



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]**

**FY 2015**

<b>Name of Redevelopment Project Area: Downtown Central Business District</b>
<b>Primary Use of Redevelopment Project Area*: Central Business District</b>
<b>If "Combination/Mixed" List Component Types:</b>
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>
<b>Tax Increment Allocation Redevelopment Act <u>  x  </u> Industrial Jobs Recovery Law <u>      </u></b>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment labeled Attachment A</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose the Official Statement labeled Attachment I</b>	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If yes, please enclose the Analysis labeled Attachment J</b>	X	
Cumulatively, have deposits from any source equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L</b>		X
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose list only of the intergovernmental agreements labeled Attachment M</b>	X	

\* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**

Provide an analysis of the special tax allocation fund.

**FY 2015**

**TIF NAME: Downtown Central Business District**

Fund Balance at Beginning of Reporting Period \$ 1,636,405

<b>Revenue/Cash Receipts Deposited in Fund During Reporting FY:</b>	<b>Reporting Year</b>	<b>Cumulative*</b>	<b>% of Total</b>
Property Tax Increment	\$ 2,892,282	\$ 24,447,125	97%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 134	\$ 761,795	3%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

\*must be completed where current or prior year(s) have reported funds

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period** \$ 2,892,416

**Cumulative Total Revenues/Cash Receipts** \$ 25,208,920 100%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2) \$ 3,327,495

**Distribution of Surplus**  

**Total Expenditures/Disbursements** \$ 3,327,495

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS** \$ (435,079)

**FUND BALANCE, END OF REPORTING PERIOD\*** \$ 1,201,326

\* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

**SURPLUS\*/(DEFICIT)**(Carried forward from Section 3.3) \$ (21,885,026)

**SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))**

FY 2015

TIF NAME: Downtown Central Business District

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND**  
(by category of permissible redevelopment cost, amounts expended during reporting period)

**FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED**

<b>Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]</b>	<b>Amounts</b>	<b>Reporting Fiscal Year</b>
<b>1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)</b>		
Annual Audit	1,960	
		\$ 1,960
<b>2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)</b>		
		\$ -
<b>3. Property assembly: property acquisition, building demolition, site preparation and environmental site improvement costs. Subsections (q)(2), (o)(2) and (o)(3)</b>		
		\$ -
<b>4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)</b>		
Redevelopment Agreement	55,648	
		\$ 55,648
<b>5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)</b>		
		\$ -
<b>6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY</b>		
		\$ -







**SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))**

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period**

FY 2015

TIF NAME: Downtown Central Business District

**FUND BALANCE, END OF REPORTING PERIOD** \$ 1,201,326

Amount of Original Issuance	Amount Designated
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**1. Description of Debt Obligations**

General Obligation Bond Series 2008B	\$ 3,900,000	\$ 2,160,000
General Obligation Bond Series 2009	\$ 9,030,000	\$ 3,750,000
General Obligation Bond Series 2010A	\$ 5,805,000	\$ 5,145,000
General Obligation Bond Series 2010B	\$ 5,150,000	\$ 4,570,000
General Obligation Bond Series 2013A	\$ 8,360,000	\$ 7,185,000

**Total Amount Designated for Obligations** \$ 32,245,000 \$ 22,810,000

**2. Description of Project Costs to be Paid**

Redevelopment Agreement		\$ 276,352

**Total Amount Designated for Project Costs** \$ 276,352

**TOTAL AMOUNT DESIGNATED** \$ 23,086,352

**SURPLUS\*/(DEFICIT)** \$ (21,885,026)

\* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

**SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]**

**FY 2015**

**TIF NAME: Downtown Central Business District**

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

  X   **No property was acquired by the Municipality Within the Redevelopment Project Area**

**Property Acquired by the Municipality Within the Redevelopment Project Area**

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

## SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)

PAGE 1

FY 2015

TIF NAME: Downtown Central Business District

REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area:	X
<b>ENTER</b> total number of projects undertaken by the Municipality Within the Redevelopment Project Area and list them in detail below*.	

