

FILED

DEC 23 1997

Larry A. Stutz
DuPage County Clerk

ORDINANCE NO. 3997

**AN ORDINANCE APPROVING THE
VILLAGE OF DOWNERS GROVE TAX INCREMENT (TIF)
DOWNTOWN REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Mayor and Village Council of the Village of Downers Grove, DuPage County, Illinois, (hereinafter referred to as the "Village") desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended (hereinafter referred to as the "Act") for the proposed Village of Downers Grove Tax Increment (TIF) Downtown Redevelopment Plan and Project (hereinafter referred to as the "Project") within the municipal boundaries of the Village of Downers Grove, Illinois and within the Village of Downers Grove Tax Increment (TIF) Downtown Redevelopment Project Area (hereinafter referred to as the "Downtown Redevelopment Project Area") described in Exhibit "A" and shown in Exhibit "B", both attached hereto and made a part hereof; and

WHEREAS, pursuant to Section 5/11-74.4-5 of the Act, the Village Council caused a public hearing to be held, relative to the Project and the designation of the Downtown Redevelopment Project Area, on December, 8, 1997, at the Village of Downers Grove Village Hall; and

WHEREAS, due notice in respect to such hearing was given pursuant to Sections 5/11-74.4-5 and 5/11-74.4-6 of the Act, said notice being given to taxing districts and the Illinois Department of Commerce and Community Affairs by certified mail, return receipt requested, on October 22, 1997; by publication on November 26, 1997 and November 28, 1997; and by certified mail, return receipt requested, to the taxpayer of record for each parcel within the Downtown Redevelopment Project Area on November 11, 1997; and

WHEREAS, the Project sets forth the conditions in the proposed Downtown Redevelopment Project Area qualifying the Redevelopment Project as a "conservation area"; and the Village Council has reviewed testimony concerning said conditions presented at the public hearing and is generally informed of the conditions causing this proposed Downtown Redevelopment Project Area to qualify as said term is defined in Section 5/11-74.4-3 of the Act; and

WHEREAS, the Village Council has reviewed the conditions pertaining to the lack of private investment in the proposed Downtown Redevelopment Project Area to determine whether private development would take place in the proposed Downtown Redevelopment Project Area as a whole without the adoption of the Project; and

WHEREAS, it is the intent of the Village Council to utilize the tax increment from property taxes as authorized by law; with such revenues to be exclusively utilized for the development of the Project within the Downtown Redevelopment Project Area; and

WHEREAS, the proposed Downtown Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues; and

WHEREAS, the Village Council has reviewed the conditions pertaining to real property in the proposed Downtown Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Downtown Redevelopment Project Area would be substantially benefitted by the proposed Project improvements.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

SECTION 1. That the Village Council hereby makes the following findings:

A. The area constituting the proposed Downtown Redevelopment Project Area is described as set forth in the attached Exhibit "A" and shown in the attached Exhibit "B";

B. There exist conditions which cause the area proposed to be designated as a Downtown Redevelopment Project Area to be classified as a "conservation area" as such term is defined in Section 5/11-74.4-3 of the Act;

C. The Downtown Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Project.

D. The Downtown Redevelopment Project Area would not reasonably be developed without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the development of the Project within the Downtown Redevelopment Project Area;

E. The Project conforms to the Village's Comprehensive Plan for the development of the Village as a whole;

F. The parcels of real property in the proposed Downtown Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements thereon which will be substantially benefitted by the proposed Project are included in the proposed Downtown Redevelopment Project Area;

G. The estimated date for final completion of the Project is not later than December 22, 2020; and

H. The estimated date for retirement of obligations incurred to finance Project costs is not later than twenty-three (23) years from the date of the passage of this ordinance.

SECTION 2. That the Project which was the subject matter of the hearing held on December 8, 1997, is hereby adopted and approved. A copy of said Project plan is attached hereto as Exhibit "C" and made a part hereof.

SECTION 3. That this ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 4. That if any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

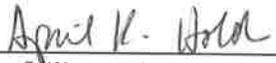
SECTION 5. That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.



 Mayor

Passed: December 22, 1997

Published: December 23, 1997

Attest: 

 Village Clerk

EXHIBIT A

**Village of Downers Grove Tax Increment (TIF)
Downtown Redevelopment Project Area**

THAT PART OF THE EAST HALF OF SECTION 7 AND THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF FRANKLIN STREET AND THE EAST LINE OF FOREST AVENUE (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF LOT 14 IN THE RE-SUBDIVISION OF BLOCK 5 OF E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A RESUBDIVISION RECORDED AS DOCUMENT NO.46830); THENCE EASTERLY FOLLOWING ALONG THE SAID SOUTH LINE OF FRANKLIN STREET TO THE NORTHEAST CORNER OF LOT 9 IN E.H. PRINCE AND COMPANY'S ADDITION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9,8,7 AND 6 IN SAID E.H. PRINCE AND COMPANY'S ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 6 (SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN AFORESAID ADDITION); THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 30 FEET TO THE WEST LINE OF THE EAST 135 FEET OF LOT 4 IN SAID E.H. PRINCE & COMPANY'S ADDITION; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 82 FEET OF SAID LOT 4; THENCE WEST ALONG THE SAID SOUTH LINE OF THE NORTH 82 FEET, TO THE EAST LINE OF THE WEST 110 FEET OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 4; THENCE WEST ALONG THE SAID SOUTH LINE OF LOT 4, TO THE NORTHEAST CORNER OF LOT 5 IN SAID E.H. PRINCE & COMPANY'S ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO THE NORTH LINE OF THE SOUTH 58.63 FEET OF SAID LOT 5; THENCE EAST ALONG THE NORTH LINE OF THE WEST 30 FEET OF THE SOUTH 60 FEET OF LOT 13 IN BLOCK 3 OF FOOTES ADDITION RECORDED AS DOCUMENT 21769, A DISTANCE OF 30 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 30 FEET OF THE SOUTH 60 FEET, TO THE NORTH LINE OF LOT 11 IN ROGER'S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 127751; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH ALONG THE EAST LINE OF LOTS 11 AND 10 IN SAID ROGER'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 IN SAID ROGER'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTH LINE OF LOT 6 IN AFORESAID ROGER'S SUBDIVISION; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 6 AND 5 IN SAID ROGER'S SUBDIVISION, AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF HIGHLAND AVENUE; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF ROGERS STREET; THENCE EAST ALONG SAID SOUTH LINE OF ROGERS STREET, TO THE WEST LINE OF WASHINGTON STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 100 FEET OF LOT 6 IN BEARDSLEY'S ADDITION, RECORDED AS DOCUMENT NUMBER 9654; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID SOUTH 100 FEET OF LOT 6 TO THE WEST LINE OF LOT 7 IN SAID BEARDSLEY'S ADDITION; THENCE NORTH ALONG THE SAID WEST LINE TO THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTH HALF OF SAID LOT 7; THENCE EAST ALONG THE NORTH LINE OF SAID WEST HALF OF THE SOUTH HALF OF LOT 7 TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTH HALF THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF TO THE NORTH LINE OF WARREN AVENUE; THENCE EAST, ALONG THE NORTH LINE OF WARREN AVENUE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTHERLY, ALONG THE SAID EAST LINE OF THE NORTHWEST QUARTER TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY, ALONG SAID SOUTH LINE, TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 6 IN RANDALL'S RESUBDIVISION RECORDED AS DOCUMENT NUMBER 20748; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 7 AND 8 IN SAID RANDALL'S RESUBDIVISION TO THE EASTERLY LINE OF LOT 7 IN BLOCK 2 IN CURTISS' ADDITION RECORDED AS DOCUMENT NUMBER 7317; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER OF SAID LOT 7 IN BLOCK 2; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 6 IN BLOCK 3 IN SAID CURTISS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 AND THE SAID EAST LINE EXTENDED SOUTH, TO THE NORTH LINE OF LOT 13 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 14481; THENCE SOUTHERLY ALONG A LINE THAT IS 74.25 FEET, (RECORD), EASTERLY, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 13, AND PARALLEL WITH SAID WEST LINE OF SAID LOT 13, A DISTANCE OF 100.8 FEET, (RECORD); THENCE WESTERLY TO A POINT ON THE EAST LINE OF WASHINGTON STREET THAT IS 84.44 FEET, (RECORD), SOUTH OF THE SAID NORTH LINE OF LOT 14 OF THE ASSESSOR'S SUBDIVISION; THENCE SOUTH, ALONG THE EAST LINE OF WASHINGTON STREET, TO THE NORTH LINE OF THE NORTH 67 FEET OF THE SOUTH 192.38 FEET OF SAID LOT 14; THENCE EAST 121.44 FEET, TO THE EASTERLY LINE OF SAID LOT 14; THENCE SOUTHEASTERLY, ALONG THE SAID EASTERLY LINE OF LOT 14 IN SAID ASSESSOR'S SUBDIVISION, 53 FEET; THENCE SOUTHWESTERLY, 143.5 FEET TO A POINT ON AN EASTERLY LINE OF WASHINGTON STREET, THAT IS 125.38 FEET, AS MEASURED ALONG SAID EASTERLY

LINE, NORTHERLY OF THE NORTHERLY LINE OF MAPLE AVENUE; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF MAPLE AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF MAPLE AVENUE TO THE EASTERLY LINE, EXTENDED NORTHERLY OF LOT 25 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 14481; THENCE SOUTHEASTERLY ALONG SAID EXTENDED EASTERLY LINE AND THE EASTERLY LINE OF SAID LOT 25 TO THE NORTH LINE OF LOT 14 IN CURTISS' SUBDIVISION RECORDED AS DOCUMENT NUMBER 29341; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 14 TO THE NORTHEAST CORNER THEREOF, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 14 THE NORTHERLY LINE OF RANDALL STREET; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF RANDALL STREET, TO THE WESTERLY LINE OF WEBSTER STREET; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF WEBSTER STREET, TO THE SOUTH LINE OF LOT 11 IN AFORESAID CURTISS' SUBDIVISION; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY LINE OF LOT 11 TO THE EAST LINE OF LOT 7 IN SAID CURTISS' SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, TO THE SOUTHEAST CORNER OF LOT 36 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 14481; THENCE WEST, ALONG THE SAID SOUTH LINE OF LOT 36 AND SAID LINE EXTENDED WEST TO THE CENTER LINE OF MAIN STREET; THENCE SOUTHWESTERLY TO THE SOUTH LINE OF THE NORTHWESTERLY 10 FEET OF LOT 5 IN BLANCHARD'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 12880; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE SAID NORTHWESTERLY 10 FEET OF LOT 5 TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WESTERLY LINE, THE WESTERLY LINE OF LOTS 4, 3 AND 2 IN SAID BLANCHARD'S SUBDIVISION AND THE SAID WESTERLY LINE EXTENDED OF LOT 2 TO THE NORTHERLY LINE OF MAPLE AVENUE, SAID LINE BEING THE SOUTH LINE OF LOTS 44 AND 45 IN SAID ASSESSOR'S SUBDIVISION; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO POINT IN SAID NORTHERLY LINE OF MAPLE AVENUE THAT IS 75 FEET EASTERLY, AS MEASURED ALONG THE NORTHERLY LINE OF SAID MAPLE AVENUE, OF THE SOUTHWEST CORNER OF LOT 45; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 45 IN SAID ASSESSOR'S SUBDIVISION TO A POINT 40 FEET SOUTHERLY OF THE LAND CONVEYED BY EDWARD THATCHER TO QUIRIN SCHMIDT BY DEED DATED APRIL 16, 1889 AND RECORDED AS DOCUMENT 139636, SAID POINT BEING ON THE SOUTH LINE OF LAND CONVEYED BY DEED DATED OCTOBER 17, 1902, RECORDED AUGUST 1, 1904 AS DOCUMENT 82172; THENCE EASTERLY, ALONG SAID LINE TO WESTERLY LINE OF LOT 5 IN HOFERT'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 52764; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND THE WESTERLY LINE EXTENDED NORTHERLY TO THE SOUTH LINE OF GROVE STREET; THENCE NORTHWESTERLY ACROSS SAID GROVE STREET TO A POINT ON THE NORTHERLY LINE THEREOF 132.99 FEET WEST OF THE WEST LINE OF MAIN STREET; THENCE WEST ALONG SAID NORTHERLY LINE TO A POINT ON SAID NORTHERLY LINE 244.53 FEET WEST OF THE SAID WEST LINE OF MAIN STREET; THENCE NORTH IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 55 IN ASSESSOR'S SUBDIVISION AFORESAID, 233.64 FEET WEST OF THE SAID WEST LINE OF MAIN STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF FIRST CHURCH OF CHRISTIAN SCIENTIST RECORDED AS DOCUMENT NUMBER 145113; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FIRST CHURCH OF CHRISTIAN SCIENTIST TO THE SOUTH LINE OF CURTISS STREET; THENCE NORTHERLY, TO THE INTERSECTION OF THE NORTH LINE OF CURTISS STREET WITH THE WEST LINE OF FOREST AVENUE, (FOOTE STREET); THENCE NORTHWESTERLY FOLLOWING ALONG THE CENTER LINE OF A CREEK ON AN ASSUMED BEARING OF NORTH 26 DEGREES WEST, 73.92 FEET; THENCE NORTH 42 DEGREES WEST, 68.64 FEET; THENCE NORTH 58 1/4 DEGREES WEST, 44.22 FEET; THENCE SOUTH 89 3/4 DEGREES WEST, 26.4 FEET; THENCE SOUTH 78 DEGREES WEST, 109.89 FEET; THENCE SOUTH 12 DEGREES EAST, PERPENDICULAR TO THE NORTH LINE OF CURTISS STREET, TO THE NORTH LINE OF CURTISS STREET; THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF CURTISS STREET TO THE EAST LINE OF THE CURTISS STREET CONDOMINIUM, RECORDED AS DOCUMENT R70-10748; THENCE NORTHWESTERLY, ALONG SAID EAST LINE, TO THE NORTH LINE THEREOF; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 2 OF BLODGETT'S RESUBDIVISION RECORDED AS DOCUMENT 137939; THENCE SOUTHERLY, ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID RESUBDIVISION; THENCE SOUTHWESTERLY, ALONG SAID SOUTH LINE, TO THE EAST LINE OF CARPENTER STREET; THENCE NORTHWESTERLY, ALONG SAID EAST LINE TO THE SOUTH LINE OF GILBERT AVENUE; THENCE EASTERLY, ALONG THE SOUTH LINE OF GILBERT AVENUE TO A POINT THAT IS 50 FEET EAST OF THE QUARTER SECTION LINE BETWEEN SECTIONS 7 AND 8; THENCE NORTH PARALLEL WITH SAID QUARTER SECTION LINE TO THE SOUTHERLY LINE OF THE LANDS OF THE BURLINGTON NORTHERN RAILROAD; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE WEST LINE OF SAID SECTION 8; THENCE NORTHERLY, ALONG SAID SECTION LINE TO THE NORTH LINE OF SAID RAILROAD LANDS; THENCE EASTERLY, ALONG SAID NORTH LINE TO ITS POINT OF INTERSECTION WITH THE EASTERLY LINE EXTENDED SOUTH OF THE WEST THREE FEET OF LOT 5 IN FOOTE'S ADDITION RECORDED AS DOCUMENT 21769; THENCE NORTH ALONG SAID EXTENDED LINE AND THE EAST LINE OF THE SAID WEST THREE FEET OF LOT 5 TO THE SOUTH LINE OF WARREN AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF

WARREN AVENUE TO EAST LINE EXTENDED SOUTH OF LOT 16 IN E.H. PRINCE AND COMPANY'S ADDITION RECORDED AS DOCUMENT NUMBER 43600; THENCE NORTH ALONG SAID EXTENDED LINE AND THE EAST LINE OF SAID LOT 16 TO THE NORTH LINE, EXTENDED WEST, OF LOT 15 IN SAID E.H. PRINCE AND COMPANY'S ADDITION; THENCE EAST ALONG SAID EXTENDED LINE, THE NORTH LINE OF SAID LOT 15 AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF FOREST AVENUE; THENCE NORTH ALONG SAID EAST LINE OF FOREST AVENUE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT A, cont'd...

