesterly line, said Southwesterly line extended, and the Southwesterly lot lines of Lots 1 through 6, inclusive, in Block 4 of said Elmhurst Sunny Fields, to the West line of Lot 26 in Block 1 of Second Addition to Elmhurst Gardens, recorded as Document 188545 on February 14, 1925, thence Northerly along said West line to the Northwest corner of said Lot 26, thence Southeasterly, thence Easterly along the Northerly lines of Lots 22 through 26, inclusive, in said Block 1 to the Northeast corner of said Lot 22, thence Southerly along the East line, and East line extended, of said Lot 22 to the Southerly Right-of-way line of Babcock Avenue, thence Easterly along said Southerly Right-of-way line to the Northeast corner of Lot 1 in Block 2 of said Second Addition to Elmhurst Gardens, said Northeast corner being on the Westerly Right-of-way line of West Avenue, thence Southerly along said Westerly Right-of-way line to its intersection with Westerly extension of the South line of Lot 8 in Block 4 of Lake View Manor, recorded as Document 195193 on June 24, 1925, thence Easterly along said South line, and said South line extended, to the Southeast corner of Lot 1 in said Block 4, said Southeast corner being on the Westerly Right-of-way line of Oaklawn Avenue, thence Southerly along said Westerly Right-of-way line, and said Westerly Right-of-way line extended, to its intersection with the Westerly extension of the North line of Lot 1 in Carey's Oaklawn Resubdivision, recorded as Document R2002-122566 on May 7, 2002, thence Easterly along said North line, and North line extended, to the West line of Lot 13 in West Lakes Farms, recorded as Document 155001 on April 8, 1922, thence Southerly along said West line to the North line of Lot 6 in Zakos' Mac Cormac College Subdivision, recorded as Document R2001-027887 on February 20, 2001, thence Westerly along said North line to the East line of Lot 1 in said Zakos' Mac Cormac College Subdivision, thence Southerly along said East line to the Southeast corner of said Lot 1, thence Westerly along the South line of said Lot 1, and said line extended Westerly, to the Westerly Right-of-way line of West Avenue, thence Southerly along said Westerly Right-of-way line to its intersection with the Westerly extension of the North line of Block K in Elmhurst Estates, recorded as Document 171281 on November 6, 1923, thence