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
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**TOTAL:**

Private Investment Undertaken (See Instructions)	\$ 84,406,450	\$ -	\$ 88,564,391
Public Investment Undertaken	\$ 44,647,199.80	\$ -	\$ 46,472,327
Ratio of Private/Public Investment	1.89		1.91

**Project 1: Redev Project Area Planning**

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 1,107,011		\$ 1,500,000
Ratio of Private/Public Investment	0		0

**Project 2: Infrastructure***Phases I-IV and various improvements*

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 15,442,361		\$ 17,000,000
Ratio of Private/Public Investment	0		0

**Project 3: Block 117 (Station Crossing)***965 Rogers; Completed Nov '03 - Rcd NFR Letter*

Private Investment Undertaken (See Instructions)	\$ 8,611,000	\$ -	\$ 8,601,000
Public Investment Undertaken	\$ 666,164	\$ -	\$ 666,164
Ratio of Private/Public Investment	12.93		12.91

**Project 4: Landbank (Georgian Courts)***Row Homes - Gilbert & Curtiss Sts; Completed 2004*

Private Investment Undertaken (See Instructions)	\$ 3,948,000	\$ -	\$ 3,948,000
Public Investment Undertaken	\$ 150,663	\$ -	\$ 150,663
Ratio of Private/Public Investment	26.20		26.20

<b>Project 5: Parking Deck - Village</b> <i>945 Curtiss Street; Completed 10/1/04</i>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 20,693,167	\$ -	\$ 20,693,167
Ratio of Private/Public Investment	0		0

<b>Project 6: Curtiss Block (Acadia on the Green)</b> <i>4 Mixed Use Buildings; 2009: 90% Complete</i>			
Private Investment Undertaken (See Instructions)	\$ 40,000,000		\$ 40,000,000
Public Investment Undertaken	\$ 6,294,831	\$ -	\$ 6,294,831
Ratio of Private/Public Investment	6.35		6.35

<b>Project 7: Main and Maple Dev. 5245 Main</b> <i>NFR Rcd '08. Site Beautification Planned</i>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	
Public Investment Undertaken	\$ 6,450		\$ 6,450
Ratio of Private/Public Investment	0		0

<b>Project 8: Community Bank</b> <i>1111 Warren Avenue; Completed 12/12/06</i>			
Private Investment Undertaken (See Instructions)	\$ 2,408,519	\$ -	\$ 2,408,519
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 9: Forest Avenue Condo's (28 Units)</b> <i>4929 Forest Avenue; Complete 10/29/08</i>			
Private Investment Undertaken (See Instructions)	\$ 6,691,000	\$ -	\$ 6,691,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 10: Ballydoyle Restaurant &amp; Pub</b> <i>5157 Main Street; Completed 11/17/04</i>			
Private Investment Undertaken (See Instructions)	\$ 1,665,000	\$ -	\$ 1,665,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 11: Emmett's Ale House</b> <i>5200 Main Street; Completed 6/15/04</i>			
Private Investment Undertaken (See Instructions)	\$ 310,000	\$ -	\$ 310,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 12: Morningside Square Condominiums</b> <i>5329 Main Street; Completed 8/20/02</i>			
Private Investment Undertaken (See Instructions)	\$ 10,000,000		\$ 10,000,000
Public Investment Undertaken	\$ 9,046	\$ -	\$ 9,046
Ratio of Private/Public Investment	1105.50		1105.50

<b>Project 13: Charles Place - Office Condo's</b> <i>5151 Mochel Drive; RDA Appr 8/1/06; 2008 Interior Bldouts; Completed 9/15/09</i>			
Private Investment Undertaken (See Instructions)	\$ 5,246,950	\$ -	\$ 5,017,500
Public Investment Undertaken	\$ -		\$ 20,000
Ratio of Private/Public Investment	0		250.88