12/16/97 5:14 PM

TIF DISTRICT

1 of 5

PARCEL NUMBER	COMMON ADDRESS	ADDITIONAL DESCRIPTION
09-07-410-001	5115 CARPENTER ST	
09-07-410-002	1201 GILBERT AVE	
09-07-410-003	1143 GILBERT AVE	
09-08-115-029	4958 FOREST AVE	
09-08-116-001	4901 FOREST ST	
09-08-116-002	4903 FOREST AVE	
09-08-116-003	4904 FOREST AVE	
09-08-116-004	4913 FOREST AVE	
09-08-116-005	4917 FOREST ST	
09-08-116-006	4921 FOREST ST	
09-08-116-007	4925 FOREST ST	
09-08-116-008	4929 FOREST ST	
09-08-116-009	4933 FOREST AVE	
09-08-116-010	4937 FOREST ST	
09-08-116-011	4941 FOREST ST	
09-08-116-012	4945 FOREST AVE	
09-08-116-013	4949 FOREST ST	
09-08-116-016	4910 MAIN ST	
09-08-116-017	4920 MAIN ST	
09-08-116-018	4920 MAIN ST	
09-08-116-019	4920 MAIN ST	
09-08-116-020	4930 MAIN ST	
09-08-116-021	4928 MAIN ST	
09-08-116-022	4936 MAIN ST	
09-08-116-023	4958 MAIN ST	
09-08-116-024	4952 MAIN ST	
09-08-116-025	4956 MAIN ST	
09-08-116-026	4958 MAIN ST	
09-08-116-027	1034 WARREN AVE	
09-08-116-028	1030 WARREN AVE	
09-08-116-029	5002 MAIN ST	
09-08-116-030	5002 MAIN ST	5004,5006 MAIN ST
09-08-116-031	4900 MAIN ST	
09-08-117-001	4901 MAIN ST	
09-08-117-002	4905 MAIN ST	
09-08-117-003	4900 MAIN ST	
09-08-117-004	4913 MAIN ST	
09-08-117-005	4915 MAIN ST	
09-08-117-006	4919 MAIN ST	
09-08-117-007	4923 MAIN ST	
09-08-117-008	4927 MAIN ST	
09-08-117-009	4941 MAIN ST	
09-08-117-010	4941 MAIN ST	
09-08-117-025		NO COMMON ADDRESS: MUNICIPAL PARKING LOT
09-08-117-026		NO COMMON ADDRESS: MUNICIPAL PARKING LOT
09-08-117-027		NO COMMON ADDRESS: MUNICIPAL PARKING LOT
09-08-117-028	1008 WARREN AVE	
09-08-117-029	1004 WARREN AVE	
09-08-117-030	1002 WARREN AVE	
09-08-117-032	4947 MAIN ST	
09-08-117-036	801 BURLINGTON AVE	
09-08-121-002	1121 WARREN AVE	
09-08-121-003	1208 WARREN AVE	
09-08-121-004	1111 WARREN AVE	
09-08-124-001	5021 HIGHLAND AVE	5017 5019 HIGHLAND
09-08-124-002	5021 HIGHLAND AVE	932, 934, 936, 938, 940 WARREN AVE

PARCEL NUMBER	COMMON ADDRESS	ADDITIONAL DESCRIPTION
09-08-124-003	922 WARREN AVE	
09-08-124-004	923 ROGERS ST	
09-08-124-005	919 ROGERS ST	
09-08-124-006	915 ROGERS ST	
09-08-124-007	911 ROGERS ST	
09-08-124-008	907 ROGERS ST	
09-08-124-009	903 ROGERS ST	
09-08-124-010	928 WARREN AVE	
09-08-124-011	924 WARREN AVE	
09-08-124-012	922 WARREN AVE	
09-08-124-014	922 WARREN AVE	
09-08-124-015	5110 MAIN ST	
09-08-124-016	922 WARREN AVE	
09-08-124-017	5006 WASHINGTON ST	
09-08-124-018	5008 WASHINGTON ST	
09-08-124-019	900 WARREN AVE	
09-08-125-004	844 WARREN AVE	
09-08-125-014	830 WARREN AVE	
09-08-126-002	1144 GILBERT AVE	
09-08-126-005	5100 FOREST AVE	
09-08-129-001	1050 CURTISS ST	
09-08-129-002	1050 CURTISS ST	
09-08-129-003	1050 CURTISS ST	
09-08-129-004	1050 CURTISS ST	
09-08-129-005	1029 BURLINGTON AVE	
09-08-129-006	1029 BURLINGTON AVE	
09-08-129-007	5110 MAIN ST	
09-08-129-008	5100 MAIN ST	
09-08-129-009	5110 MAIN ST	
09-08-130-001	5101 MAIN ST	5103 MAIN ST & 1011, 1013, 1017 BURLINGTON
09-08-130-002	5105 MAIN ST	
09-08-130-003	5109 MAIN ST	
09-08-130-008	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-130-009	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-130-010	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-130-011	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-130-012	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-130-013	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-130-014	920 CURTISS ST	POST OFFICE PARKING LOT
09-08-130-018	5115 MAIN ST	
09-08-130-019	1311 GILBERT AVE	
09-08-130-020	NO COMMON ADDRESS	MUNICIPAL PROPERTY
09-08-130-021	NO COMMON ADDRESS	MUNICIPAL PROPERTY
09-08-130-022	NO COMMON ADDRESS	MUNICIPAL PROPERTY
09-08-130-023	5117.5 MAIN ST	
09-08-130-024	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-131-001	5107 WASHINGTON ST	911, 915 BURLINGTON
09-08-131-002	5107 WASHINGTON ST	
09-08-301-001	1137 GILBERT AVE	
09-08-301-002	1131 GILBERT AVE	
09-08-301-003	1127 GILBERT AVE	
09-08-301-004	1123 GILBERT AVE	
09-08-301-005	1119 GILBERT AVE	
09-08-301-006	1115 GILBERT AVE	
09-08-301-007	1111 GILBERT AVE	
09-08-301-008	5112 FOREST AVE	

PARCEL NUMBER	COMMON ADDRESS	ADDITIONAL DESCRIPTION
09-08-301-009	5114 FOREST ST	
09-08-301-012	1126/8 GILBERT AVE	
09-08-301-013	1122 CURTISS ST	
09-08-301-030	5116 FOREST AVE	
09-08-301-031	5120 FOREST AVE	
09-08-302-001	1050 CURTISS ST	
09-08-302-002	1050 CURTISS ST	
09-08-302-003	1050 CURTISS ST	
09-08-302-005	1050 CURTISS ST	
09-08-302-006	1050 CURTISS ST	
09-08-302-007	1050 CURTISS ST	
09-08-302-008	1028 CURTISS ST	
09-08-302-009	5112 MAIN ST	
09-08-302-010	5114 MAIN ST	
09-08-302-011	5122 MAIN ST	
09-08-302-012	5122 MAIN ST	
09-08-302-013	5120 MAIN ST	
09-08-302-014	5122 MAIN ST	
09-08-302-016	5124 MAIN ST	
09-08-302-017	5126 MAIN ST	
09-08-302-018	5130 MAIN ST	
09-08-302-019	5130 MAIN ST	
09-08-302-020	5134 MAIN ST	
09-08-302-022	1050 CURTISS ST	
09-08-302-023	N/A	NEW PIN #
09-08-303-001	5111 MAIN ST	
09-08-303-003	5117 MAIN ST	
09-08-303-004	5121 MAIN ST	
09-08-303-005	5121 MAIN ST	
09-08-303-006	5123 MAIN ST	5127 MAIN ST
09-08-303-012	801 BURLINGTON AVE	
09-08-303-013	5133 MAIN ST	5129,5131,5135 MAIN ST
09-08-303-014	1014 CURTISS ST	1016 CURTISS ST
09-08-303-015	NO COMMON ADDRESS	ALLEY RIGHT OF WAY
09-08-303-016	NO COMMON ADDRESS	ALLEY RIGHT OF WAY
09-08-303-017	1010 CURTISS ST	1008 CURTISS ST
09-08-303-018	944 CURTISS ST	
09-08-303-019	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-303-020	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-303-021	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-303-022	920 CURTISS ST	
09-08-303-023	920 CURTISS ST	
09-08-303-024	5111 MAIN ST	
09-08-303-025	NO COMMON ADDRESS	MUNICIPAL PROPERTY
09-08-304-001	910 CURTISS	
09-08-305-009	1047 CURTISS ST	
09-08-305-010	1043 CURTISS ST	
09-08-305-011	1037 CURTISS ST	
09-08-305-012	1027 CURTISS ST	
09-08-305-013	5140 MAIN ST	
09-08-305-014	5150 MAIN ST	
09-08-305-015	5158 MAIN ST	CEMETARY
09-08-305-022	5140 MAIN ST	
09-08-305-023	5216 MAIN ST	
09-08-305-024	5208 MAIN ST	
09-08-306-001	1001 CURTISS ST	

PARCEL NUMBER	COMMON ADDRESS	ADDITIONAL DESCRIPTION
09-08-306-002	1015 CURTISS ST	
09-08-306-003	1011 CURTISS ST	
09-08-306-004	1009 CURTISS ST	
09-08-306-005	1003 CURTISS ST	
09-08-306-006	945 CURTISS ST	
09-08-306-007	939 CURTISS ST	
09-08-306-008	937 CURTISS ST	
09-08-306-009	933 CURTISS ST	932,935 CURTISS ST
09-08-306-015	5221 MAIN ST	
09-08-306-016	5227 MAIN ST	
09-08-306-017	5245 MAIN ST	MAIN/MAPLE PARK
09-08-306-018	5245 MAIN ST	MAIN/MAPLE PARK
09-08-306-019	5245 MAIN ST	MAIN/MAPLE PARK
09-08-306-020	5245 MAIN ST	MAIN/MAPLE PARK
09-08-306-021	5157 MAIN ST	
09-08-306-022	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-306-023	NO COMMON ADDRESS	MUNICIPAL PARKING LOT
09-08-306-024	5202 WASHINGTON ST	
09-08-306-025	5212 WASHINGTON ST	
09-08-306-026	5214 WASHINGTON ST	
09-08-306-027	MAIN/MAPLE PARK	
09-08-306-028	1000 MAPLE AVE	
09-08-306-029	1000 MAPLE AVE	
09-08-306-030	946 MAPLE AVE	
09-08-306-031	942 MAPLE AVE	
09-08-306-032	936 MAPLE AVE	
09-08-306-033	5202 WASHINGTON ST	
09-08-306-034	928 MAPLE AVE	
09-08-306-035	5240 WASHINGTON ST	
09-08-306-036	5147 MAIN ST	
09-08-306-037	5157 MAIN ST	
09-08-306-038	5157 MAIN ST	
09-08-306-039	5217 MAIN ST	
09-08-306-040	5217 MAIN ST	
09-08-306-041	5217 MAIN ST	
09-08-307-001	5133 WASHINGTON ST	
09-08-307-006	5145 WASHINGTON ST	
09-08-307-009	5211 WASHINGTON ST	
09-08-307-022	5201 WASHINGTON ST	
09-08-310-038	1026 MAPLE AVE	
09-08-310-041	5216 MAIN ST	
09-08-310-042	5222 MAIN ST	
09-08-310-043	5224.5 MAIN ST	
09-08-310-044	5236 MAIN ST	
09-08-310-045	1028 MAPLE AVE	
09-08-313-030	5300 MAIN ST	
09-08-313-031	5312 MAIN ST	
09-08-313-053	5330 MAIN ST	
09-08-314-001	1015 MAPLE AVE	
09-08-314-002	1013 MAPLE AVE	
09-08-314-003	1009 MAPLE AVE	
09-08-314-004	1005 MAPLE AVE	
09-08-314-005	1001 MAPLE AVE	
09-08-314-009	935 MAPLE AVE	
09-08-314-010	935 MAPLE AVE	
09-08-314-018	5329 MAIN ST	

PARCEL NUMBER	COMMON ADDRESS	ADDITIONAL DESCRIPTION
09-08-314-019	5329 MAIN ST	
09-08-314-023	NO COMMON ADDRESS	USED AS A PARK
09-08-314-026	NO COMMON ADDRESS	USED AS A PARK
09-08-314-044	947 MAPLE AVE	
09-08-314-045	NO COMMON ADDRESS	USED AS A PARK
09-08-314-046	1001 MAPLE AVE	
09-08-314-047	NO COMMON ADDRESS	USED AS A PARK
09-08-314-050	943 MAPLE AVE	
09-08-314-051	NO COMMON ADDRESS	USED AS A PARK
09-08-314-054	NO COMMON ADDRESS	USED AS A PARK
09-08-502-001	NO COMMON ADDRESS	RAILROAD RIGHT OF WAY
09-08-502-003	NO COMMON ADDRESS	RAILROAD RIGHT OF WAY
09-08-502-004	NO COMMON ADDRESS	RAILROAD RIGHT OF WAY
09-08-502-005	NO COMMON ADDRESS	RAILROAD RIGHT OF WAY
09-08-502-006	NO COMMON ADDRESS	RAILROAD RIGHT OF WAY

DOWNERS GROVE COMMUNITY NETWORK



CARTOGRAPHY AND GEOGRAPHIC INFORMATION SYSTEMS



Tax Increment Financing District

Boundary Map

□ Regions

EXHIBIT B



VILLAGE OF DOWNERS GROVE, ILLINOIS
TAX INCREMENT REDEVELOPMENT AREA (TIF)
DOWNTOWN AREA TIF REDEVELOPMENT PLAN AND PROJECT

DECEMBER, 1997

Prepared for: The Village of Downers Grove

Prepared by: Kane, McKenna and Associates, Inc.