Easterly along said North line, and North line extended, to the Westerly Right-of-way line of Oaklawn Avenue, said Westerly Right-of-way line being the East line of Blocks K and L in said Elmhurst Estates, thence Southerly along said Westerly Right-of-way line to the Northeast corner of Lot 67 in Emery Manor Park Unit No. 4, recorded as Document 701525 on November 20, 1953, said Northeast corner being on the Southerly Right-of-way line of Armitage Avenue, thence Easterly along said Southerly Right-of-way line to its intersection with the Southerly extension of the centerline of that part of Highview Avenue vacated by Ordinance O-26-78, recorded as Document R78-118604 on December 12, 1978, thence Northerly along said centerline, and centerline extended, to its intersection with the Westerly extension of the North line of Lot 19 in Block N of said Elmhurst Estates, thence Easterly along said North line, and North line extended, to the East line of said Lot 19, thence Southerly along said East line, and East line extended, to the Southerly Right-of-way line of said Armitage Avenue, thence Easterly along said Southerly Right-of-way line to its intersection with the Southerly extension of the centerline of that part of Highland Avenue vacated by said Ordinance O-26-78, thence Northerly along said centerline, and centerline extended, to its intersection with the Westerly extension of the North line of lot 20 in Block P of said Elmhurst Estates, thence Easterly along said North line, and North line extended, to the East line of said Lot 20, thence Southerly along said East line, and East line extended, to the Southerly Right-of-way line of said Armitage Avenue, thence Easterly along said Southerly Right-of-way line to the Northwest corner of Lot 1 in Emery Manor Park Unit No. 1, recorded as Document 663133 on September 24, 1952, said Northwest corner being on the Easterly Right-of-way line of Walnut Street, thence Northerly along said Easterly Right-of-way line to its intersection with the Easterly extension of the South line of Lot 16 in City of Elmhurst Walnut St. Resubdivision, recorded as Document R79-25351 on March 30, 1979, thence Westerly along said South line, and South line extended, to the Westerly line of said City of Elmhurst Walnut St. Resubdivision, thence Northerly along said Westerly line to the South line of Lot 17B in said City of Elmhurst Walnut St. Resubdivision, thence Easterly along said South line to the East line of said Lot 17B, thence Northerly along said East line, and East line extended, to the North line of Lot 17A in said City of Elmhurst Walnut St. Resubdivision, thence Westerly along said North line to the West line of said City of Elmhurst Walnut St. Resubdivision, thence Northerly along said West line to the North line of Lot 1 in said City of Elmhurst Walnut St. Resubdivision, said North lot line being the Southerly Right-of-way line of Crockett Avenue, thence Easterly along said Southerly Right-of-way line to the Northeast corner of Lot 31 in Block B in said Elmhurst Estates, thence Southeasterly along the Northeasterly line of Lots 17 through 31, inclusive, in said Block B in Elmhurst Estates, Lots 1 through 5, inclusive, in Hancock's Resubdivision, recorded as Document R77-50694 on June 27, 1977, and Lots 19 through 37, inclusive, in Block A of said Elmhurst Estates, to the Northeast corner of said Lot 19 in Block A, thence Southerly along the East line of said Lot 19 to its intersection with the South line, extended Westerly, of Lot 3 in Pollard's Subdivision, recorded as Document R76-36669 on June 10, 1976, thence Easterly along said South line of said Lot 3 to the Southeasterly corner of said Lot 3, said Southeasterly corner being the Southwesterly corner of Lot 1 in Sather's Subdivision, recorded as Document R66-12334 on April 11, 1966, thence Southeasterly along the Southerly line of said Lot 1 to the Southeasterly corner thereof, thence Southwesterly along the Easterly line of Stone Gate Terrace