<b>Project 14: Downers Grove Townhomes (28 unit)</b> <i>922 Warren Ave</i>			
Private Investment Undertaken (See Instructions)	\$ 2,888,000		\$ 5,588,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 15: Caribou Coffee</b> <i>5100 Main Street, Completed 6/30/05</i>			
Private Investment Undertaken (See Instructions)	\$ 248,500	\$ -	\$ 150,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 16: Coldwell Banker Real Estate</b> <i>5114 Main Street, Completed 8/16/06</i>			
Private Investment Undertaken (See Instructions)	\$ 180,000	\$ -	\$ 180,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 17: West Suburban Bank</b> <i>5330 Main Street, Completed 9/29/05</i>			
Private Investment Undertaken (See Instructions)	\$ 92,000	\$ -	\$ 86,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 18: Bob's Grille</b> <i>4946 Main Street, Completed 5/30/06</i>			
Private Investment Undertaken (See Instructions)	\$ 25,000	\$ -	\$ 25,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 19: Cellar Door (The)</b> <i>5150A Main Street, Completed 8/12/05</i>			
Private Investment Undertaken (See Instructions)	\$ 55,000	\$ -	\$ 55,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 20: Every Day's A Sundae</b> <i>990 Warren Avenue, Completed 6/4/04</i>			
Private Investment Undertaken (See Instructions)	\$ 83,000	\$ -	\$ 83,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 21: Happy Dog Bakery</b> <i>5116 Main Street, Completed 5/7/04</i>			
Private Investment Undertaken (See Instructions)	\$ 13,500	\$ -	\$ 8,500
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 22: State Farm Insurance Agency</b> <i>960 Warren Avenue, Completed 1/29/04</i>			
Private Investment Undertaken (See Instructions)	\$ 34,195	\$ -	\$ 34,195
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 23: Mia Alexander Salon</b> <i>980 Warren Avenue, Completed 4/21/04</i>			
Private Investment Undertaken (See Instructions)	\$ 89,800	\$ -	\$ 89,800
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 24: Let's Go Bistro</b> <i>970 Warren Avenue, Completed 2/13/04</i>			
Private Investment Undertaken (See Instructions)	\$ 33,000	\$ -	\$ 33,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 25: Al's Beef</b> <i>994 Warren Avenue, Completed 11/1/06</i>			
Private Investment Undertaken (See Instructions)	\$ 38,000	\$ -	\$ 38,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 26: Stillwater Restaurant &amp; Wine Bar</b> <i>5141 Main St. Completed 10/22/07</i>			
Private Investment Undertaken (See Instructions)	\$ 100,000	\$ -	\$ 100,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 27: Heritage House Florist</b> <i>5109 Main St. Completed 5/15/07</i>			
Private Investment Undertaken (See Instructions)	\$ 25,000	\$ -	\$ 25,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 28: The Olive Tap</b> <i>5151 Main St. Completed 6/13/07</i>			
Private Investment Undertaken (See Instructions)	\$ 15,000	\$ -	\$ 15,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 29: Weichert Realtors</b> <i>5002 Main St. Bldout Offices, Completed 8/28/07</i>			
Private Investment Undertaken (See Instructions)	\$ 50,000	\$ -	\$ 50,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 30: Elm Creek Properties (Dr's Offices)</b> <i>5207 Main; Bldout Offices Completed 3/17/09</i>			
Private Investment Undertaken (See Instructions)	\$ 268,427	\$ -	\$ 268,427
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 31: Advanced Bionics</b> <i>5157 Main; Bldout Offices, Completed 1-25-08</i>			
Private Investment Undertaken (See Instructions)	\$ 80,000	\$ -	\$ 80,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 32: Egg Harbor</b> <i>5128 Mochel Dr., Completed 2/8/08</i>			
Private Investment Undertaken (See Instructions)	\$ 423,000	\$ -	\$ 423,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 33: DG Management Office</b> <i>933A Curtiss; Completed 1/30/08</i>			
Private Investment Undertaken (See Instructions)	\$ 20,700	\$ -	\$ 20,700
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 34: Humidor</b> <i>949 Burlington; Completed 12/27/07</i>			
Private Investment Undertaken (See Instructions)	\$ 54,000	\$ -	\$ 54,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 35: Healthy Heaven 7 to 7</b> <i>1028 Curtiss; Waiting to be finaled</i>			
Private Investment Undertaken (See Instructions)	\$ 108,742	\$ -	\$ 108,742
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 36: The Pine Cone Cottage</b> <i>1027 Burlington; Reroof Completed 10/30/07</i>			
Private Investment Undertaken (See Instructions)	\$ 16,250	\$ -	\$ 16,250
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 37: Nu Living Mgmt Co. 421 Burlington</b> <i>New Balconies and Lights; Complete 10/2006</i>			
Private Investment Undertaken (See Instructions)	\$ 44,000	\$ -	\$ 44,000
Public Investment Undertaken	\$ -	\$ -	\$ -