EXHIBIT C

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I. INTRODUCTION AND BACKGROUND

Background

The designation by the Village of Downers Grove of the Downtown (or the “Central Business District”) area as a Redevelopment Project Area (“RPA”) will provide the Village with greatly increased capacity to address the economic problems within the Central Business District. The redevelopment of this area is a primary goal of the Village.

The RPA includes certain tax parcels for an area generally described as follows:

Properties along the east and west sides of Main Street from Randall Street on the south to Franklin Street on the north. On the east side of Main Street, the boundaries are Maple Avenue on the south and Rogers Street on the north, extending east to Washington Street (including certain parcels on the east side of Washington Street). On the west side of Main Street, the boundaries generally extend west to Carpenter Street and Forest Avenue, bounded (generally) by Curtiss Street on the south and Franklin Street on the north.

The RPA is legally described in Exhibit A.

Village Background

The Village is located in DuPage County and is generally bounded on the north by the Village of Lombard, on the east by the Village of Westmont, on the south by the Village of Woodridge and the City of Darien, and on the west by the Village of Lisle. The Village was initially incorporated in July 11, 1873. Similar to other metropolitan area suburban communities, the Village experienced significant population growth during the last 30 to 40 years. Growth has also resulted in changes relating to commercial and business operations. Larger, modern shopping centers and facilities have increasingly diminished the importance as well as the economic vitality of many suburban downtown functions.

In order to stem the potential decline and to conserve the importance of the central business function, municipalities have sought to diversify the uses located in the downtown, capitalize and enhance “anchor” uses (such as government, institutional or banking) and maintain an integrated, attractive appearance that is responsive to the needs of residents and users of the downtown. The Village is well positioned in order to enhance its downtown function due to the following factors:

- Location of local government offices, Village, Library, and Park District.
- Commuter train station location.
- Local bank operations.

- Post office facility location.
- Location in relation to adjacent residential uses.
- Activity generators such as the Tivoli Theater, Fishel Park, special events, and certain local retailers are important to the area's ability to draw consumers.

However, in order to maintain the vitality of the downtown, recent planning efforts have been undertaken by the Village, the Village's Economic Development Commission, and the Central Business District Strategic Planning Committee. The groups referenced above were assisted by representatives from the Chamber of Commerce, the Park District, the Library, property owners, businesses and citizens. The Lakota Group was retained in order to assist in the preparation of a comprehensive Master Plan for the downtown. These efforts culminated in the completion of the preparation of the Downers Grove Central Business District Master Plan (the "Master Plan") adopted in early 1997 by the Village Board.

The Master Plan also identified the following planning and development issues related to the central business district:

- Attractive, coordinated streetscape and signage programs are required.
- Parking areas need landscaping and/or treatments.
- Varying setbacks, driveway access points, and diverse landscaping treatments produce an "uneven" unattractive appearance (especially north of the railroad tracks).
- Gateway treatments could be utilized in order to differentiate the downtown from adjacent uses.
- Building signage, facade treatments, and general building condition (particularly side or rear areas) requires coordinated approaches as well as certain physical improvements.
- Parking improvements would be required in order to accommodate existing and new uses in order to maintain retail feasibility, consumer patronage, and overall use of the downtown.

Other issues are identified in the Master Plan, as the list above is not meant to be exhaustive.

The Master Plan states that:

“The Village’s overall goal for this planning effort is to enhance and maintain downtown Downers Grove as the viable, cohesive and lively focal point of the community. To achieve this goal, the Master Plan recommends a diversity of uses and several physical improvements to make downtown a more attractive and efficient place for shopping, dining, meeting neighbors, and having fun....” (Page 1)

Other recent efforts, including the designation of a Special Service Area (SSA) and the designation of an RPA are geared towards realizing the goal stated above.

Redevelopment Plan

The RPA as constituted would be difficult to redevelop solely through investment by private enterprise. It is not reasonable to anticipate substantial improvements to existing sites or reuse of sites within the RPA without the adoption of a redevelopment plan that offers an effective strategy for its revitalization. The Village has prepared this redevelopment plan to address needs of the Downtown area and to meet the Village’s redevelopment goals and objectives relating to the RPA through the use of tax increment financing.

The RPA, when compared to DuPage County in general and the overall Village of Downers Grove in particular, has not been subject to significant, consistent or coordinated redevelopment through investment by private enterprise and it is not reasonably anticipated to be redeveloped in a comprehensive manner without the adoption of a Redevelopment Plan and Project.

The Village recognizes the need for developing and implementing a strategy for overcoming existing area deficiencies and lack of competitiveness with other Village or suburban locations. The strategy will be coordinated by the Village in conjunction with the Economic Development Commission, the local businesses, and property owners. The needed public investment will be possible only if tax increment financing is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1, et. seq., as amended (the “Act”). Incremental real estate tax revenue generated within the RPA will play a decisive role in encouraging the needed private development.

Existing conditions that have precluded coordinated redevelopment in the past will be eliminated. Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which rely on the RPA for tax revenues in the form of a significant expansion of the real estate tax base and the employment base. Implementation of the Redevelopment Plan and Project will also help facilitate the expansion of job and business opportunities in the RPA.

The adoption of this Redevelopment Plan and Project will make possible the implementation of a comprehensive program for the economic redevelopment of the Downtown area. By means of public investment, the RPA will become an improved, more viable environment that will continue to attract private investment. Public investment and financial incentives will set the stage for the redevelopment of the area primarily with private capital. Local input and assistance has been provided by several community groups, including the Economic Development Commission, community residents, downtown merchants, business leaders, the Library and Park District representatives, the Chamber of Commerce, and elected and appointed Village officials.

Pursuant to the requirements of the Act, the RPA includes only those contiguous parcels of real property and improvements thereon which are substantially benefitted by the Redevelopment Plan and Project. Also in accordance with the Act, the RPA is not less than 1½ acres in aggregate size.

II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

The legal description for the RPA is included in Exhibit A.

III. CONSERVATION AREA CONDITIONS EXISTING IN THE REDEVELOPMENT PROJECT AREA

Eligibility Survey

The entire designated Redevelopment Project Area was evaluated by the Village, Kane, McKenna and Associates, Inc., and Chicago Associates, Planners and Architects, Inc. (CAPA) from September to October, 1997.

Findings

The Redevelopment Project Area was studied to determine its qualification as a "conservation area" as such term is defined in the Act. A review of the qualification factors is found in Exhibit E. In summary, the following factors were found within the RPA: age, obsolescence, depreciation of physical maintenance, inadequate utilities, deleterious land use or layout, excessive land coverage and lack of community planning.

IV. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES

The following goals and objectives are presented for the RPA in accordance with the Village's Comprehensive Zoning and Ordinance and the Downers Grove Central Business District Master Plan.

General Goals of the Redevelopment Plan

- 1) Strengthen the existing business community and enhance local business development within the area and stimulate revitalization in the surrounding commercial and residential areas.
- 2) Retain and upgrade sound buildings that are compatible with the overall redevelopment plan.
- 3) Identify and attract new business growth to the RPA that will capitalize on its locational advantages.
- 4) Improve the physical environment of the RPA in order to make the area more attractive for new business location and expansion.
- 5) Develop compatible projects that enhance retail, commercial and related mixed use development; and
- 6) Provide jobs and potential business opportunities for community and Village residents.

Specific Objectives of the Redevelopment Plan

- 1) Upgrade and retain existing facilities and attract new businesses in order to strengthen the business environment.
- 2) Implement traffic and pedestrian circulation improvements, including parking improvements.
- 3) Provide for an exterior commercial rehabilitation program which upgrades properties and provides a unifying design theme for the RPA.
- 4) Redevelop underutilized sites.
- 5) Provide for enhanced and coordinated signage, streetscape, and related capital improvements in order to facilitate movement and usage of the Central Business District.
- 6) Finance the aforementioned improvements through the use of tax increment finance (TIF) and any other applicable financing sources.

RPA Redevelopment Goals

The purpose of the RPA designation will allow the Village to:

- a) Coordinate redevelopment activities within the Central Business District in order to provide a positive marketplace signal;
- b) Reduce or eliminate impediments to redevelopment activities;
- c) Accomplish redevelopment over a reasonable time period;
- d) Stimulate investment in the surrounding Village areas; and
- e) Include the participation of the local businesses and community in all phases of redevelopment of the entire RPA.

The Redevelopment Project's implementation will serve to improve the physical appearance of the entire area and contribute to the economic development of the area, arresting decline and stabilizing the area. The redevelopment of the RPA will serve as a catalyst and as an essential anchor for the preservation of overall area.

V. EVIDENCE OF LACK OF DEVELOPMENT AND GROWTH WITHIN RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS

As stated within the introduction of this Plan, the RPA has suffered from a lack of coordinated development and growth. The majority of the area has been developed in response to railroad station uses or retail configurations originally suited to less reliance on automobile traffic. Repositioning of the RPA will require a comprehensive approach in order to address significant upgrades to traffic, parking, pedestrian, and physical planning issues.

The RPA occupies a significant position within the Village and the local economy. In comparison to Village wide growth trends, the RPA has evidenced growth, but such growth has not kept pace with the overall Village growth. Since 1985 the Village Equalized Assessed Valuation has increased by an annualized rate of 13%; the RPA over that same period has seen annual growth grown by only 5.4%, (when adjusted for inflation over the overall time period, the growth rate is only 1-2%). Long term prospects for the central business district are viewed as problematic, unless certain coordinated improvements and actions are undertaken in order to revitalize the RPA and serve to position it for the future.

Recent planning efforts have identified the need for a comprehensive approach including but not limited to signage, streetscape, parking rehabilitation, new construction and rehabilitation, traffic related improvements, and other infrastructure improvements.

It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the Plan's implementation will have a positive impact on the affected taxing districts.

Given the nature of uses to be promoted through this Plan and Project, it is not anticipated that the RPA will require increased services from any affected taxing districts except by the Village. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA's existing strengths and revitalize the RPA's business base. Should the Village achieve success in attracting private investment which does result in the need for increased services from any taxing districts, the Village intends to declare sufficient surplus, which funds are neither expended or obligated, as provided by the Act, to assist such taxing districts in paying the costs for any increased services.

Any surplus Special Tax Allocation Fund, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

The Village will, in part, provide for the costs of the Plan's implementation through the growth of incremental tax revenues achieved by its efforts. It will be by making this investment that the Village will assist existing itself and the other taxing to districts maintain their ability to deliver services to the RPA through a stabilized, and then increased in tax base.

VI. REDEVELOPMENT

A. Village Redevelopment Plan and Project Objectives

The Village proposes to realize its goals and objectives of encouraging development of the Redevelopment Project Area through public finance techniques including, but not limited to, Tax Increment Financing:

- (1) By providing public improvements which may include:
 - i. Relocation of utilities (sewers, water lines, etc.);
 - ii. Utility improvements and expansion (including curbs and sidewalks);
 - iii. Street improvements and expansion;
 - iv. Traffic signalization and intersection improvements;
 - v. Landscaping and signage on public ways;
 - vi. Streetlighting;
 - vii. Construction and/or rehabilitation of public facilities, including parking lots and parking structures.
- (2) Assembly of property.
- (3) Parking improvements reconfiguration and redesign.
- (4) By providing for demolition, site preparation, clearance and grading of redevelopment sites, removal of foundation material, and site compaction, as well as appropriate relocation.
- (5) By reducing private interest costs of redevelopment associated with the construction, expansion or rehabilitation of redevelopment projects.
- (6) Exploration and review of job training programs in coordination with Village, federal, state, and county programs.
- (7) Rehabilitation of structures or facades.

B. General Land Use Plan

Existing land use as described in Exhibit C consists primarily of retail/commercial facilities; some residential apartment and converted single family uses are also located within the RPA, primarily at the perimeters of the RPA. Exhibit D attached hereto and made a part of this plan, designates intended general land uses in the RPA. These uses are not expected to significantly differ from existing land uses. The proposed land uses will conform to the Village's Comprehensive Zoning Ordinance and the recent planning studies undertaken for the Central Business District.

All redevelopment projects shall be subject to the provisions of the Village's Zoning Ordinance, as may be amended from time to time.

C. Redevelopment Program

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions to facilitate redevelopment, which may include, but are not limited to, provision of interest rate writedown, acquisition and assembly, land disposition, infrastructure and utility improvements, demolition and/or clearance, relocation, job training and structure rehabilitation.

Infrastructure, Utility Improvements, and Public Improvements

The Village may provide public improvements in the RPA to enhance the RPA as a whole, to support the Redevelopment Project Plan and Project, and to serve the needs of Village and area residents. Appropriate public improvements may include, but are not limited to:

- relocation of utilities (sewer, water lines);
- new construction and improvements of streets, alleys, curbs, sidewalks/ pedestrian ways and street intersections;
- improvement and extension of public utilities;
- uniform landscaping/beautification, lighting, and signage;
- traffic signalization;
- parking improvements and construction of public parking facilities; and
- streetlighting improvements.

Acquisition

Property may be acquired by the Village in order to further the objectives of this Plan and enhance development alternatives for appropriate users.

Clearance of existing structures on properties to be acquired will, to the greatest extent possible, be scheduled to coincide with redevelopment activities so that parcels do not remain vacant for extended periods of time and so that the adverse effects of clearance activities may be minimized.

Property, when acquired, may be made available for temporary public or private revenue producing uses which will not have adverse impacts on the redevelopment area, until such time as they are needed for planned development. Such revenues, if any, would accrue to the Village's Special Tax Allocation Fund for the redevelopment project.

Land Disposition

Property may be acquired by the Village and may be assembled into appropriate redevelopment sites. These properties may be sold or leased by the Village to a private developer or developers, in whole or in part, for redevelopment subject to the Act.

Terms of conveyance shall be incorporated into appropriate disposition agreements, and may include more specific restrictions than contained in this Redevelopment Plan or in other Village codes and ordinances governing the use of land.

