

Notice of Public Hearing

CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS DOWNTOWN TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

Notice is hereby given that on March 5, 2018 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 "Downtown 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 as follows:

That part of Sections 1 and 2 of Township 39 North, Range 11, East of the Third Principal Meridian described as beginning at the Northwest corner of Lot 1 in York Road Plat of Resubdivision, recorded as Document R2003-101016 on March 14, 2003, thence Easterly along the North line, and said North line extended, of said York Road Resubdivision to the West line of Lot 28 in Block 1 in Fairview Addition to Elmhurst, recorded as Document 110851 on February 7, 1913, said West line being the Easterly Right-of-Way line of the North-South Alley through said Block 1, thence Southerly along said Easterly Right-of-Way line to the Southerly line of Lot 16 in said Block 1 of said Fairview Addition, thence Southeasterly to a point on the North line of Lot 1 in Block 4 of Moench's Addition to the Village of Elmhurst, recorded as Document 37748 on July 11, 1887, 145 feet West of the Northeast corner of said Lot 1, thence Southerly along a line parallel to and 145 feet West of the East line of said Block 4 in said Moench's Addition to the Northerly Right-of-Way line of the Public Alley dedicated by Plat of Dedication recorded as Document 123043 on November 29, 1915, thence Southeasterly to a point on the North line of Lot 5 in said Block 4 in said Moench's Addition, 142.5 feet West of the Northeast corner of said Lot 5, thence Southerly along a line parallel to and 142.5 feet West of the East line of said Block 4, and said line extended Southerly, to the North line of Lot 4 in Elmhurst City Centre, recorded as Document R93-272971 on November 24, 1993, said North line being the Southerly Right-of-Way line of Robert Palmer Drive, thence Westerly along said North line of Lots 1 and 4 of said Elmhurst City Centre to the West line of said Lot 1, said West line being the Easterly Right-of-Way line of York Street, thence Southerly along the West line of Lots 1, 2 and 3 in said Elmhurst City Centre to the South line of said Lot 3, said South line being the Northerly Right-of-Way line of Schiller Street, thence Easterly along said South line of Lots 3 and 4 of said Elmhurst City Centre, and said South line extended Easterly, to the Southwest corner of Lot 14 in Block 1 in Talcott's Addition, Railroad Addition and Central Addition to Elmhurst, recorded as Document 22259 on September 19, 1876, thence Southerly to a point on the North Line of Lot 15 in Block 2 of said Talcott's Addition, Railroad Addition and Central Addition, 122.45 feet West of the Northeast corner of said Lot 15, said point being the Northeast corner of the Kenilworth Avenue (now Robert Palmer Drive) Right-of-Way dedicated by Plat of Dedication recorded as Document R76-41408 on June 25, 1976, thence generally