Condominium, recorded as Document R72-50409 on August 23, 1972, and said Easterly line extended South, to the Southerly Right-of-way line of Armitage Avenue, thence Easterly along said Southerly Right-of-way line to the Northerly line of Monti Builder's Assessment Plat, recorded as Document R83-55637 on August 15, 1983, thence Southeasterly along said Northerly line to the Northeast corner of said Monti Builder's Assessment Plat, thence Northerly along the Northerly extension of the East line of said Monti Builder's Assessment Plat to the Northerly Right-of-way line of Lake Street, thence Southeasterly along said Northerly Right-of-way line to the Westerly Right-of-way line of York Street, thence Northerly along said Westerly Right-of-way line to the Southerly line of Lot 5 in Elmhurst Industrial Park Unit No. 1, recorded as Document R65-2240 on January 22, 1965, thence Westerly along the Southerly line of Lots 5 through 7, inclusive, in said Elmhurst Industrial Park Unit No.1 to the Westerly line of said Lot 7, thence Northerly along said Westerly line of said Lot 7, and Westerly lot line extended to the Northerly Right-of-way line of Industrial Drive, thence Easterly along said Northerly Right-of-way line to the East line of Lot 31 in said Elmhurst Industrial Park Unit No. 1, thence Northerly along the East line of Lots 31 and 27 in said Elmhurst Industrial Park Unit No. 1, to the North line of said Lot 27, thence Westerly along said North line of said Lot 27, and North line extended, to its intersection with the East line of Lot 43 in said Elmhurst Industrial Park Unit No. 1, said East line being the Westerly Right-of-way line of Larch Avenue, thence Southerly along said Westerly Right-of-way line to the Northerly line of Lot 32 in said Elmhurst Industrial Park Unit No. 1, thence Westerly along said North line, and North line extended, to the Northeasterly line of Lot 11 in said Elmhurst Industrial Park Unit No. 1, thence Southeasterly along said Northeasterly line to the Southeast corner of said Lot 11, thence Southwesterly along the Southeasterly line of said Lot 11 to the Southwest corner of said Lot 11, said Southwest corner being on the Northerly Right-of-way line of Interstate Highway 290, thence generally Northwesterly along said Northerly Right-of-way line to its intersection with the North line, extended Easterly, of Davison's Assessment Plat, recorded as Document 694525 on September 9, 1953, thence Westerly along said North line, and North line extended, to the North line of Lot 1 in Subdivision of Lot 1 of West Lake Farms, recorded as Document 161541 on December 20, 1922, thence continuing Westerly along said North line, the North line of Lot 2 in said West Lakes Farms, and said North line extended, to the Westerly line of Church Road, thence Southwesterly along said Westerly Right-of-way line to the Northerly line of Lot 4 in said Mourekson Industrial Center Unit-One, thence Westerly along said Northerly line its intersection with the Westerly line of said Lot 4, thence Southerly along said Westerly line of said Lot 4, and said lot line extended Southerly, to the Northeasterly corner of Lot 1 in said Mourekson Industrial Center Unit-One , thence Northwesterly along the Northerly line of said Lot 1 to the Northwest corner of said Lot 1, thence Northwesterly to the Northeast corner of said Lot 20 in said Mourekson Industrial Center Unit-One, thence Northwesterly along the Northerly line of said Lot 20 to the point of beginning, including all Rights-of-way herein contained, excepting from the aforesaid that part of Sections 26 and 35 of Township 40 North, Range 11, East of the Third Principal Meridian described as commencing at the Northwest corner of Lot 2 in City of Elmhurst T.I.F. Subdivision "A", recorded as Document R96-16459 on January 31, 1996, thence Easterly along the North line of said Lot 2, the North line of Lot 1 in Hawthorne Avenue and Thomas Street Subdivision, recorded as Document R96-186756 on

November 15, 1996, and the North line of Lot 3 in said West Lake Farms, to the West line of Lot 1 in Sakash's Consolidation Plat, recorded as Document R99-22074 on January 27, 1999, thence Northerly, thence Easterly along the lot line of said Lot 1, thence Easterly along said North line extended, to the centerline of that part of Walnut Street vacated by Ordinance O-66-2012, recorded as Document R2012-177403 on December 13, 2012, thence Southerly along said centerline to the Northerly Right-of-way line of Fullerton Avenue, thence Westerly along said Northerly Right-of-way line, extended, to the Easterly lot line of said Lot 1 in Sakash's Consolidation Plat, said Easterly line being the Westerly Right-of-way line of Walnut Street, thence generally Southerly along said Westerly Right-of-way line to the Southeast corner of Lot 1 in Blanche's Resubdivision, recorded as Document R98-29661 on February 18, 1998, thence generally Westerly along the South line of said Blanche's Resubdivision to the Southwest corner of Lot 2 in said Blanche's Resubdivision, thence Northerly 332.48 feet to the South line of the North 300 feet of Lot 11, as measured on the East line thereof, in said West Lake Farms, thence Westerly 20 feet, thence Northerly along the West line of said East 20 feet, to the Southerly Right-of-way line of Lake Street, thence Southeasterly along said Southerly Right-of-way line to its intersection with the Southerly extension of a line described as 16.74 feet normally West and parallel with the East line of vacated Hawthorne Avenue, said vacation by Ordinance O-01-97, recorded as Document R97-068305 on May 14, 1997, thence Northerly along said parallel line, and said line extended, to its intersection with the Northerly Right-of-way line of Fischer Farm Road, said Northerly Right-of-way line being the South lot line of said Lot 1 in said Hawthorne Avenue and Thomas Street Subdivision, thence generally Northwesterly, thence Northeasterly along said lot line to the Southeast corner of said Lot 2 of said City of Elmhurst T.I.F. Subdivision "A", thence Northwesterly, thence Northeasterly along said Lot 2 to the point of beginning of the exception, including all rights-of-way herein contained, all in DuPage County, Illinois.