Interest Rate Writedown

The Village may enter into agreements with private entities whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on an annual basis out of the Special Tax Allocation Fund of the RPA, in accordance with the Act.

Demolition and Site Preparation

Demolition may include removal of any asbestos insulation in conformance with all environmental requirements. Certain sites may also require the removal of foundation materials and compaction of fill for such sites in order to accommodate new development. Again, all removal would conform to environmental requirements. Other site preparation for reuse would also conform to appropriate environmental and other governmental regulations.

Relocation

The Village may provide for relocation conformant with its policies and regulations in order to accomplish the goals and objectives of the Plan, using Federal, State or municipal criteria.

Job Training

The Village may assist business located within the RPA to obtain job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- State of Illinois programs;
- Applicable local vocational or related educational programs;

- Other Federal, State, county or non-profit programs that are currently available or will be developed and initiated over time.

Rehabilitation

The Village may undertake the rehabilitation of certain structures in order to provide for the market reuse of the structures and to improve the appearance of the RPA.

D. Estimated Redevelopment Project Costs

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Redevelopment Plan and Project. Eligible costs permitted by the Act pertinent to this Redevelopment Plan and Project are:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan, including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning or other services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected;
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;
3. Costs of the construction of public works or improvements;
4. Costs of job training and retraining projects;
5. Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and not exceeding thirty-six (36) months thereafter, including reasonable reserves related thereto;
6. All or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan and Project, to the extent the Village by written agreement accepts and approves such costs;
7. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or Illinois law;
8. Payment in lieu of taxes;

9. Costs of job training, advanced vocational education or career education, including, but not limited to, courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Illinois Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The Illinois School Code;

10. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
 - (a) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act; and
 - (b) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year; and
 - (c) if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph (10), then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund; and
 - (d) the total of such interest payments incurred pursuant to the Act may not exceed 30% of the total redevelopment project costs excluding any property assembly costs and any relocation costs incurred pursuant to the Act.

Estimated project costs are shown in Table 1. To the extent that the Village or a developer has incurred redevelopment project costs prior to, but in anticipation of, the adoption of tax increment financing, the Village or a developer may be reimbursed for such costs. Adjustments to the cost items listed in Table 1 are anticipated without amendment to the Redevelopment Plan.

TABLE 1
REDEVELOPMENT PROJECT - ESTIMATE PROJECT COSTS

<u>Program Action/Improvements</u>	<u>Estimated Cost(s) (A)</u>
Acquisition and Assembly of Land, Relocation and Demolition	\$ 1,000,000
Utility Improvements, Street Rehabilitation and/or Extension, Curb and Sidewalk Construction, Storm Sewers, Water Main, Sanitary Sewer Replacements, Parking Improvements	11, 905,000
Streetscape Improvements, Including Landscaping, Signage, and Streetlights; Intersection and Traffic Signalization Improvements; Street lights	4,065,000
Pedestrian Railroad Underpass	1,200,000
Site Preparation	1,000,000
Rehabilitation of Structures	1,000,000
Interest Costs (pursuant to the Act)	500,000
Planning, Legal, Architectural, Engineering, Administrative and Other Professional Service Costs	4,184,000
Job Training	<u>250,000</u>
ESTIMATED TOTAL COSTS	\$25,104,000

(A) All cost estimates are in 1997 dollars. Adjustments to the estimated line item costs above are expected. Each individual project cost will be re-evaluated in light of projected private development and resulting incremental tax revenues as it is considered for public financing under the provisions of the Act. The amounts described above do not include capitalized interest or costs of issuance associated with the issuance of any bonds. The totals of line items set forth above are not intended to place a total limit on the described expenditures. Adjustments may be made in line items within the total, either increasing made in line items within the total, either increasing or decreasing line item costs for redevelopment project costs.

E. Sources of Funds to Pay Redevelopment Project Costs

Funds necessary to pay for redevelopment project costs are to be derived principally from real property tax incremental revenues and proceeds from any municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Project.

The tax increment revenues which will be used to pay debt service on the tax increment obligations and to directly pay redevelopment project costs shall be the incremental real property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, etc. in the RPA.

Other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are: the proceeds of real property sales, real property tax receipts, certain land lease payments, certain County, State and Federal grants, certain investment income, and such other sources of funds and revenues as the Village may, from time to time, deem appropriate.

The Village may use its general fund and utilize its taxing power to sustain redevelopment projects and pay debt service on obligations issued in connection therewith to be reimbursed, if possible, from tax increment financing revenues.

F. Nature and Term of Obligations to be Issued

The Village may issue obligations secured by the tax increment special tax allocation fund established for the RPA pursuant to the Act or such other funds or security as are available to the Village by virtue of its home rule powers provided by the Constitution of the State of Illinois.

All obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall not exceed twenty-three (23) years from the date of adoption of the ordinance approving the RPA. However, the final maturity date of any obligation issued pursuant to the Act may not be later than twenty (20) years from its respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. All obligations are to be repaid after issuance by projected and actual tax increment, other tax revenue and by such debt service revenues and sinking funds as may be provided by ordinance. The total principal and interest payable in any year on all obligations shall not exceed the amounts available in that year, or projected to be available in that year, from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, required reserves, bond sinking funds, redevelopment project costs and required reserves, early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the redevelopment plan, may be declared surplus and shall then become available for distribution annually to the taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, with either fixed interest rates or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits, and with or without redemption provisions.

G. Most Recent Equalized Assessed Valuation of Properties in the Redevelopment Project Area

The total estimated 1996 equalized assessed valuation for the RPA is approximately \$16,300,000. The Boundary Map, Exhibit B, shows the location of the RPA.

H. Anticipated Equalized Assessed Valuation

Upon completion of the anticipated public/private development, assuming a DuPage County, Illinois equalization factor (multiplier) of 1.00, it is estimated that the equalized assessed valuation of real property within the RPA will be approximately \$42,000,000.

VIII. DESCRIPTION OF COMPONENTS OF REDEVELOPMENT PROJECT

A. Description of Redevelopment Project

The Village will employ an implementation strategy which stresses economic feasibility whereby tax increment funds will not be initially pledged unless corresponding private investment is reasonably projected to be sufficient to generate equal or greater return of future tax revenues. Such strategy will contribute to a realistic approach in funding projects while assuring that the Village has the flexibility to continue to prioritize among possible projects in meeting both Village and private sector goals. The redevelopment projects contemplated by the Village include, but are not limited to, the following:

Utility Improvements: The Village may make improvements, extension and adjustment in water, storm sewer, sanitary sewer, electric lighting and other utility systems. Relocation of existing utility services may also be undertaken.

Public Improvements: The Village may improve, construct, reconstruct or extend primary and secondary street right-of-ways and other such territory located on public land, on private land or through public easement on private land. Curbs and sidewalks may also be improved or reconstructed. Signalization, landscaping, signage, or related streetscape improvements may also be undertaken by the Village. Parking structures or parking lot improvements may also be undertaken by the Village.

Property Acquisition and Assembly: The Village may acquire land within the RPA for the purpose of facilitating the assembly and preparation of property.

Demolition, Site Preparation and Clearance: The Village may remove building debris, other disposal material, and excavate foundation material from sites and/or grade and compact such sites as part of its redevelopment activities.

Interest Cost Coverage: The Village may pay for certain interest costs incurred by a redeveloper for construction, renovation or rehabilitation of a redevelopment project which shall include costs incurred by a developer pertaining to the redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may use tax increment financing to pay necessary architectural, engineering, planning, legal, administrative and financial costs.

Relocation: The Village may provide for appropriate relocation conformant to its policies and regulations.

Rehabilitation: The Village may provide for the rehabilitation of certain structures in order to enhance area revitalization efforts; including facade improvements or upgrades.

Costs of Job Training: The Village may implement job training programs.

B. Commitment to Fair Employment Practices and Affirmative Action

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement a honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies, plans and purchasing practices.

With respect to each development's internal operations, each entity will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will countenance discrimination against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, all participating entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action in an attempt to increase the availability of business opportunities to minority and female-owned businesses and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

VIII. SCHEDULING OF THE REDEVELOPMENT PROJECT

A. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs

This Redevelopment Project will be completed on or before a date 23 years from the adoption of an ordinance designating the RPA. The Village expects that the Redevelopment Project will be completed sooner than the maximum time limit set by the Act, depending on the incremental tax yield. Actual public and/or private construction activities are anticipated to be completed within fifteen (15) years from the adoption of this Redevelopment Plan.

IX. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT A

Legal Boundary

**Village of Downers Grove Tax Increment (TIF)
Downtown Redevelopment Project Area**

THAT PART OF THE EAST HALF OF SECTION 7 AND THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF FRANKLIN STREET AND THE EAST LINE OF FOREST AVENUE (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF LOT 14 IN THE RE-SUBDIVISION OF BLOCK 5 OF E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A RESUBDIVISION RECORDED AS DOCUMENT NO.46830); THENCE EASTERLY FOLLOWING ALONG THE SAID SOUTH LINE OF FRANKLIN STREET TO THE NORTHEAST CORNER OF LOT 9 IN E.H. PRINCE AND COMPANY'S ADDITION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9,8,7 AND 6 IN SAID E.H. PRINCE AND COMPANY'S ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 6 (SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN AFORESAID ADDITION); THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 30 FEET TO THE WEST LINE OF THE EAST 135 FEET OF LOT 4 IN SAID E.H. PRINCE & COMPANY'S ADDITION; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 82 FEET OF SAID LOT 4; THENCE WEST ALONG THE SAID SOUTH LINE OF THE NORTH 82 FEET, TO THE EAST LINE OF THE WEST 110 FEET OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 4; THENCE WEST ALONG THE SAID SOUTH LINE OF LOT 4, TO THE NORTHEAST CORNER OF LOT 5 IN SAID E.H. PRINCE & COMPANY'S ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO THE NORTH LINE OF THE SOUTH 58.63 FEET OF SAID LOT 5; THENCE EAST ALONG THE NORTH LINE OF THE WEST 30 FEET OF THE SOUTH 60 FEET OF LOT 13 IN BLOCK 3 OF FOOTES ADDITION RECORDED AS DOCUMENT 21769, A DISTANCE OF 30 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 30 FEET OF THE SOUTH 60 FEET, TO THE NORTH LINE OF LOT 11 IN ROGER'S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 127751; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH ALONG THE EAST LINE OF LOTS 11 AND 10 IN SAID ROGER'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 IN SAID ROGER'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTH LINE OF LOT 6 IN AFORESAID ROGER'S SUBDIVISION; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 6 AND 5 IN SAID ROGER'S SUBDIVISION, AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF HIGHLAND AVENUE; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF ROGERS STREET; THENCE EAST ALONG SAID SOUTH LINE OF ROGERS STREET, TO THE WEST LINE OF WASHINGTON STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 100 FEET OF LOT 6 IN BEARDSLEY'S ADDITION, RECORDED AS DOCUMENT NUMBER 9654; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID SOUTH 100 FEET OF LOT 6 TO THE WEST LINE OF LOT 7 IN SAID BEARDSLEY'S ADDITION; THENCE NORTH ALONG THE SAID WEST LINE TO THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTH HALF OF SAID LOT 7; THENCE EAST ALONG THE NORTH LINE OF SAID WEST HALF OF THE SOUTH HALF OF LOT 7 TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTH HALF THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF TO THE NORTH LINE OF WARREN AVENUE; THENCE EAST, ALONG THE NORTH LINE OF WARREN AVENUE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTHERLY, ALONG THE SAID EAST LINE OF THE NORTHWEST QUARTER TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY, ALONG SAID SOUTH LINE, TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 6 IN RANDALL'S RESUBDIVISION RECORDED AS DOCUMENT NUMBER 20748; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 7 AND 8 IN SAID RANDALL'S RESUBDIVISION TO THE EASTERLY LINE OF LOT 7 IN BLOCK 2 IN CURTISS' ADDITION RECORDED AS DOCUMENT NUMBER 7317; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER OF SAID LOT 7 IN BLOCK 2; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 6 IN BLOCK 3 IN SAID CURTISS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 AND THE SAID EAST LINE EXTENDED SOUTH, TO THE NORTH LINE OF LOT 13 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 14481; THENCE SOUTHERLY ALONG A LINE THAT IS 74.25 FEET, (RECORD), EASTERLY, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 13, AND PARALLEL WITH SAID WEST LINE OF SAID LOT 13, A DISTANCE OF 100.8 FEET, (RECORD); THENCE WESTERLY TO A POINT ON THE EAST LINE OF WASHINGTON STREET THAT IS 84.44 FEET, (RECORD), SOUTH OF THE SAID NORTH LINE OF LOT 14 OF THE ASSESSOR'S SUBDIVISION; THENCE SOUTH, ALONG THE EAST LINE OF WASHINGTON STREET, TO THE NORTH LINE OF THE NORTH 67 FEET OF THE SOUTH 192.38 FEET OF SAID LOT 14; THENCE EAST 121.44 FEET, TO THE EASTERLY LINE OF SAID LOT 14; THENCE SOUTHEASTERLY, ALONG THE SAID EASTERLY LINE OF LOT 14 IN SAID ASSESSOR'S SUBDIVISION, 53 FEET; THENCE SOUTHWESTERLY, 143.5 FEET