Southerly along the Easterly line of said Palmer Drive Right-of-Way to its intersection with the South line of Lot 6 in Owner's Subdivision of Part of Lots 14 and 15, Block 2 in Railroad Addition and Part of Outlots 17-19 and 20, recorded as Document 82551 on September 19, 1904, thence Easterly along said South line to the West line of the Alley Right-of-Way vacated by Ordinance O-07-90, recorded as Document R90-034850 on March 23, 1990, rerecorded as Document R90-055220 on May 8, 1990, thence Southerly, thence Easterly, thence Southerly along said vacated Alley Right-of-Way to a point on the North line of Lot 3 in said Owner's Subdivision, 16 feet West of the Northeast corner of Lot 3, thence Easterly 16.0 feet along the North line of said Lot 3 to the East line of said Lot 3, thence Southerly along said East line of said Lot 3 to a point 138.0 feet Northerly of the Southeast corner of said Lot 3, thence Easterly at a right angle to the last described course to a point 45.0 feet West of the East line of Lot 1 in said Owner's Subdivision, thence Northerly along a line parallel to, and 45.0 feet West of the East line of said Lot 1 to the North line of said Lot 1, thence Easterly along said North line to the East line of said Lot 1, thence Southerly along said East line to the North line of Lot 9 in said Block 2 of said Talcott's Addition, Railroad Addition and Central Addition, thence Easterly along said North line, and North line extended, to the West line of Elmhurst Townes Townhomes, recorded as Document R98-141130 on July 15, 1998, said West line being the Easterly Right-of-Way line of Haven Road, thence Southerly along said West line, and said West line extended, to the Southerly Right-of-Way line of First Street, thence Northwesterly along said Southerly Right-of-Way line to its intersection with the Northerly extension of the East line of Lot 1 in Block 1 of Glos Re-Subdivision of Lots 27 to 33 in Block 1 of Middle Addition to the Town of Elmhurst, recorded as Document 35803 on April 17, 1886, thence Southerly along said East Lot line and Lot line extended to the North line of Lot 1 in County Clerk's Assessment Division in S.W. 1/4 of Sec. 1, T.39N., R.11E. of 3rd P.M., recorded as Document 233181 on April 8, 1927, thence Easterly along said North Lot line to the Northeast corner of said Lot 1, thence Southerly along the East line of Lots 1 and 2 of said County Clerk's Assessment Division in S.W. 1/4 of Sec. 1, thence Westerly along the South line, and South line extended, of said Lot 2 to the Easterly line of Morningside Crescent Court Condominium, recorded as Document R2005-240912 on October 27, 2005, said Easterly line being the Westerly Right-of-Way line of Robert Palmer Drive, thence generally Northerly along said Easterly line to the South line of the Plat of Consolidation of Elmhurst Museum, recorded as Document R2001-194047 on September 12, 2001, thence Westerly along said South line 187.62 feet to the Southwesterly corner of said Plat of Consolidation of Elmhurst Museum, thence Northerly 155.72 feet along the Westerly line of said Plat of Consolidation of Elmhurst Museum, thence, continuing along said Westerly line, Easterly 5.00 feet, thence Northerly 95.00 feet, thence Westerly 30.07 feet, thence Northerly 104.39 feet to the Northwest corner of said Plat of Consolidation of Elmhurst Museum, said corner being coincident with the Northeast corner of Lot 1 of 105 York Street Assessment Plat, recorded as Document R2005-204877 on September 16, 2005, and lying on the Southerly Right-of-Way line of Park Avenue, thence Northwesterly along said Southerly Right-of-Way line to the Northwest corner of said Lot 1 in said 105 York Street Assessment Plat, said Northwest corner being on the Easterly Right-of-Way line of York Street, thence Southerly along said Easterly Right-of-Way line to its intersection with the North line, extended Easterly, of Lot 1 in Block 6 in Summit Addition to Cottage Hill, recorded as Document 10121 on January 30, 1856, said North line being the Southerly Right-of-Way line of Virginia Street, thence Westerly along the North