EXHIBIT A-1

Church Road/Lake Street TIF District - Map

Church Road and Lake Street TIF District

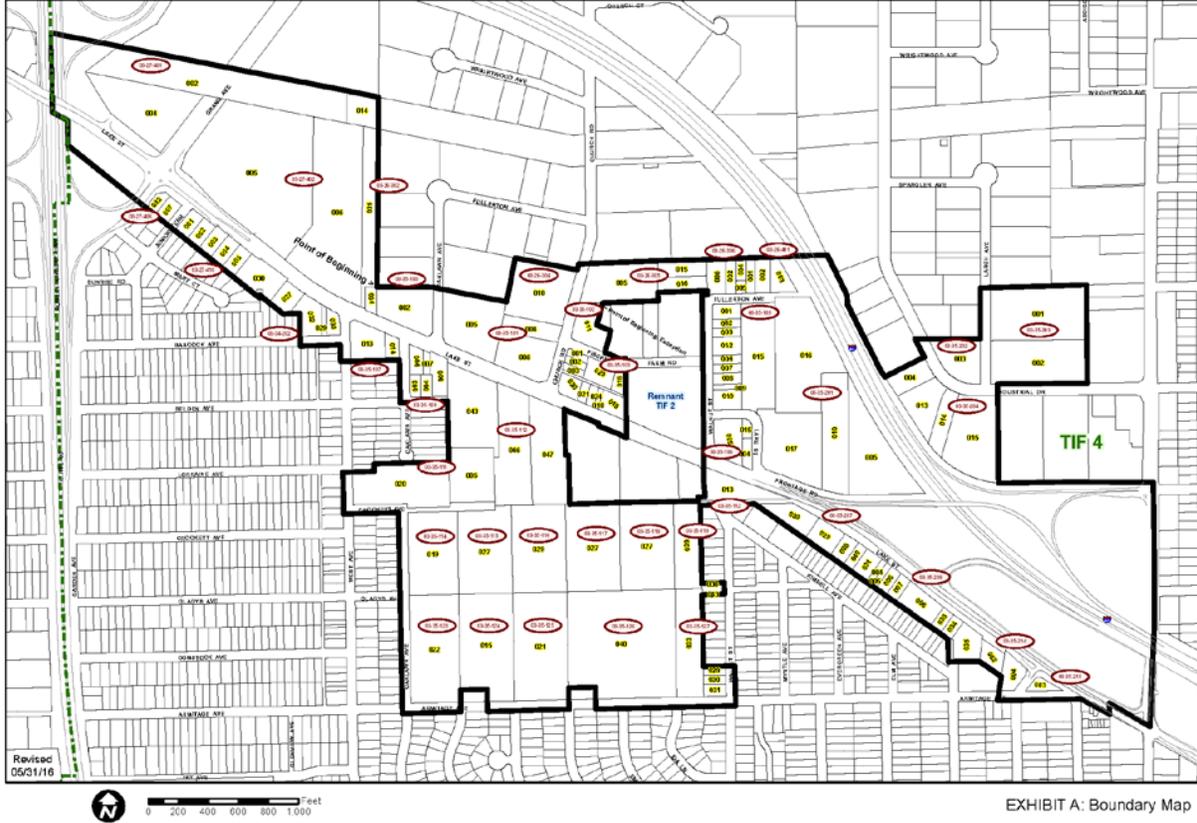


EXHIBIT A: Boundary Map

EXHIBIT B

Notice of Public Hearing

CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS CHURCH ROAD/LAKE STREET TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

Notice is hereby given that on August 15, 2016 at 7:30 p.m. at the Elmhurst City Hall, 209 N. York Street, Elmhurst, Illinois, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project") for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the "Church Road/Lake Street Tax Increment Financing Redevelopment Project Area" and the adoption of tax increment allocation financing therefor. The Redevelopment Project Area consists of the territory legally described in Exhibit 1, attached hereto and made a part hereof.