TO A POINT ON AN EASTERLY LINE OF WASHINGTON STREET, THAT IS 125.38 FEET, AS MEASURED ALONG SAID EASTERLY LINE, NORTHERLY OF THE NORTHERLY LINE OF MAPLE AVENUE; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF MAPLE AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF MAPLE AVENUE TO THE EASTERLY LINE, EXTENDED NORTHERLY OF LOT 25 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 14481; THENCE SOUTHEASTERLY ALONG SAID EXTENDED EASTERLY LINE AND THE EASTERLY LINE OF SAID LOT 25 TO THE NORTH LINE OF LOT 14 IN CURTISS' SUBDIVISION RECORDED AS DOCUMENT NUMBER 29341; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 14 TO THE NORTHEAST CORNER THEREOF, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 14 THE NORTHERLY LINE OF RANDALL STREET; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF RANDALL STREET, TO THE WESTERLY LINE OF WEBSTER STREET; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF WEBSTER STREET, TO THE SOUTH LINE OF LOT 11 IN AFORESAID CURTISS' SUBDIVISION; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY LINE OF LOT 11 TO THE EAST LINE OF LOT 7 IN SAID CURTISS' SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, TO THE SOUTHEAST CORNER OF LOT 36 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 14481; THENCE WEST, ALONG THE SAID SOUTH LINE OF LOT 36 AND SAID LINE EXTENDED WEST TO THE CENTER LINE OF MAIN STREET; THENCE SOUTHWESTERLY TO THE SOUTH LINE OF THE NORTHWESTERLY 10 FEET OF LOT 5 IN BLANCHARD'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 12880; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE SAID NORTHWESTERLY 10 FEET OF LOT 5 TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WESTERLY LINE, THE WESTERLY LINE OF LOTS 4, 3 AND 2 IN SAID BLANCHARD'S SUBDIVISION AND THE SAID WESTERLY LINE EXTENDED OF LOT 2 TO THE NORTHERLY LINE OF MAPLE AVENUE, SAID LINE BEING THE SOUTH LINE OF LOTS 44 AND 45 IN SAID ASSESSOR'S SUBDIVISION; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO POINT IN SAID NORTHERLY LINE OF MAPLE AVENUE THAT IS 75 FEET EASTERLY, AS MEASURED ALONG THE NORTHERLY LINE OF SAID MAPLE AVENUE, OF THE SOUTHWEST CORNER OF LOT 45; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 45 IN SAID ASSESSOR'S SUBDIVISION TO A POINT 40 FEET SOUTHERLY OF THE LAND CONVEYED BY EDWARD THATCHER TO QUIRIN SCHMIDT BY DEED DATED APRIL 16, 1889 AND RECORDED AS DOCUMENT 139636, SAID POINT BEING ON THE SOUTH LINE OF LAND CONVEYED BY DEED DATED OCTOBER 17, 1902, RECORDED AUGUST 1, 1904 AS DOCUMENT 82172; THENCE EASTERLY, ALONG SAID LINE TO WESTERLY LINE OF LOT 5 IN HOFERT'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 52764; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND THE WESTERLY LINE EXTENDED NORTHERLY TO THE SOUTH LINE OF GROVE STREET; THENCE NORTHWESTERLY ACROSS SAID GROVE STREET TO A POINT ON THE NORTHERLY LINE THEREOF 132.99 FEET WEST OF THE WEST LINE OF MAIN STREET; THENCE WEST ALONG SAID NORTHERLY LINE TO A POINT ON SAID NORTHERLY LINE 244.53 FEET WEST OF THE SAID WEST LINE OF MAIN STREET; THENCE NORTH IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 55 IN ASSESSOR'S SUBDIVISION AFORESAID, 233.64 FEET WEST OF THE SAID WEST LINE OF MAIN STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF FIRST CHURCH OF CHRISTIAN SCIENTIST RECORDED AS DOCUMENT NUMBER 145113; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FIRST CHURCH OF CHRISTIAN SCIENTIST TO THE SOUTH LINE OF CURTISS STREET; THENCE NORTHERLY, TO THE INTERSECTION OF THE NORTH LINE OF CURTISS STREET WITH THE WEST LINE OF FOREST AVENUE, (FOOTE STREET); THENCE NORTHWESTERLY FOLLOWING ALONG THE CENTER LINE OF A CREEK ON AN ASSUMED BEARING OF NORTH 26 DEGREES WEST, 73.92 FEET; THENCE NORTH 42 DEGREES WEST, 68.64 FEET; THENCE NORTH 58 1/4 DEGREES WEST, 44.22 FEET; THENCE SOUTH 89 3/4 DEGREES WEST, 26.4 FEET; THENCE SOUTH 78 DEGREES WEST, 109.89 FEET; THENCE SOUTH 12 DEGREES EAST, PERPENDICULAR TO THE NORTH LINE OF CURTISS STREET, TO THE NORTH LINE OF CURTISS STREET; THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF CURTISS STREET TO THE EAST LINE OF THE CURTISS STREET CONDOMINIUM, RECORDED AS DOCUMENT R70-10748; THENCE NORTHWESTERLY, ALONG SAID EAST LINE, TO THE NORTH LINE THEREOF; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 2 OF BLODGETT'S RESUBDIVISION RECORDED AS DOCUMENT 137939; THENCE SOUTHERLY, ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID RESUBDIVISION; THENCE SOUTHWESTERLY, ALONG SAID SOUTH LINE, TO THE EAST LINE OF CARPENTER STREET; THENCE NORTHWESTERLY, ALONG SAID EAST LINE TO THE SOUTH LINE OF GILBERT AVENUE; THENCE EASTERLY, ALONG THE SOUTH LINE OF GILBERT AVENUE TO A POINT THAT IS 50 FEET EAST OF THE QUARTER SECTION LINE BETWEEN SECTIONS 7 AND 8; THENCE NORTH PARALLEL WITH SAID QUARTER SECTION LINE TO THE SOUTHERLY LINE OF THE LANDS OF THE BURLINGTON NORTHERN RAILROAD; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE WEST LINE OF SAID SECTION 8; THENCE NORTHERLY, ALONG SAID SECTION LINE TO THE NORTH LINE OF SAID RAILROAD LANDS; THENCE EASTERLY, ALONG SAID

NORTH LINE TO ITS POINT OF INTERSECTION WITH THE EASTERLY LINE EXTENDED SOUTH OF THE WEST THREE FEET OF LOT 5 IN FOOTE'S ADDITION RECORDED AS DOCUMENT 21769; THENCE NORTH ALONG SAID EXTENDED LINE AND THE EAST LINE OF THE SAID WEST THREE FEET OF LOT 5 TO THE SOUTH LINE OF WARREN AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF WARREN AVENUE TO EAST LINE EXTENDED SOUTH OF LOT 16 IN E.H. PRINCE AND COMPANY'S ADDITION RECORDED AS DOCUMENT NUMBER 43600; THENCE NORTH ALONG SAID EXTENDED LINE AND THE EAST LINE OF SAID LOT 16 TO THE NORTH LINE, EXTENDED WEST, OF LOT 15 IN SAID E.H. PRINCE AND COMPANY'S ADDITION; THENCE EAST ALONG SAID EXTENDED LINE, THE NORTH LINE OF SAID LOT 15 AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF FOREST AVENUE; THENCE NORTH ALONG SAID EAST LINE OF FOREST AVENUE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B

Boundary Map

DOWNERS GROVE COMMUNITY NETWORK

CARTOGRAPHY AND GEOGRAPHIC INFORMATION SYSTEMS

Tax Increment Financing District

Boundary Map



Proposed Tax Increment Financing Dist.

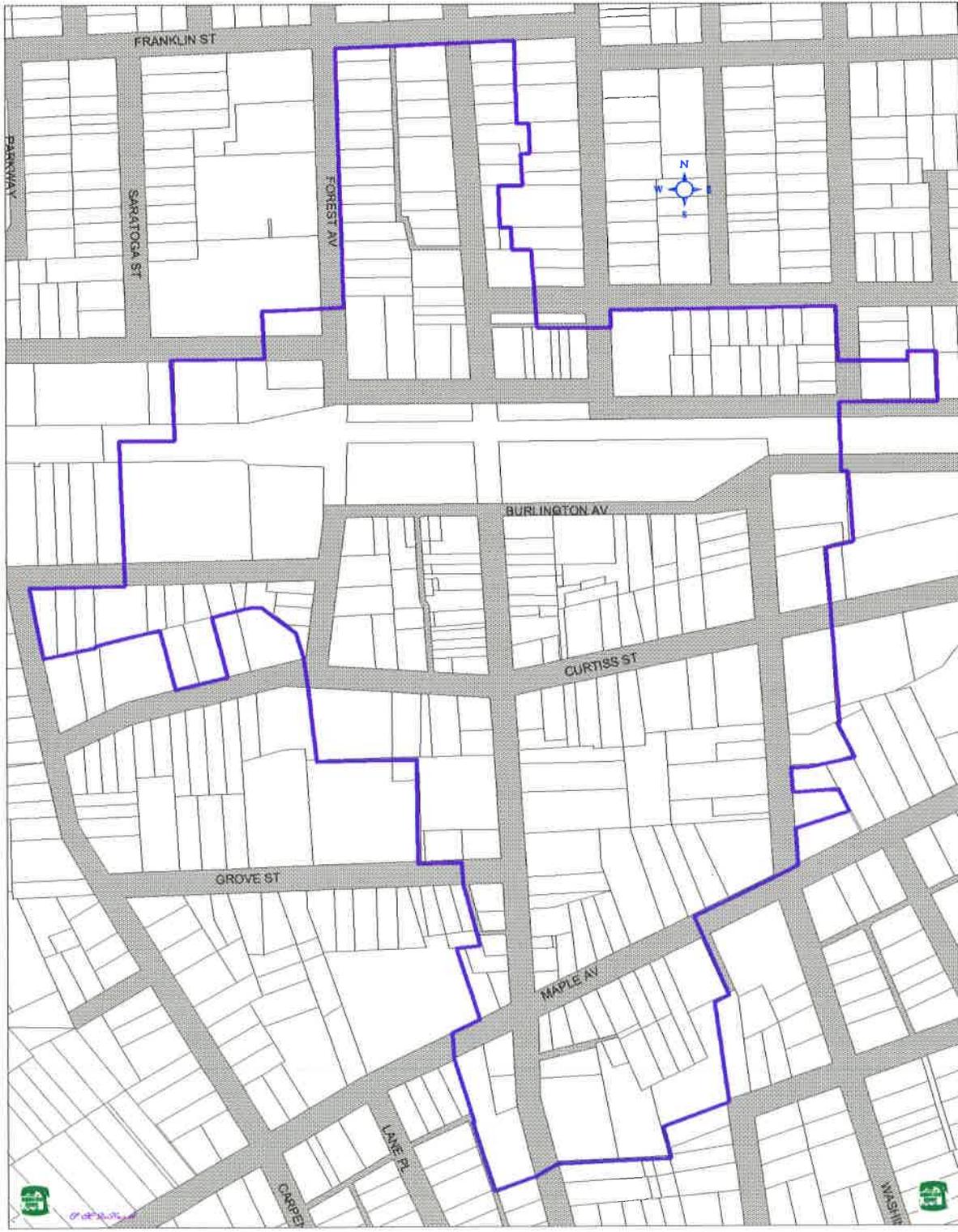


EXHIBIT C
Existing Land Use Map

DOWNERS GROVE COMMUNITY NETWORK

CARTOGRAPHY AND GEOGRAPHIC INFORMATION SYSTEMS

Existing Land Use



- Proposed Tax Increment Financing Dist.
- Existing Uses: Mixed-Use, Retail, Institutional and Residential

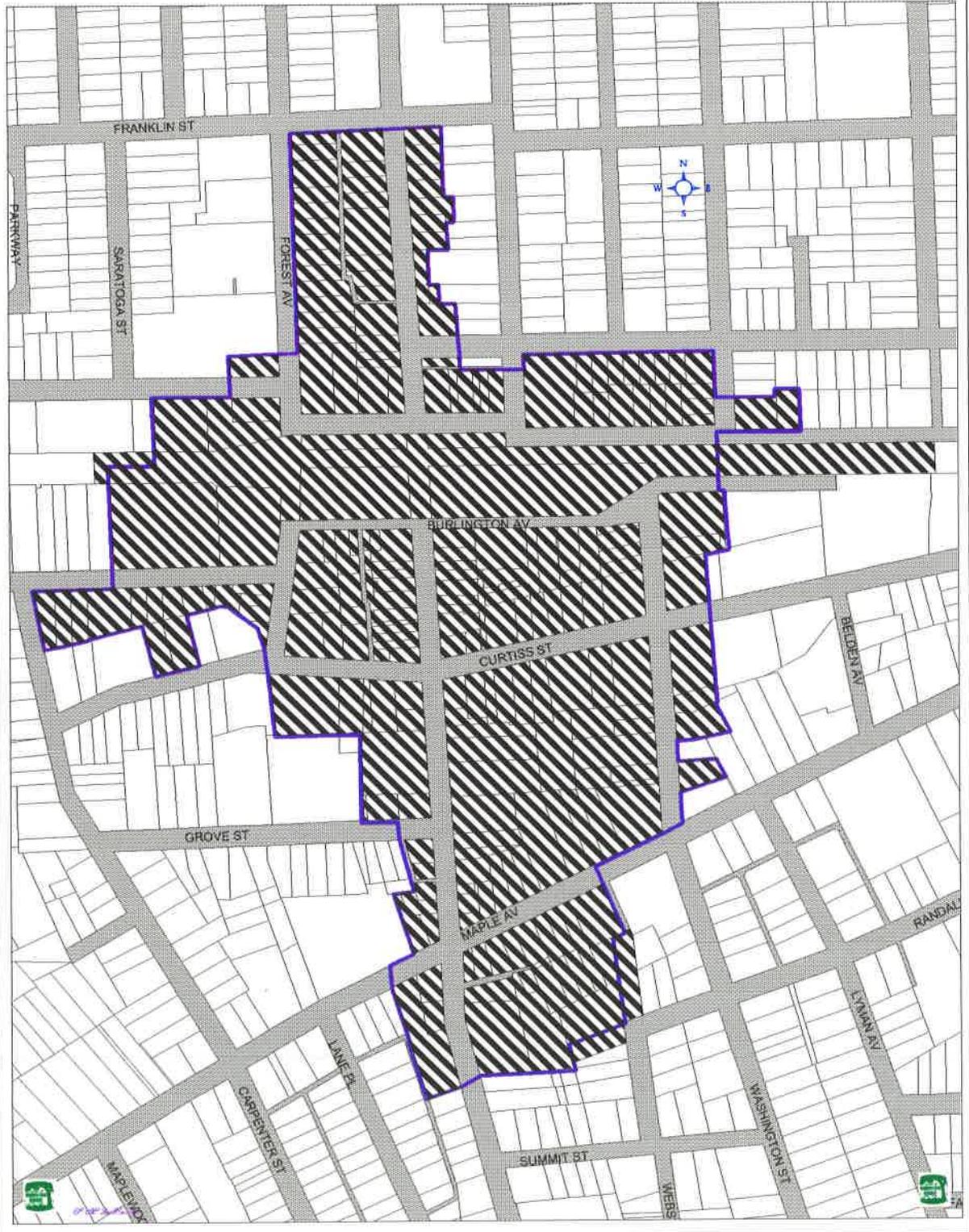


EXHIBIT D

Proposed Land Use Map

DOWNERS GROVE COMMUNITY NETWORK

CARTOGRAPHY AND GEOGRAPHIC INFORMATION SYSTEMS

Proposed Land Use



- Proposed Tax Increment Financing Dist.
- Proposed Uses: Mixed-Use, Retail, Institutional and Residential