Ratio of Private/Public Investment	0		0
<b>Project 38: Façade Program (Design &amp; Implement)</b>			
<i>\$100K Grant Program &amp; Revolving Loan (50/50)</i>			
Private Investment Undertaken (See Instructions)	\$ 187,353	\$ -	\$ 91,044
Public Investment Undertaken	\$ 64,489	\$ -	\$ 64,489
Ratio of Private/Public Investment	2 86/95		1 7/17
<b>Project 39: DT Alley Design &amp; Construction</b>			
<i>ST-019 - 2009: Incorp into Façade Grant Program</i>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0
<b>Project 40: DT Common Trash Dumpsters</b>			
<i>CIP: ST-020 2 Strategic Sites Identified</i>			
Private Investment Undertaken (See Instructions)		\$ -	\$ -
Public Investment Undertaken	\$ 35,000	\$ 35,000	\$ 37,500
Ratio of Private/Public Investment	0		0
<b>Project 41: Wayfinding &amp; Cemetary Sign Design</b>			
<i>CIP: TR-013</i>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -		
Ratio of Private/Public Investment	0		0
<b>Project 42: Style Studio</b>			
<i>1013-1015 Curtiss; Interior Demo Complete 3/5/08</i>			
Private Investment Undertaken (See Instructions)	\$ 31,000	\$ -	\$ 31,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0
<b>Project 43: Gatto's Restaurant</b>			
<i>5123 Main; New Restaurant; C.O. 11/10/08</i>			
Private Investment Undertaken (See Instructions)	\$ 292,400	\$ -	\$ 292,400
Public Investment Undertaken	\$ 30,018	\$ -	\$ 30,018
Ratio of Private/Public Investment	9 20/27		9 20/27
<b>Project 44: Capri Restaurant</b>			
<i>5101 Burlington; Completed 5/1/09</i>			
Private Investment Undertaken (See Instructions)	\$ 334,500	\$ -	\$ 334,500
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0
<b>Project 45: DG Park District</b>			
<i>935 Maple; Completed 10/22/09</i>			
Private Investment Undertaken (See Instructions)	\$ 179,645	\$ -	\$ 179,645
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 46: SOS Chicago - Charles Place</b> <i>5151 Mochel, Ste 202 Completed 10/9/09</i>			
Private Investment Undertaken (See Instructions)	\$ 75,000		\$ 75,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 47: Don Duncan</b> <i>5151 Mochel, Ste 301 (Tenant Build-Out) Complete 9/22/08</i>			
Private Investment Undertaken (See Instructions)	\$ 35,000	\$ -	\$ 35,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 48: Zano Salon</b> <i>980 Warren; Remodel (C.O. 4/17/08)</i>			
Private Investment Undertaken (See Instructions)	\$ 74,000	\$ -	\$ 74,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 49: Starbucks</b> <i>5002 Main; Remodel (C.O. 3/20/08)</i>			
Private Investment Undertaken (See Instructions)	\$ 60,000	\$ -	\$ 60,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 50: Rocco's Mexican Grill</b> <i>994 Warren (C.O. 6/10/08)</i>			
Private Investment Undertaken (See Instructions)	\$ 33,780	\$ -	\$ 33,780
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 51: Edward Jones</b> <i>926 Curtiss (Acadia Bldg 1, Space #2) C.O. 1/20/09</i>			
Private Investment Undertaken (See Instructions)	\$ 50,000	\$ -	\$ 50,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 52: William &amp; Leslie North</b> <i>947 Maple; replace pkg lot &amp; drive. Complete 8/13/08</i>			
Private Investment Undertaken (See Instructions)	\$ 20,445	\$ -	\$ 20,445
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 53: Ekrem Menedovski</b> <i>1001 Curtiss Street; New Stairs to 2nd Floor; 8/29/08</i>			
Private Investment Undertaken (See Instructions)	\$ 5,000	\$ -	\$ 5,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 54: Larson Eye Clinic (New Building)</b> <i>4958 Forest Avenue; Completed 9/21/09</i>			
Private Investment Undertaken (See Instructions)	\$ 461,500	\$ -	\$ 461,500
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 55: Baum Downers Grove LLC</b> <i>5100 Main; Commercial Remodel; Completed 6/29/09</i>			
Private Investment Undertaken (See Instructions)	\$ 75,323	\$ -	\$ 75,323
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 56: The Wedding Etc.</b> <i>1008 Curtiss; Remodel/Fire Alarm; Completed 6/3/09</i>			
Private Investment Undertaken (See Instructions)	\$ 5,300	\$ -	\$ 5,300
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 57: Advantage Planning Grove, LLC</b> <i>911 Rogers; Fire Alarm/Remodel; Complete 7/21/09</i>			
Private Investment Undertaken (See Instructions)	\$ 7,000	\$ -	\$ 7,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 58: Jerry Braun</b> <i>1027-1029 Burlington; Tuckpointing; Complete 7/31/09</i>			
Private Investment Undertaken (See Instructions)	\$ 6,200	\$ -	\$ 6,200