The Redevelopment Project Area, as hereinafter defined, is generally described as a contiguous area approximately bounded by Grand Avenue on the west, frontage parcels along Lake Street on the south, except for the area between Oaklawn Avenue and Church Road that extends south to Armitage Avenue, York Street on the east, and Industrial Drive and Fullerton Avenue on the north (including frontage parcels north of Lake Street west of Church Road) and adjacent rights of way are also included.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area. The Redevelopment Plan as proposed is on file and available for public inspection at the office of the City Clerk, 209 N. York Street, Elmhurst, Illinois. The proposed Redevelopment Plan and Project includes the acquisition and conveyance of land in the Redevelopment Project Area, demolition, clearance and related site preparation activities, the construction, acquisition and installation of certain public works and improvements, if any, including, but not limited to, streets, storm sewers, water mains, sanitary sewers, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, all as provided in the Tax Increment Allocation Redevelopment Act, as supplemented and amended.

Prior to the date of the public hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) may submit written comments to the City, to the attention of the City Clerk, 209 N. York Street, Elmhurst, Illinois, 60126.

There is hereby convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district; local elementary school district and

high school district or each local community unit school district; park district; library district; township; fire protection district; and county that has authority to directly levy taxes on the property within the Redevelopment Project Area; a representative selected by the City; and a public member selected in accordance with the Act. The first meeting of said joint review board shall be held at 5:00 p.m. on the 13th day of July, 2016, at the Elmhurst City Hall, 209 N. York Street, Elmhurst, Illinois, 60126.

At the public hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor. The hearing may be continued by the City Council without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the continued hearing.

/s/ Patty Spencer
City Clerk
City of Elmhurst

EXHIBIT "1" (to EXHIBIT "B")

LEGAL DESCRIPTION FOR THE CHURCH ROAD/LAKE STREET REDEVELOPMENT PROJECT AREA:

That part of Sections 26, 27, 34 and 35 of Township 40 North, Range 11, East of the Third Principal Meridian described as commencing at the Northwest corner of Lot 20 in Mourekson Industrial Center Unit-One, recorded as Document R68-6176 on February 19, 1968, said Northwest corner being on the East line of Lot 2 in Fischer's Assessment Division, recorded as Document 928140 on June 22, 1959, thence Northerly along said East line, and said East line extended, to the Southeast corner of Lot 1 in said Fischer's Assessment Division, thence Northwesterly along the South line of said Lot 1, and said South line extended, to the centerline of Illinois Route 83, thence Southerly along said centerline to the Southerly Right-of-Way line of Lake Street, thence Southeasterly along said Southerly Right-of-Way line to the Easterly Right-of-Way line of said Illinois Route 83, thence Southerly along said Easterly Right-of-Way line of said Illinois Route 83 to its intersection with the Northwesterly extension of the Southwesterly lot lines of Lots 4 and 5 in Block 3 of Elmhurst Sunny Fields, recorded as Document 440629 on August 12, 1942, thence Southeasterly along said Southwesterly line, said Southwesterly line extended, and the Southwesterly lot lines of Lots 1 through 6, inclusive, in Block 4 of said Elmhurst Sunny Fields, to the West line of Lot 26 in Block 1 of Second Addition to Elmhurst Gardens, recorded as Document 188545 on February 14, 1925, thence Northerly along said West line to the Northwest corner of said Lot 26, thence Southeasterly, thence Easterly along the Northerly lines of Lots 22 through 26, inclusive, in said Block 1 to the Northeast corner of said Lot 22, thence Southerly along the East line, and East line extended, of said Lot 22 to the Southerly Right-of-way line of Babcock Avenue, thence Easterly along said Southerly Right-of-way line to the Northeast corner of Lot 1 in Block 2 of said Second Addition to Elmhurst Gardens, said Northeast corner being on the Westerly Right-of-way line of West Avenue, thence Southerly along said Westerly Right-of-way line to its intersection with Westerly extension of the South line of Lot 8 in Block 4 of Lake View Manor, recorded as Document 195193 on June 24, 1925, thence Easterly along said South line, and said South line extended, to the Southeast corner of Lot 1 in said Block 4, said Southeast corner being on the Westerly Right-of-way line of Oaklawn Avenue, thence Southerly along said Westerly Right-of-way line, and said Westerly Right-of-way line extended, to its intersection with the Westerly extension of the North line of Lot 1 in Carey's Oaklawn Resubdivision, recorded as Document R2002-122566 on May 7, 2002, thence Easterly along said North line, and North line extended, to the West line of Lot 13 in West Lakes Farms, recorded as Document 155001 on April 8, 1922, thence Southerly along said West line to the North line of Lot 6 in Zakos' Mac Cormac College Subdivision, recorded as Document R2001-027887 on February 20, 2001, thence Westerly along said North line to the East line of Lot 1 in said Zakos' Mac Cormac College Subdivision, thence Southerly along said East line to the Southeast corner of said Lot 1, thence Westerly along the South line of said Lot 1, and said line extended Westerly, to the Westerly Right-of-way line of West Avenue, thence Southerly along said Westerly Right-of-way line to its intersection with the Westerly extension of the North line of