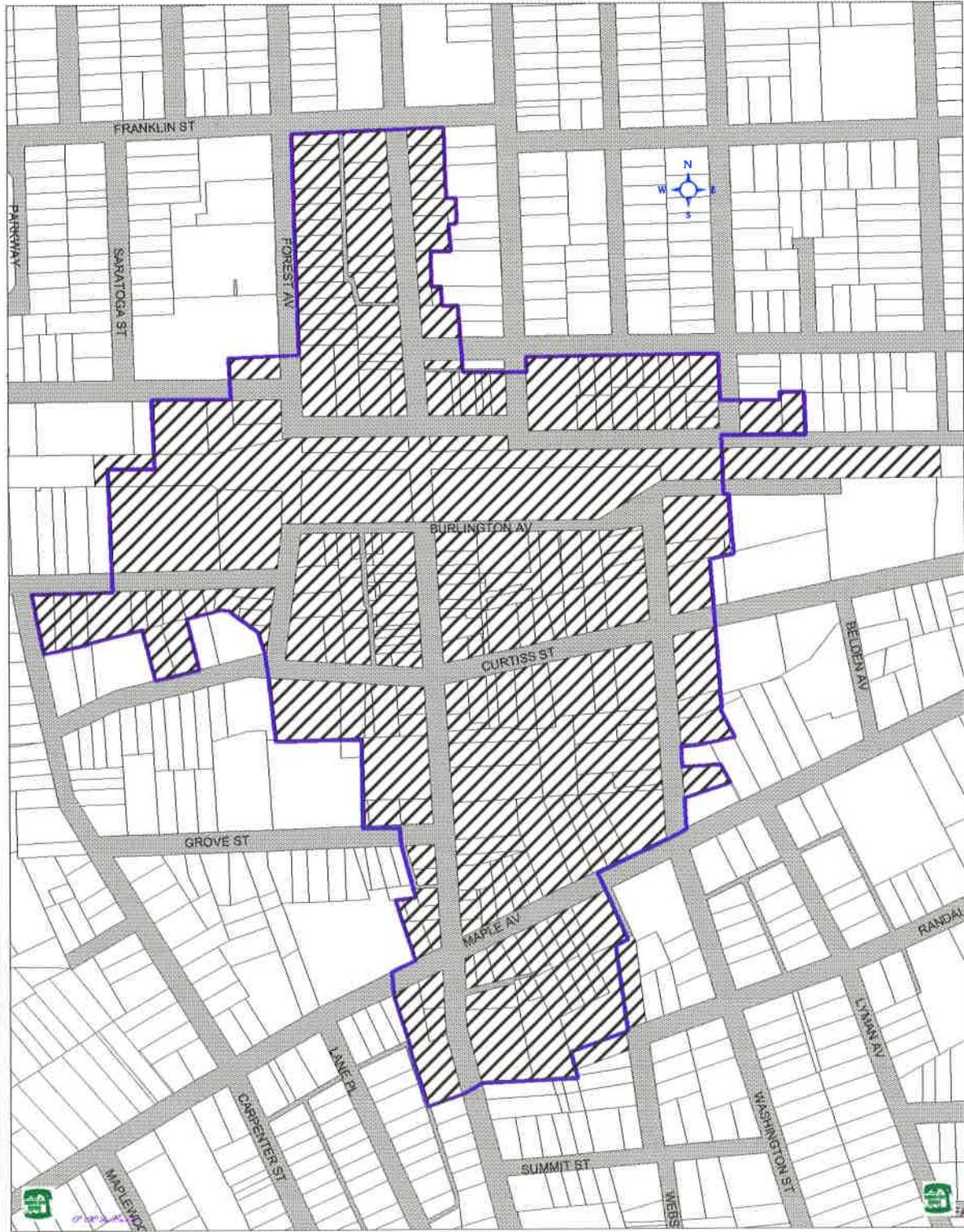


EXHIBIT E

**Criteria for Qualification/
TIF Eligibility Report**

VILLAGE OF DOWNERS GROVE, ILLINOIS

TIF QUALIFICATION REPORT

DECEMBER, 1997

A study to determine whether a portion of the Downtown Downers Grove Area qualifies as a conservation area as set forth in the definition in the Real Property Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes.

**Prepared for: Village of Downers Grove, Illinois
and the
Downers Grove Economic Development Commission**

Prepared by: Kane, McKenna and Associates, Inc.

**Village of Downers Grove
TIF Qualification Report
Downtown Area**

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V. QUALIFICATION OF AREA/FINDINGS OF ELIGIBILITY	7
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EXHIBITS

- EXHIBIT 1 - Proposed Redevelopment Area Boundary Map**
- EXHIBIT 2 - Proposed Legal Description**

EXECUTIVE SUMMARY

In early, 1997, Kane, McKenna and Associates, Inc. (KMA) was retained by the Village of Downers Grove to conduct a study of the potential qualification and designation of a Tax Increment Finance District (TIF) for the Downtown Downers Grove Area. The Village is pursuing the TIF designation as part of the implementation of the Lakota Plan which was completed in January, 1997. The Lakota Plan provides the Village with a comprehensive strategic plan to preserve and improve the Village's central core. The purpose TIF designation is cited as a potential resource to help foster the successful implementation of the Lakota Plan.

KMA formally began the study by meeting with Village staff in August, 1997, in order to establish preliminary boundaries for a study area and to gather data related to qualification criteria for properties included in the study area. This meeting was followed by extensive field surveying of the study area and a number of meetings and contacts with Village and other governmental officials to collect additional data. The field surveys and data were primarily utilized to determine the likelihood of the study area qualifying for TIF designation by the Village.

In early October, 1997, KMA again met with Village officials to report its initial findings regarding TIF qualification and feasibility prospects for the study area. Based on these findings the Village directed refinements to the study area boundaries and directed KMA to complete the TIF Qualification Report (the "TIF" Qualification Report") for the revised area.

KMA has undertaken a detailed analysis of the proposed RPA to determine its qualification for potential TIF designation by the Village. A thorough examination of the area, and of planning materials made available by the Village, resulted in KMA making the following findings:

- 1) The proposed RPA can be qualified as a "conservation area" under the Act. A conservation area, as described in the Act, is an area that contains evidence of certain blighting factors which, if left unchecked, could lead to the area declining into a blighted state.
- 2) To qualify as a conservation area the proposed RPA must meet certain requirements of the Act. Included among these is a requirement that the majority of existing structures within the area satisfy a certain age criteria (i.e., over 50% of all structures must be at least 35 years of age) and an additional three of at least fourteen other blighting factors as defined by the Act must be present to a meaningful extent throughout the area. KMA was able to identify evidence of at least five of these other factors within the area (each described in detail within this report).
- 3) Based on identification of the required factors and other threshold provisions cited in the Act, KMA has determined that the proposed RPA qualifies for consideration for designation as a TIF District by the Village of Downers Grove.

- 4) The existence of blighting conditions found within the proposed RPA presents a serious barrier to its successful redevelopment under the Lakota Plan. This is because the factors negatively impact private sector investment in downtown Downers Grove. Without public sector involvement in eliminating such factors, the potential projects described in the Lakota Plan, along with other activities which require private sector investment, are not likely to be economically feasible.
- 5) There are several redevelopment sites within the area with the potential to produce sufficient incremental property tax revenue which if used, in combination with other Village resources, for redevelopment incentives or public improvements would likely stimulate private investment and reinvestment in these sites and ultimately throughout the area.
- 6) To eliminate the existing TIF eligibility factors (thereby conserving the economic viability of downtown) and to promote private sector investment and development efforts, based on the Lakota Plan, KMA is recommending that the Village proceed with the TIF designation process.

The subject of this TIF Qualification Report is that portion of the Village of Downers Grove which is shown in Exhibit 1. This area represents the proposed Redevelopment Project Area (the "RPA") as the term is defined by the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes Chapter 65, 5/11-74.4-1, et. seq., as amended (the "Act"). The Act also provides direction on the criteria under which an RPA may be qualified as a TIF District. The KMA analysis of the proposed RPA in conjunction with this criteria is outlined in the following pages.

I. INTRODUCTION AND BACKGROUND

Background

The purpose of this report is to provide a preliminary summary of factors which qualify an improved area as a "conservation area". The area under study is generally designated as the downtown area for the Village of Downers Grove, Illinois. The study seeks to determine the potential eligibility and feasibility of this area for such status pursuant to the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, Chapter 65, 5/11-4-1, et. seq., as amended (the "Act").

The Act addresses the elimination or reduction of factors which will cause an area to become blighted. The Act authorizes the use of tax increment revenues derived from the tax rates of various taxing districts in a Redevelopment Project Area (the "RPA") for the payment of redevelopment project costs. For redevelopment eligibility under this legislation, the subject area must contain conditions which warrant its designation as a "conservation area". The following sections of this report will describe physical and economic conditions which appear to conform to the provisions of the Act.

The proposed RPA is generally described as follows:

Properties along the east and west sides of Main Street from Randall Street on the south to Franklin Street on the north. On the east side of Main Street, the boundaries are Maple Avenue on the south and Rogers Street on the north, extending east to Washington Street (including certain parcels on the east side of Washington Street). On the west side of Main Street, the boundaries generally extend west to Carpenter Street and Forest Avenue, bounded (generally) by Curtiss Street on the south and Franklin Street on the north.

The RPA is shown in Exhibit 1 and legally described in Exhibit 2.

Surveys of building conditions and site characteristics of the area were undertaken in September and October, 1997. Additionally, the Lakota Plan other Village plans and studies such as the 1993 parking study by Desmond Associates and the October 1997 central business district transportation study by the Metro Transportation Group, Inc., were reviewed to aid in the analysis of the area.

The RPA study area is comprised of improved land. The RPA is the central business district for the Village of Downers Grove. This business district has its origins back to the late 1800's and early 1900's with many of the existing structures in the area dating back to that period. The majority of structures located within the proposed RPA exhibit indications of physical depreciation due to age. Also, the proposed RPA has developed over the decades in the piece-meal manner common for older downtown areas. This composition has led to inconsistent land-use and layout patterns which acts as a barrier to the establishment of the consistent redevelopment policies needed for Downtown Downers Grove to remain a viable central business district. This problem is further aggravated by the growing obsolescence of key structures and potential development sites, as well as by threats to certain public utilities which are also beginning to display the negative effects of age.

The proposed RPA has been evaluated for examination of factors and conditions that justify its consideration by the Village for TIF designation. KMA has determined through this examination that sufficient evidence exists to recommend that the Village proceed with this designation process through the creation and adoption of a Redevelopment Plan and Project.

II. QUALIFICATION CRITERIA USED

With the assistance of Village of Downers Grove staff, KMA has completed an examination of the proposed RPA for the purpose of determining the presence or absence of the qualifying factors listed in the Act. The relevant sections of the Act are found below.

The Act sets our specific procedures which must be adhered to in designating an RPA. By definition, a “redevelopment project area” (RPA) is:

“an area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

The Act defines an improved area as a “conservation area” as follows:

“Conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors: dilapidation, obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning, is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area.”

Section V of this report concludes that certain of these factors are present to a meaningful extent for each block within the proposed RPA, and that the presence of such factors are reasonably distributed throughout the proposed TIF district.

III. THE STUDY AREA

The study area is as described in Section I and contains full tax code blocks and partial tax code blocks which correspond to major arterial and urban block divisions within the Village of Downers Grove's downtown area. The blocks represent distinct sections within the proposed RPA.

See Exhibit 1 for a proposed TIF boundary map.

IV. METHODOLOGY OF EVALUATION

In evaluating the proposed RPA's qualification, the following methodology was utilized:

- 1) Exterior site surveys of the study area were undertaken by representatives from Kane, McKenna and Associates, Inc. in September and October, 1997. Site surveys were completed for each parcel and structure within the proposed RPA.
- 2) The area was reviewed in terms of area-wide and parcel by parcel factors for purposes of data analysis and review. The proposed boundary recommendation found in Exhibit 1 consolidates the analyzed area, and proposes an RPA that Kane, McKenna believes would qualify under the TIF statute.
- 3) An evaluation of all structures, noting depreciation, deterioration, or dilapidation as well as apparent vacancies was conducted by Kane, McKenna. Exterior conditions were examined for all structures. A photograph and video tape analysis was also undertaken.
- 4) The entire area was studied using the Lakota Plan and other available planning reports pertaining to the area, relevant Village ordinances, 1985 through 1996 tax information from the Downers Grove Township Assessor's Office and DuPage County Clerk's Office, parcel tax maps, local history (discussions with Village officials), Assessor's Office records regarding age of structures, and an evaluation of area-wide factors that affected the area's danger of decline (e.g., deleterious land use or layout, obsolescence, etc.).
- 5) Evaluation was made by reviewing the information collected and determining how each parcel, structure and/or block measured as to the prevalence of each eligibility factor. It is important to note that the Act does not require each and every parcel to qualify under the Act as long as evidence of sufficient factors are found distributed throughout the RPA as a whole.

Each block and/or parcel was examined to determine the applicability of the fifteen (15) different criteria for qualification as a "conservation area" for improved property under the TIF statute.

Surveys were then undertaken to independently review the qualification factors for each parcel or block to determine if the area as a whole qualifies as a conservation area. The findings outlined below are presented to the best of KMA's current knowledge about conditions found during the course of its study.

Summary of Area Findings

The following is a summary of relevant qualification findings required under the Act:

- 1) The area is contiguous and is greater than 1½ acres in size.
- 2) The area can be categorized as a “conservation area” (a discussion of the basis for qualification of the area follows in the next section). Factors necessary to make these findings are present to a meaningful extent and are reasonably distributed throughout the area.
- 3) All property in the area would benefit by any proposed redevelopment project improvements.
- 4) The sound growth of the taxing districts that are applicable to this area, including the Village of Downers Grove, has been impaired by the factors found present in the area (e.g., lacking assessed valuations compared to the tax districts as a whole).
- 5) The area as a whole would not be subject to redevelopment without the establishment of an RPA, and investment of public funds, including property tax increments.

V. QUALIFICATION OF AREA/FINDINGS OF ELIGIBILITY

The following is a preliminary evaluation and statement of findings on the presence of certain factors, as described in the previous section, within the proposed RPA. It should be recalled that in addition to age at least three other qualifying factors must be present to a meaningful extent throughout the area.

Threshold Qualification;

Age

Most of the structures in the area were built prior to 1962 and are, therefore, in excess of thirty-five (35) years of age. An estimated 112 or over 60% of the approximately 186 structures were found to meet this criteria of age based on exterior site reviews, discussions with City officials, and a structural age data secured from the Township Assessor's Office.