line of said Block 6 to a point 150 feet west of the Northeast corner of said Block 6, thence Northerly along a line parallel to, and 150 feet West of the East line of Lot 1 in Block 1 in said Summit Addition, to the Northerly line of said Lot 1, thence Westerly along the Northerly line of Lots 1, 2 and 3 in said Block 1 to the East line of Outlot A in Graue Manor of Cottage Hill Subdivision, recorded as Document R97-182810 on November 26, 1997, thence Northerly along said East line to the North line of said Outlot A, thence Westerly along said North line to the West line of said Outlot A, said West line being the Easterly Right-of-Way line of Cottage Hill Avenue, thence Southerly along said Easterly Right-of-Way line to a point 60.11 feet south of the Northwest corner of Lot 3 in Block 5 of said Summit Addition, thence Easterly 100 feet along a line parallel to, and 60.11 feet South of the North line of said Lot 3, thence Southeasterly to a point on a line parallel to and 68 feet south of the North line of Lots 3 and 4 in said Block 5, thence Easterly 107.75 feet along said parallel line, thence Southerly 64 feet along a line parallel to the West line of said Lot 4, thence Easterly 65 feet along the South line of said Lot 4 and South line extended to the centerline of vacated Washington Street, vacated by Ordinance 357, recorded as Document 175631 on March 26, 1924, thence Northerly 54 feet along said centerline, thence Easterly 100.75 feet along a line parallel to, and 54 feet North of the South line of Lot 3 in Block 6 in said Summit Addition, thence North 18 feet along a line parallel to, and 60 feet West of the East line of said Lot 3 in Block 6, thence East 30 feet along a line parallel to, and 60 feet South of the North line of said Lot 3 in Block 6, thence North 60 feet to the North line of said Lot 3 in Block 6, thence Easterly along the North line of Lots 3 and 4 in said Block 6, and said North line extended Easterly, to the West line of Lot 2 in Rakow's Subdivision, recorded as Document 35777 on April 12, 1886, said West line being the Easterly Right-of-Way line of York Street, thence Southerly along said Easterly Right-of-Way line to its intersection with the Easterly extension of the North line of Lot 1 in Churches' Assessment Plat, recorded as Document R68-35959 on August 9, 1968, said North line being the Southerly Right-of-Way line of Arthur Street, thence Westerly along the North line of said Lot 1 to the Northwest corner of said Lot 1, thence Southerly along the West line, and West line extended, of Lots 1 and 2 in said Churches' Assessment Plat, said West line being the Easterly Right-of-Way line of Cottage Hill Avenue, to the Northwest corner of Lot 1 in Myer's Division of Lot Sixteen in Owner's Home Subdivision, recorded as Document 666563 on November 3, 1952, said Northwest corner being on the Southerly Right-of-Way line of Church Street, thence Westerly along said Southerly Right-of-Way line of Church Street, said line being the North line of Lot 1 in Owner's Home Subdivision, recorded as Document 149961 on August 4, 1921, and Lots 1 and 3 in Timothy John Wangler's Resubdivision of Lot 2 in Owner's Home Subdivision, recorded as Document R84-40195 on May 30, 1984, to the Northwest corner of said Lot 1 in said T.J. Wangler's Resubdivision, thence Southwesterly to the Northeast corner of Lot 1 in Law Packer's Plat of Survey for Assessment Purposes, recorded as Document 578098 on October 11, 1949, said Northeast corner being on the Westerly Right-of-Way line of Prospect Avenue, thence Northerly along said Westerly Right-of-Way line of Prospect Avenue to the Southeast Corner of Lot 9 in Block 3 in Bates Addition to Elmhurst, recorded as Document 50777 on December 22, 1892, thence continuing Northerly along said Westerly Right-of-Way line of Prospect Avenue, said Westerly Right-of-Way line being the East line of Blocks 3 and 4 in said Bates Addition, and said Westerly Right-of-Way line extended Northerly, to the Southerly Right-of-Way line of First Street, thence generally Westerly along said Southerly Right-of-Way line to its intersection with