Block K in Elmhurst Estates, recorded as Document 171281 on November 6, 1923, thence Easterly along said North line, and North line extended, to the Westerly Right-of-way line of Oaklawn Avenue, said Westerly Right-of-way line being the East line of Blocks K and L in said Elmhurst Estates, thence Southerly along said Westerly Right-of-way line to the Northeast corner of Lot 67 in Emery Manor Park Unit No. 4, recorded as Document 701525 on November 20, 1953, said Northeast corner being on the Southerly Right-of-way line of Armitage Avenue, thence Easterly along said Southerly Right-of-way line to its intersection with the Southerly extension of the centerline of that part of Highview Avenue vacated by Ordinance O-26-78, recorded as Document R78-118604 on December 12, 1978, thence Northerly along said centerline, and centerline extended, to its intersection with the Westerly extension of the North line of Lot 19 in Block N of said Elmhurst Estates, thence Easterly along said North line, and North line extended, to the East line of said Lot 19, thence Southerly along said East line, and East line extended, to the Southerly Right-of-way line of said Armitage Avenue, thence Easterly along said Southerly Right-of-way line to its intersection with the Southerly extension of the centerline of that part of Highland Avenue vacated by said Ordinance O-26-78, thence Northerly along said centerline, and centerline extended, to its intersection with the Westerly extension of the North line of lot 20 in Block P of said Elmhurst Estates, thence Easterly along said North line, and North line extended, to the East line of said Lot 20, thence Southerly along said East line, and East line extended, to the Southerly Right-of-way line of said Armitage Avenue, thence Easterly along said Southerly Right-of-way line to the Northwest corner of Lot 1 in Emery Manor Park Unit No. 1, recorded as Document 663133 on September 24, 1952, said Northwest corner being on the Easterly Right-of-way line of Walnut Street, thence Northerly along said Easterly Right-of-way line to its intersection with the Easterly extension of the South line of Lot 16 in City of Elmhurst Walnut St. Resubdivision, recorded as Document R79-25351 on March 30, 1979, thence Westerly along said South line, and South line extended, to the Westerly line of said City of Elmhurst Walnut St. Resubdivision, thence Northerly along said Westerly line to the South line of Lot 17B in said City of Elmhurst Walnut St. Resubdivision, thence Easterly along said South line to the East line of said Lot 17B, thence Northerly along said East line, and East line extended, to the North line of Lot 17A in said City of Elmhurst Walnut St. Resubdivision, thence Westerly along said North line to the West line of said City of Elmhurst Walnut St. Resubdivision, thence Northerly along said West line to the North line of Lot 1 in said City of Elmhurst Walnut St. Resubdivision, said North lot line being the Southerly Right-of-way line of Crockett Avenue, thence Easterly along said Southerly Right-of-way line to the Northeast corner of Lot 31 in Block B in said Elmhurst Estates, thence Southeasterly along the Northeasterly line of Lots 17 through 31, inclusive, in said Block B in Elmhurst Estates, Lots 1 through 5, inclusive, in Hancock's Resubdivision, recorded as Document R77-50694 on June 27, 1977, and Lots 19 through 37, inclusive, in Block A of said Elmhurst Estates, to the Northeast corner of said Lot 19 in Block A, thence Southerly along the East line of said Lot 19 to its intersection with the South line, extended Westerly, of Lot 3 in Pollard's Subdivision, recorded as Document R76-36669 on June 10, 1976, thence Easterly along said South line of said Lot 3 to the Southeasterly corner of said Lot 3, said Southeasterly corner being the Southwesterly corner of Lot 1 in Sather's Subdivision, recorded as Document R66-12334 on April 11, 1966, thence Southeasterly along the Southerly line of said Lot 1 to the Southeasterly