Deleterious Layout or Land Use

Although taken all together there is sufficient parking space available for the RPA as a whole, much of the existing parking is concentrated in municipal parking facilities located in a close radius around the Metra commuter station. For example, the Desmond Study Statutes, "...the distribution of... spaces is such that more parking is desirable in the vicinity of the library, (and) the Tivoli complex...". The study found that many block's in the Downers Grove downtown area had "parking deficits". A particular concern in this respect is associated with the expansion of the library. The Desmond Study estimated the project will require the addition of 60-100 new parking spaces.

In fact, most of the parking facilities are designated as first priority for commuter service uses, and only secondarily for downtown patron uses. Off-street parking opportunities are not distributed evenly throughout the proposed RPA. For example, public off-street parking for business near the north fringe of the RPA, along Main Street near Franklin Avenue, is limited and many businesses lack sufficient land coverage to accommodate their customers. A similar situation is anticipated to develop along the west fringe of the proposed RPA due to the elimination of off-street parking associated with the Downers Grove Library facility.

To the extent that public off-street parking does exist in close proximity to businesses, in many cases that parking is situated in positions behind structures with limited visual access to potential patrons. This is particular true of the large parking area located to the rear of businesses along Main Street and Curtiss Avenue, which is difficult to locate if not known.

Significant public off-street parking lots have been built at the rear of the stores, but many stores have not been re-oriented to where the customers enter; rather, plain back walls of the stores face customers upon leaving their cars. (An additional problem is that most of the depreciation of physical maintenance of RPA properties are to the rear of structure, in spite of the overall presence of attractive facades). Many of the customers arriving from these parking areas could not, except for some signage, know was available within the stores given that visibility of storefronts is prevented by the rear view points.

The blocks of the RPA for which there is a parking shortfall are a special dilemma. According to the Desmond study, for those portions of downtown, parking shortages "...causes customers to be turned away or believe that parking is not as convenient as they desire..."

As noted in the Shopping Center Development Handbook Urban Land Institute, 1977, "parking in a shopping district must be (or perceived as) simple, trouble-free, and safe." In short, people want to park directly in front of where they want to shop or secure a service. Traditional central city shopping areas typically cannot offer this as readily as today's modern retail and service malls and this tends to contribute to the problem of deleterious layout and land use.

The rather helter skelter manner which the Village has been forced to create and transform open land for parking creates excessive coverages of parcels, as well as difficult access to and from what parking that is available.

Another determinant in the deleterious land use and layout for the proposed RPA relates to traffic patterns and conditions. The Metro Study identifies numerous transportation issues which the Village needs to increase safety and to address toward its goal "...to enhance and maintain downtown Downers Grover as a viable, cohesive, and lively focal point of the community..." Issues examined in the Metro Study included the following:

- * Individual parking lots within proposed RPA lack unity and, as a result hinders access to businesses. This problem also poses problems for traffic and pedestrian flow on Main Street.
- * Traffic flow problems are created by the frequency of curb cuts along Main Street.
- * Problem pedestrian crossing on many streets throughout downtown need to be rectified.
- * The Rogers Street and Highland Avenue block targeted by the Lakota Plan for redevelopment is hindered by lack of traffic access points.
- * The One-way street network within RPA hinders flow of traffic, especially at peak hours.

- * The traffic signal system is currently configured in a manner which prevents coordinated traffic movement.
- * Deficiencies in traffic related signage throughout the proposed RPA causes safety concerns in connection to pedestrian, general traffic, and especially truck traffic.
- * Peak time traffic at the Metra Station is congested.

These traffic related issues contribute to the deleterious land use and layout condition of the proposed RPA.

Another issue contributing to deleterious land use and layout relates to inconsistent building setbacks and land uses. A particular concern is the portion of the proposed RPA located north of the Metra Station. As the Lakota Plan states "...Main Street north of the track has unattractive architecture, uneven building setbacks, low quality landscaping, wide sidewalks and too many driveways...". An example of inconsistent land uses relate to the active and inactive automobile repair shops located throughout the proposed RPA. The shops lack adequate storage areas for auto service queuing, and are not inconsistent with the general retail uses surrounding the operations.

There remains pockets of single-family homes on the fringes of the proposed RPA which are located on sites probably more suitable for retail or commercial uses. In most situations, these uses persist on parcels now zoned by the Village for retail and commercial uses. Additionally, there also exists several multi-family structures in the RPA, some with business uses on the first level, which are situated in areas with traffic flow limitation.

The presence of all the factors described above contributes to the finding of deleterious layout and land use within the proposed RPA.

Obsolescence

The RPA suffers from area-wide obsolescence connected in part to the factor of deleterious layout discussed above, and the large-scale use of many structures for purposes other than their original intent.

Layout of structures originally constructed in the late 1800's and early 1900's were not designed to accommodate the need of modern businesses and their customers. Structures of the period tended to utilize entire parcels, and minimized building setbacks and landscaping. Nor were they developed with the concept of automobile use in mind, and the desire of shoppers to park automobiles on site. This condition extends to most of the blocks which were developed in the period 70 to 100 years ago. Such blocks suffer from minimum setbacks, and lack enough depth to provide space for adequate customer parking. Existing conditions on these blocks hinder the type of convenience and accessibility demanded by today's retail market place.

A significant number of structures originally constructed for single-family use have been subdivided and modified for retail and commercial uses. Reuse of structures designed for one purpose and yet utilize for another purpose points to functional obsolescence of the original structure. This obsolescence becomes evident as retail and commercial uses are applied to the structures, and face functional constraints in retrofitting the structures for more modern uses.

Factors of lack of physical maintenance, inadequate utilities and lack of community planning as discussed below also contribute to the overall obsolescence of the proposed RPA.

Excessive Land Coverage

The majority of structures within the entire RPA have a greater land coverage than would be suitable or acceptable for today's development standards. There exists a very high proportion of the zero lot line parcels more common in the decades prior to construction of modern shopping malls, industrial parks and residential subdivisions. This condition is manifested most significantly in the lack of on-site parking facilities for many of the commercial structures. Lack of on-site parking acts as a detriment to healthy private sector redevelopment efforts.

Merchants and service providers operating in many of the structures are reliant on restricted on-street parking, or off-street municipal facilities to serve the needs of patrons. This puts them at a competitive disadvantage with their counterparts located in retail malls and business parks.

Redevelopment is hindered by the preponderance of structures on several blocks that are adjoined to each other. The result is that any effort for expansion to create on-site parking for more efficient business operation is discouraged due to the costs of acquisition and/or demolition that make redevelopment economically infeasible for the private sector alone. This factor compounds the problem of deleterious layout/land use and obsolescence found throughout the area. The general lack of land area reduces the viability of economic re-use of those sites with virtually no room for additional on-site facilities that would make the facilities more suitable redevelopment targets.

Depreciation of Physical Maintenance

Depreciation of physical maintenance was largely present throughout the entire RPA. Of the approximate 186 structures in the area at least 113 or approximately 61% exhibited signs of depreciation of physical maintenance. Such depreciation is evidenced by the following: cracks in exterior walls, rusted or broken gutters; broken window frames; missing facade facings; cracked and untuck pointed masonry; peeling paint; cracked front walks sidewalks; and rotting wood. These conditions are especially evident in the rear areas for most structures. In many cases age as well as lack of adequate care are contributing causes of this depreciation.

The proposed RPA has also suffered some depreciation of physical maintenance in relation to its parking facilities and other public improvements. Many walkways, along with adjacent parking areas and alleys, exhibit cracked and broken surfaces. Many sidewalks have experienced structural shifts and pose trip hazards.

Pavement structure for streets are in danger of failure at the sub-base and sub-grade level. Additionally, many sections of curb and gutters along downtown streets have already failed over the last several years.

Inadequate Utilities

According to Village officials, portions of the RPA is subject to episodes of flooding after “normal” rainfalls. This is directly related to an inadequate storm sewer system within the RPA.

Investigation is underway by the Village to locate structural damage within the downtown storm sewer system. Preliminary findings indicate significant damage. Problems include pipe joint failings, pipe settlement and pipe cracking. Additionally, access to many manholes has been limited by pavement coverage, hindering repair efforts. Debris throughout the system indicates the presence of eroding pipe backfield, supporting the evidence for inadequate utilities.

Parts of the water system within the RPA is over 100 years old, and as such is a concern for future failure. While no major failures have occurred to date, the Village is concerned that continued reliance on an old system will not be adequate to meet the future needs of the RPA.

Additionally, the Village has identified that portions of the area’s sanitary sewer system are inadequate and in need of replacement.

Lack of Community Planning

It is evident that much of the development that has occurred within the RPA took place in an era prior to modern community planning techniques, or and occurred under a lack of comprehensive and coordinated planning. Although the Village has developed plans recently for revitalization of the downtown, prior to that little formal planning has historically taken place to guide the direction of development for the RPA.

The RPA has developed in a piece-meal fashion over 120 years. As new structures were added after the 1800's, each new era of construction promoted the standards for its period, with no evidence exists of overall planning direction to ensure consistency and compatibility with the earlier periods of construction and building uses.

Also lacking until recently, has been effective and sustained economic development plans and strategies intended to address the coordinated redevelopment of the entire RPA. This is not to say that improvements did not take place over the years, its only that they were implemented without the guidance of a master plan directed toward long-term benefit for the downtown area. A lack of such efforts has contributed to the evolution of blighted factors currently present within the RPA.

VI. OVERALL ASSESSMENT OF QUALIFICATION

The proposed RPA is found to be a “conservation area” due to the presence to a meaningful extent of the factors described in the previous section. This is because the conditions identified will qualify the RPA for such a designation under the Act.

The findings of conservation related conditions described in this report pertain to those properties located within the boundaries shown in Exhibit 1. In addition to age, the following blighting characteristics are distributed throughout the RPA: deleterious land use or layout, obsolescence, excessive land coverage, depreciation of physical maintenance, inadequate utilities, and lack of community planning.

These factors combine to create market-related problems for properties within the RPA and place the area in danger of economic decline if the factors are not addressed. Conditions in the area, especially due to deleterious layout/land use and obsolescence, of course make it impossible for the downtown area to ever again be the community’s major retail center. Instead elimination of the factors would create market forces that secure for the area a role as a continued viable central business district.

The proposed RPA, as it exists today has conditions that endangers its successful redevelopment. There is a need for actions and activities to promote conservation of the area in order to prevent it from becoming blighted.

Without the benefits available through designation as a RPA, the presence of factors outlined above threaten to endanger existing private investments and injure the potential for sound growth and the existing and future tax base for the area’s taxing bodies. Designation of the proposed RPA as a TIF District by the Village would be consistent with the overall intent of the TIF Act. It is recommended, therefore, that the Village proceed with the TIF designation process and enact a Redevelopment Plan and Project Area for the proposed RPA.

*From Chapter 65, 5/11-74.4-2 of the Act.