the Southerly extension of the East line of Block 4 in Town of Elmhurst, recorded as Document 11706 on July 30, 1869, said East line being the Westerly Right-of-Way line of Elm Avenue, thence Northerly along said East line, and East line extended, to its intersection with the Westerly extension of the North line of Lot 18 in Resubdivision of Lots 20 to 37 and Vacated Alley of Glos Subdivision of Kinney Tract, Part of Block 3 in the Original Town of Elmhurst, recorded as Document 96556 on April 7, 1909, thence Easterly along said North line, and North line extended, to the Northwest corner of Lot 19 in Block 3 in Glos' Subdivision of Kenney Tract and Part of Block 3 in the Original Town of Elmhurst, recorded as Document 47121 on November 24, 1891, thence Southerly 25 feet along the West line of said Lot 19 to the Northerly Right-of-Way line of the Alley vacated by Ordinance O-09-99, recorded as Document R1999-140005 on June 23, 1999, thence generally Easterly along said Northerly Right-of-Way line, and Right-of-Way line extended, to the West line of Lot 17 in Struckmann's Resubdivision of Lots 19 to 38 in Block 2 of the Original Town of Elmhurst, recorded as Document 47717 on February 22, 1892, said West line being the Easterly Right-of-Way line of Maple Avenue, thence Southerly along said West line to the South line of lot 16 in said Struckmann's Resubdivision, thence Easterly along the South line of Lot 16 and said South line extended to the Southwest corner of Lot 3 in Owners' Re-Subdivision of Lots 1 to 15 inclusive in Struckmann's Resubdivision of Lots 19 to 38 in Block 2 of the Original Town of Elmhurst, recorded as Document 227384 on January 3, 1927, thence Easterly along the South line of said Lot 3, and said South line extended, to the West line of Park Elm Condominium, recorded as Document R2001-199629 on recorded September 19, 2001, said West line being the Easterly Right-of-Way line of Larch Avenue, thence South along said West line of said Park Elm Condominium, and the West line of Lots 9 and 10 in Struckmann's West First Street Subdivision, recorded as Document 163382 on March 7, 1923, and said line extended, to the Northwest corner of Lot 1 in 100 North Addison Subdivision, recorded as Document R2017-110703 on October 26, 2017, thence Southerly along the West line of said 100 North Addison Subdivision to the Southerly line of said 100 North Addison Subdivision, said Southerly line being the Northerly Right-of-Way line of First Street, thence Southeasterly along said Southerly line to the Southeast corner of said 100 North Addison Subdivision, thence Northerly along the East line of said 100 North Addison Subdivision, said East line being the Westerly Right-of-Way line of Addison Avenue, to the South line of Lot 18 in Block 1 in said Town of Elmhurst, thence Westerly along said South line, and South line extended to the East line of Lot 39 in Block 1 in said Town of Elmhurst, said East line being the Westerly Right-of-Way line of the North-South Alley through said Block 1, thence Northerly along said Westerly Right-of-Way line of said North-South Alley to the Westerly extension of the South line of Lot 13 in said Block 1 in said Town of Elmhurst, thence Easterly along said South line, and South line extended, to the Southeast corner of said Lot 13, thence Northerly along the East lines of Lots 8 through 13 in said Block 1 in said Town of Elmhurst to the South line of Lot 7 in said Block 1 in said Town of Elmhurst, thence Westerly along said South line and South line extended to said Westerly Right-of-Way line of said North-South Alley, thence Northerly along said Westerly Right-of-Way line of said North-South Alley to the Westerly extension of the South line of Lot 5 in Block 1 in said Town of Elmhurst, thence East along said South line, and South line extended, to the East line of said Lot 5 in Block 1 in said Town of Elmhurst, thence Northerly along the East line of Lots 1 through 5 in said Block 1 in said Town of Elmhurst to the North line of said Lot 1, said North line being the Southerly Right-of-

Way line of Second Street, thence Westerly along said North line, and North line extended, to the Northeast corner of Lot 56 in said Block 1 in said Town of Elmhurst, thence Northerly to the Southeast corner of Unit 4B in Larch Avenue Resubdivision, recorded as Document R2000-137732 on September 5, 2000, thence Northerly along the East line of said Larch Avenue Resubdivision, said East line being the West Right-of-Way line of a North-South Alley, to its intersection with the Westerly extension of the South line of Lot 29 in Market Square Resubdivision, recorded as Document R98-193844 on September 21, 1998, thence Easterly along said South line to the East line of said Market Square Resubdivision, said East line being the Westerly Right-of-Way line of Addison Avenue, thence Northerly along said East line, and East line extended, to the Westerly extension of the South line of Harris Bank Subdivision, recorded as Document R2007-099433 on May 29, 2007, said South line being the Northerly Right-of-Way line of Third Street, thence Easterly along said South line, and South line extended, to the West line of Lot 24 in Block 1 in Hahn's Subdivision of Lots 2, 3, 4, 5, 6 and the N 1/2 of Lots 7 and 8 in Block 1 in the Plat of the Town of Cottage Hill, recorded as Document 47483 on December 8, 1891, thence Northerly along said West line to the North line of said Lot 24, thence Easterly along the North line, and North line extended Easterly, of Lots 24 and 25 in Block 1 in said Hahn's Subdivision to the West line of Lot 13 in Block 1 in said Fairview Addition, said West line being the Easterly Right-of-Way line of York Street, thence generally Northerly along said East Right-of-Way line of York Street to the point of beginning, excepting from the aforesaid Museum Square Condominium, recorded as Document R2002-157656 on June 17, 2002, including all rights-of-way herein contained, all in DuPage County, Illinois.

The Redevelopment Project Area, as hereinafter defined, is generally described as a contiguous area approximately bounded by North Avenue and Third Street on the north, Church Street and Arthur Street on the south, Addison Avenue and Elm Avenue on the west, and the frontage properties along York Street and Robert T. Palmer Drive on the east, and adjacent rights of way.

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 was held at 5:00 p.m. on the 24th day of January, 2018, 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