corner thereof, thence Southwesterly along the Easterly line of Stone Gate Terrace Condominium, recorded as Document R72-50409 on August 23, 1972, and said Easterly line extended South, to the Southerly Right-of-way line of Armitage Avenue, thence Easterly along said Southerly Right-of-way line to the Northerly line of Monti Builder's Assessment Plat, recorded as Document R83-55637 on August 15, 1983, thence Southeasterly along said Northerly line to the Northeast corner of said Monti Builder's Assessment Plat, thence Northerly along the Northerly extension of the East line of said Monti Builder's Assessment Plat to the Northerly Right-of-way line of Lake Street, thence Southeasterly along said Northerly Right-of-way line to the Westerly Right-of-way line of York Street, thence Northerly along said Westerly Right-of-way line to the Southerly line of Lot 5 in Elmhurst Industrial Park Unit No. 1, recorded as Document R65-2240 on January 22, 1965, thence Westerly along the Southerly line of Lots 5 through 7, inclusive, in said Elmhurst Industrial Park Unit No.1 to the Westerly line of said Lot 7, thence Northerly along said Westerly line of said Lot 7, and Westerly lot line extended to the Northerly Right-of-way line of Industrial Drive, thence Easterly along said Northerly Right-of-way line to the East line of Lot 31 in said Elmhurst Industrial Park Unit No. 1, thence Northerly along the East line of Lots 31 and 27 in said Elmhurst Industrial Park Unit No. 1, to the North line of said Lot 27, thence Westerly along said North line of said Lot 27, and North line extended, to its intersection with the East line of Lot 43 in said Elmhurst Industrial Park Unit No. 1, said East line being the Westerly Right-of-way line of Larch Avenue, thence Southerly along said Westerly Right-of-way line to the Northerly line of Lot 32 in said Elmhurst Industrial Park Unit No. 1, thence Westerly along said North line, and North line extended, to the Northeasterly line of Lot 11 in said Elmhurst Industrial Park Unit No. 1, thence Southeasterly along said Northeasterly line to the Southeast corner of said Lot 11, thence Southwesterly along the Southeasterly line of said Lot 11 to the Southwest corner of said Lot 11, said Southwest corner being on the Northerly Right-of-way line of Interstate Highway 290, thence generally Northwesterly along said Northerly Right-of-way line to its intersection with the North line, extended Easterly, of Davison's Assessment Plat, recorded as Document 694525 on September 9, 1953, thence Westerly along said North line, and North line extended, to the North line of Lot 1 in Subdivision of Lot 1 of West Lake Farms, recorded as Document 161541 on December 20, 1922, thence continuing Westerly along said North line, the North line of Lot 2 in said West Lakes Farms, and said North line extended, to the Westerly line of Church Road, thence Southwesterly along said Westerly Right-of-way line to the Northerly line of Lot 4 in said Mourekson Industrial Center Unit-One, thence Westerly along said Northerly line its intersection with the Westerly line of said Lot 4, thence Southerly along said Westerly line of said Lot 4, and said lot line extended Southerly, to the Northeasterly corner of Lot 1 in said Mourekson Industrial Center Unit-One , thence Northwesterly along the Northerly line of said Lot 1 to the Northwest corner of said Lot 1, thence Northwesterly to the Northeast corner of said Lot 20 in said Mourekson Industrial Center Unit-One, thence Northwesterly along the Northerly line of said Lot 20 to the point of beginning, including all Rights-of-way herein contained, excepting from the aforesaid that part of Sections 26 and 35 of Township 40 North, Range 11, East of the Third Principal Meridian described as commencing at the Northwest corner of Lot 2 in City of Elmhurst T.I.F. Subdivision "A", recorded as Document R96-16459 on January 31, 1996, thence Easterly along the North line of said Lot 2, the North line of Lot 1 in