EXHIBIT 1
BOUNDARY MAP

Tax Increment Financing District

Boundary Map

 Proposed TIF

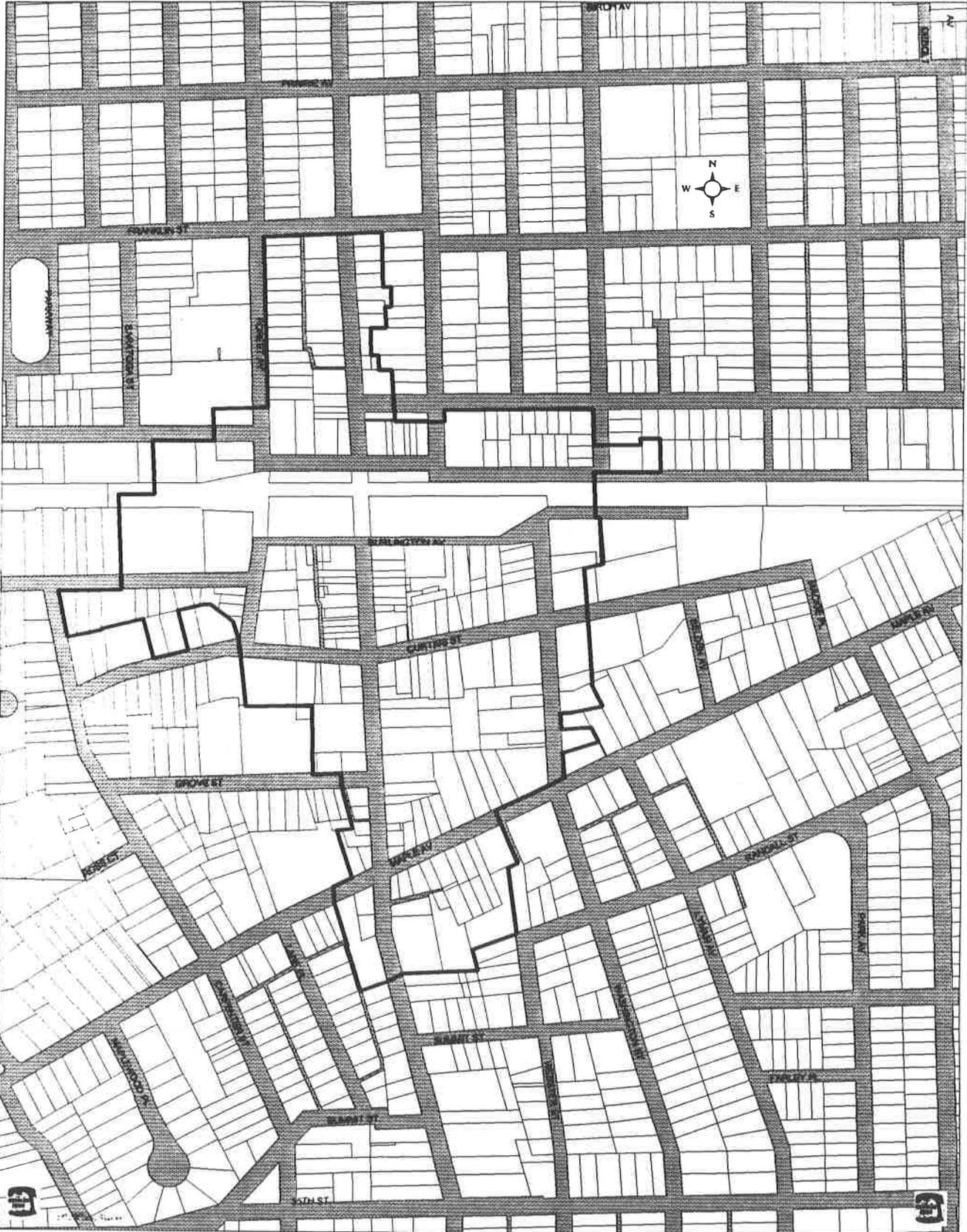


EXHIBIT 2
LEGAL DESCRIPTION

**Village of Downers Grove Tax Increment (TIF)
Downtown Redevelopment Project Area**

THAT PART OF THE EAST HALF OF SECTION 7 AND THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF FRANKLIN STREET AND THE EAST LINE OF FOREST AVENUE (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF LOT 14 IN THE RE-SUBDIVISION OF BLOCK 5 OF E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A RESUBDIVISION RECORDED AS DOCUMENT NO.46830); THENCE EASTERLY FOLLOWING ALONG THE SAID SOUTH LINE OF FRANKLIN STREET TO THE NORTHEAST CORNER OF LOT 9 IN E.H. PRINCE AND COMPANY'S ADDITION AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF LOTS 9,8,7 AND 6 IN SAID E.H. PRINCE AND COMPANY'S ADDITION TO THE SOUTHEAST CORNER OF SAID LOT 6 (SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 3 IN AFORESAID ADDITION); THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 30 FEET TO THE WEST LINE OF THE EAST 135 FEET OF LOT 4 IN SAID E.H. PRINCE & COMPANY'S ADDITION; THENCE SOUTH TO THE SOUTH LINE OF THE NORTH 82 FEET OF SAID LOT 4; THENCE WEST ALONG THE SAID SOUTH LINE OF THE NORTH 82 FEET, TO THE EAST LINE OF THE WEST 110 FEET OF SAID LOT 4; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID LOT 4; THENCE WEST ALONG THE SAID SOUTH LINE OF LOT 4, TO THE NORTHEAST CORNER OF LOT 5 IN SAID E.H. PRINCE & COMPANY'S ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 5 TO THE NORTH LINE OF THE SOUTH 58.63 FEET OF SAID LOT 5; THENCE EAST ALONG THE NORTH LINE OF THE WEST 30 FEET OF THE SOUTH 60 FEET OF LOT 13 IN BLOCK 3 OF FOOTES ADDITION RECORDED AS DOCUMENT 21769, A DISTANCE OF 30 FEET; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST 30 FEET OF THE SOUTH 60 FEET, TO THE NORTH LINE OF LOT 11 IN ROGER'S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 127751; THENCE EAST ALONG SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH ALONG THE EAST LINE OF LOTS 11 AND 10 IN SAID ROGER'S SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 8 IN SAID ROGER'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 8 AND THE SOUTHERLY EXTENSION THEREOF, TO THE NORTH LINE OF LOT 6 IN AFORESAID ROGER'S SUBDIVISION; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 6 AND 5 IN SAID ROGER'S SUBDIVISION, AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF HIGHLAND AVENUE; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTH LINE OF ROGERS STREET; THENCE EAST ALONG SAID SOUTH LINE OF ROGERS STREET, TO THE WEST LINE OF WASHINGTON STREET; THENCE SOUTH ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 100 FEET OF LOT 6 IN BEARDSLEY'S ADDITION, RECORDED AS DOCUMENT NUMBER 9654; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF SAID SOUTH 100 FEET OF LOT 6 TO THE WEST LINE OF LOT 7 IN SAID BEARDSLEY'S ADDITION; THENCE NORTH ALONG THE SAID WEST LINE TO THE NORTHWEST CORNER OF THE WEST HALF OF THE SOUTH HALF OF SAID LOT 7; THENCE EAST ALONG THE NORTH LINE OF SAID WEST HALF OF THE SOUTH HALF OF LOT 7 TO THE NORTHEAST CORNER OF SAID WEST HALF OF THE SOUTH HALF THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF TO THE NORTH LINE OF WARREN AVENUE; THENCE EAST, ALONG THE NORTH LINE OF WARREN AVENUE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTHERLY, ALONG THE SAID EAST LINE OF THE NORTHWEST QUARTER TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY, ALONG SAID SOUTH LINE, TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 6 IN RANDALL'S RESUBDIVISION RECORDED AS DOCUMENT NUMBER 20748; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 7 AND 8 IN SAID RANDALL'S RESUBDIVISION TO THE EASTERLY LINE OF LOT 7 IN BLOCK 2 IN CURTISS' ADDITION RECORDED AS DOCUMENT NUMBER 7317; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER OF SAID LOT 7 IN BLOCK 2; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 6 IN BLOCK 3 IN SAID CURTISS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 AND THE SAID EAST LINE EXTENDED SOUTH, TO THE NORTH LINE OF LOT 13 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 14481; THENCE SOUTHERLY ALONG A LINE THAT IS 74.25 FEET, (RECORD), EASTERLY, AS MEASURED ALONG THE NORTH LINE OF SAID LOT 13, AND PARALLEL WITH SAID WEST LINE OF SAID LOT 13, A DISTANCE OF 100.8 FEET, (RECORD); THENCE WESTERLY TO A POINT ON THE EAST LINE OF WASHINGTON STREET THAT IS 84.44 FEET, (RECORD), SOUTH OF THE SAID NORTH LINE OF LOT 14 OF THE ASSESSOR'S SUBDIVISION; THENCE SOUTH, ALONG THE EAST LINE OF WASHINGTON STREET, TO THE NORTH LINE OF THE NORTH 67 FEET OF THE SOUTH 192.38 FEET OF SAID LOT 14; THENCE EAST 121.44 FEET, TO THE EASTERLY LINE OF SAID LOT 14; THENCE SOUTHEASTERLY, ALONG THE SAID EASTERLY LINE OF LOT 14 IN SAID ASSESSOR'S SUBDIVISION, 53 FEET; THENCE SOUTHWESTERLY, 143.5 FEET

TO A POINT ON AN EASTERLY LINE OF WASHINGTON STREET, THAT IS 125.38 FEET, AS MEASURED ALONG SAID EASTERLY LINE, NORTHERLY OF THE NORTHERLY LINE OF MAPLE AVENUE; THENCE SOUTHERLY, ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF MAPLE AVENUE; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY LINE OF MAPLE AVENUE TO THE EASTERLY LINE, EXTENDED NORTHERLY OF LOT 25 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 14481; THENCE SOUTHEASTERLY ALONG SAID EXTENDED EASTERLY LINE AND THE EASTERLY LINE OF SAID LOT 25 TO THE NORTH LINE OF LOT 14 IN CURTISS' SUBDIVISION RECORDED AS DOCUMENT NUMBER 29341; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 14 TO THE NORTHEAST CORNER THEREOF, THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 14 THE NORTHERLY LINE OF RANDALL STREET; THENCE SOUTHWESTERLY, ALONG THE NORTHERLY LINE OF RANDALL STREET, TO THE WESTERLY LINE OF WEBSTER STREET; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF WEBSTER STREET, TO THE SOUTH LINE OF LOT 11 IN AFORESAID CURTISS' SUBDIVISION; THENCE SOUTHWESTERLY, ALONG SAID SOUTHERLY LINE OF LOT 11 TO THE EAST LINE OF LOT 7 IN SAID CURTISS' SUBDIVISION; THENCE SOUTH ALONG SAID EAST LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, TO THE SOUTHEAST CORNER OF LOT 36 IN ASSESSOR'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 14481; THENCE WEST, ALONG THE SAID SOUTH LINE OF LOT 36 AND SAID LINE EXTENDED WEST TO THE CENTER LINE OF MAIN STREET; THENCE SOUTHWESTERLY TO THE SOUTH LINE OF THE NORTHWESTERLY 10 FEET OF LOT 5 IN BLANCHARD'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 12880; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE SAID NORTHWESTERLY 10 FEET OF LOT 5 TO THE WESTERLY LINE OF SAID LOT 5; THENCE NORTHERLY ALONG SAID WESTERLY LINE, THE WESTERLY LINE OF LOTS 4, 3 AND 2 IN SAID BLANCHARD'S SUBDIVISION AND THE SAID WESTERLY LINE EXTENDED OF LOT 2 TO THE NORTHERLY LINE OF MAPLE AVENUE, SAID LINE BEING THE SOUTH LINE OF LOTS 44 AND 45 IN SAID ASSESSOR'S SUBDIVISION; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO POINT IN SAID NORTHERLY LINE OF MAPLE AVENUE THAT IS 75 FEET EASTERLY, AS MEASURED ALONG THE NORTHERLY LINE OF SAID MAPLE AVENUE, OF THE SOUTHWEST CORNER OF LOT 45; THENCE NORTHERLY ALONG A LINE PARALLEL TO THE WESTERLY LINE OF LOT 45 IN SAID ASSESSOR'S SUBDIVISION TO A POINT 40 FEET SOUTHERLY OF THE LAND CONVEYED BY EDWARD THATCHER TO QUIRIN SCHMIDT BY DEED DATED APRIL 16, 1889 AND RECORDED AS DOCUMENT 139636, SAID POINT BEING ON THE SOUTH LINE OF LAND CONVEYED BY DEED DATED OCTOBER 17, 1902, RECORDED AUGUST 1, 1904 AS DOCUMENT 82172; THENCE EASTERLY, ALONG SAID LINE TO WESTERLY LINE OF LOT 5 IN HOFERT'S SUBDIVISION RECORDED AS DOCUMENT NUMBER 52764; THENCE NORTHERLY ALONG SAID WESTERLY LINE AND THE WESTERLY LINE EXTENDED NORTHERLY TO THE SOUTH LINE OF GROVE STREET; THENCE NORTHWESTERLY ACROSS SAID GROVE STREET TO A POINT ON THE NORTHERLY LINE THEREOF 132.99 FEET WEST OF THE WEST LINE OF MAIN STREET; THENCE WEST ALONG SAID NORTHERLY LINE TO A POINT ON SAID NORTHERLY LINE 244.53 FEET WEST OF THE SAID WEST LINE OF MAIN STREET; THENCE NORTH IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF LOT 55 IN ASSESSOR'S SUBDIVISION AFORESAID, 233.64 FEET WEST OF THE SAID WEST LINE OF MAIN STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF FIRST CHURCH OF CHRISTIAN SCIENTIST RECORDED AS DOCUMENT NUMBER 145113; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID FIRST CHURCH OF CHRISTIAN SCIENTIST TO THE SOUTH LINE OF CURTISS STREET; THENCE NORTHERLY, TO THE INTERSECTION OF THE NORTH LINE OF CURTISS STREET WITH THE WEST LINE OF FOREST AVENUE, (FOOTE STREET); THENCE NORTHWESTERLY FOLLOWING ALONG THE CENTER LINE OF A CREEK ON AN ASSUMED BEARING OF NORTH 26 DEGREES WEST, 73.92 FEET; THENCE NORTH 42 DEGREES WEST, 68.64 FEET; THENCE NORTH 58 1/4 DEGREES WEST, 44.22 FEET; THENCE SOUTH 89 3/4 DEGREES WEST, 26.4 FEET; THENCE SOUTH 78 DEGREES WEST, 109.89 FEET; THENCE SOUTH 12 DEGREES EAST, PERPENDICULAR TO THE NORTH LINE OF CURTISS STREET, TO THE NORTH LINE OF CURTISS STREET; THENCE SOUTHWESTERLY, ALONG THE NORTH LINE OF CURTISS STREET TO THE EAST LINE OF THE CURTISS STREET CONDOMINIUM, RECORDED AS DOCUMENT R70-10748; THENCE NORTHWESTERLY, ALONG SAID EAST LINE, TO THE NORTH LINE THEREOF; THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE TO THE EAST LINE OF LOT 2 OF BLODGETT'S RESUBDIVISION RECORDED AS DOCUMENT 137939; THENCE SOUTHERLY, ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID RESUBDIVISION; THENCE SOUTHWESTERLY, ALONG SAID SOUTH LINE, TO THE EAST LINE OF CARPENTER STREET; THENCE NORTHWESTERLY, ALONG SAID EAST LINE TO THE SOUTH LINE OF GILBERT AVENUE; THENCE EASTERLY, ALONG THE SOUTH LINE OF GILBERT AVENUE TO A POINT THAT IS 50 FEET EAST OF THE QUARTER SECTION LINE BETWEEN SECTIONS 7 AND 8; THENCE NORTH PARALLEL WITH SAID QUARTER SECTION LINE TO THE SOUTHERLY LINE OF THE LANDS OF THE BURLINGTON NORTHERN RAILROAD; THENCE WEST ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE WEST LINE OF SAID SECTION 8; THENCE NORTHERLY, ALONG SAID SECTION LINE TO THE NORTH LINE OF SAID RAILROAD LANDS; THENCE EASTERLY, ALONG SAID

NORTH LINE TO ITS POINT OF INTERSECTION WITH THE EASTERLY LINE EXTENDED SOUTH OF THE WEST THREE FEET OF LOT 5 IN FOOTE'S ADDITION RECORDED AS DOCUMENT 21769; THENCE NORTH ALONG SAID EXTENDED LINE AND THE EAST LINE OF THE SAID WEST THREE FEET OF LOT 5 TO THE SOUTH LINE OF WARREN AVENUE; THENCE EAST ALONG SAID SOUTH LINE OF WARREN AVENUE TO EAST LINE EXTENDED SOUTH OF LOT 16 IN E.H. PRINCE AND COMPANY'S ADDITION RECORDED AS DOCUMENT NUMBER 43600; THENCE NORTH ALONG SAID EXTENDED LINE AND THE EAST LINE OF SAID LOT 16 TO THE NORTH LINE, EXTENDED WEST, OF LOT 15 IN SAID E.H. PRINCE AND COMPANY'S ADDITION; THENCE EAST ALONG SAID EXTENDED LINE, THE NORTH LINE OF SAID LOT 15 AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF FOREST AVENUE; THENCE NORTH ALONG SAID EAST LINE OF FOREST AVENUE TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

STATE OF ILLINOIS

COUNTY OF DU PAGE

CERTIFICATE

I, April K. Holden, DO HEREBY CERTIFY THAT I am the Village Clerk of the Village of Downers Grove, Du Page County, Illinois, and as such officer I have the lawful power and duty to keep an index and record of all proceedings of the Village Council of said Village, and of all ordinances and resolutions presented to or passed by said Village Council.

I DO HEREBY FURTHER CERTIFY, THAT the foregoing document is a true, correct and complete copy of a certain ordinance now on file in my office, designated as Ordinance No. 3997 and that said ordinance was duly passed and approved by the Council of said Village at a meeting duly called and held in accordance with applicable law, at which a quorum was present and acting throughout.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Downers Grove, Illinois, in the State and County aforesaid, this 23rd day of December 1997.

SEAL



Municipal Clerk



DOWNERS GROVE COMMUNITY NETWORK

CARTOGRAPHY AND GEOGRAPHIC INFORMATION SYSTEMS

Tax Increment Financing District

Boundary Map

EXHIBIT B



DEC 30 1997

Larry A. Kelly

DuPage County Clerk