Hawthorne Avenue and Thomas Street Subdivision, recorded as Document R96-186756 on November 15, 1996, and the North line of Lot 3 in said West Lake Farms, to the West line of Lot 1 in Sakash's Consolidation Plat, recorded as Document R99-22074 on January 27, 1999, thence Northerly, thence Easterly along the lot line of said Lot 1, thence Easterly along said North line extended, to the centerline of that part of Walnut Street vacated by Ordinance O-66-2012, recorded as Document R2012-177403 on December 13, 2012, thence Southerly along said centerline to the Northerly Right-of-way line of Fullerton Avenue, thence Westerly along said Northerly Right-of-way line, extended, to the Easterly lot line of said Lot 1 in Sakash's Consolidation Plat, said Easterly line being the Westerly Right-of-way line of Walnut Street, thence generally Southerly along said Westerly Right-of-way line to the Southeast corner of Lot 1 in Blanche's Resubdivision, recorded as Document R98-29661 on February 18, 1998, thence generally Westerly along the South line of said Blanche's Resubdivision to the Southwest corner of Lot 2 in said Blanche's Resubdivision, thence Northerly 332.48 feet to the South line of the North 300 feet of Lot 11, as measured on the East line thereof, in said West Lake Farms, thence Westerly 20 feet, thence Northerly along the West line of said East 20 feet, to the Southerly Right-of-way line of Lake Street, thence Southeasterly along said Southerly Right-of-way line to its intersection with the Southerly extension of a line described as 16.74 feet normally West and parallel with the East line of vacated Hawthorne Avenue, said vacation by Ordinance O-01-97, recorded as Document R97-068305 on May 14, 1997, thence Northerly along said parallel line, and said line extended, to its intersection with the Northerly Right-of-way line of Fischer Farm Road, said Northerly Right-of-way line being the South lot line of said Lot 1 in said Hawthorne Avenue and Thomas Street Subdivision, thence generally Northwesterly, thence Northeasterly along said lot line to the Southeast corner of said Lot 2 of said City of Elmhurst T.I.F. Subdivision "A", thence Northwesterly, thence Northeasterly along said Lot 2 to the point of beginning of the exception, including all rights-of-way herein contained, all in DuPage County, Illinois.

COUNCIL ACTION SUMMARY

SUBJECT:

A Resolution Proposing a Redevelopment Plan and Project For, and the Designation of, the Church Road/Lake Street Tax Increment Financing Redevelopment Project Area and the Adoption of Tax Increment Allocation Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith.

ORIGINATOR: City Manager/City Attorney

DESCRIPTION OF SUBJECT MATTER: The attached Resolution sets the public hearing date for the proposed Church Road/Lake Street Tax Increment Financing District and directs the mailing and publications of the required notices. The Resolution also convenes and sets the first meeting date of the Joint Review Board.