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 59: Will Cullen (Apartment Remodeled)</b> <i>5116 Main; Finished 9/28/09</i>			
Private Investment Undertaken (See Instructions)	\$ 2,500	\$ -	\$ 2,500
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 60: Airborne Worthy Woman Spa</b> <i>5002-6 Main; Remodel; Complete 3/30/09</i>			
Private Investment Undertaken (See Instructions)	\$ 2,418	\$ -	\$ 2,418
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 61: Bello Tea</b> <i>5111 Main; Interior Remodel; Complete 12/1/09</i>			
Private Investment Undertaken (See Instructions)	\$ 25,000	\$ -	\$ 25,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 62: Will Cullen (Commercial Space)</b> <i>5116 Main; Interior Remodel; Complete 2/11/10</i>			
Private Investment Undertaken (See Instructions)	\$ 14,300	\$ -	\$ 14,300
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 63:</b> <i>5135 Main; Alley Improvements; Complete 6/2/10</i>			
Private Investment Undertaken (See Instructions)	\$ 3,000	\$ -	\$ 3,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 64: Another Round</b> <i>5141 Main; Interior Remodel; Complete 4/7/10</i>			
Private Investment Undertaken (See Instructions)	\$ 119,846	\$ -	\$ 119,846
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 65: ATI Physical Therapy</b> <i>939 Burlington; Interior build-out; Complete 6/15/10</i>			
Private Investment Undertaken (See Instructions)	\$ 300,000	\$ -	\$ 300,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 66: Community Bank</b> <i>1111 Warren; Tenant build-out; Complete 5/7/10</i>			
Private Investment Undertaken (See Instructions)	\$ 5,895	\$ -	\$ 5,895
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 67: 5100 Forest Avenue</b> <i>5100 Forest; Electrical Upgrade; Complete 2/15/10</i>			
Private Investment Undertaken (See Instructions)	\$ 3,000	\$ -	\$ 3,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 68: Baum Downers Grove LLC</b> <i>5100 Main; Electrical Upgrade; Complete 11/5/10</i>			
Private Investment Undertaken (See Instructions)	\$ 1,500	\$ -	\$ 1,500
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 69: Justin Tedrowe</b> <i>5300 Main; Roof replacement; Complete 11/16/10</i>			
Private Investment Undertaken (See Instructions)	\$ 19,562	\$ -	\$ 19,562
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 70: 603-635 Rogers LLC</b> <i>924-926 Warren; Fire Alarm; Complete 11/30/10</i>			
Private Investment Undertaken (See Instructions)	\$ 3,500	\$ -	\$ 3,500
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 71: Scarlett's</b> <i>994 Warren; Mech Improvements; Complete 11/11/10</i>			
Private Investment Undertaken (See Instructions)	\$ 10,100	\$ -	\$ 10,100
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 72: Baum Downers Grove LLC</b> <i>5100 Main; Window Replacement; Complete 2/17/2011</i>			
Private Investment Undertaken (See Instructions)	\$ 6,275		\$ 6,275
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 73: Bank Financial</b> <i>5140 Main Street; New Signage; Complete 4/05/2011</i>			
Private Investment Undertaken (See Instructions)	\$ 4,656		\$ 4,656
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 74: First Congregational UCC</b> <i>1047 Curtiss Street</i>			
Private Investment Undertaken (See Instructions)	\$ 159,900		\$ 159,900
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 75: 5207 Main</b> <i>5207 Main Street; Tuckpointing; Completed 4/05/11</i>			
Private Investment Undertaken (See Instructions)	\$ 6,000		\$ 6,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 76: 1010 Curtiss</b> <i>1010 Curtiss; Service Walks Replacement; Completed 4/29/2011</i>			
Private Investment Undertaken (See Instructions)	\$ 3,600	\$ -	\$ 2,600
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 77: 4917 Forest</b> <i>4917 Forest; Electrical Upgrade; Completed 5/18/2011</i>			
Private Investment Undertaken (See Instructions)	\$ 3,000	\$ -	
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 78: 922 Warren</b> <i>922 Warren; Unit Buildout; Completed 6/14/2011</i>			
Private Investment Undertaken (See Instructions)	\$ 600,000	\$ -	\$ 600,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 79: 4928-30 Offices</b> <i>4928 Main Offices; Roof Repairs; Completed 6/24/11</i>			
Private Investment Undertaken (See Instructions)	\$ 7,500	\$ -	\$ 7,500
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 80: Spice Merchants</b> <i>5225 Main Street; New Plumbing; Completed 7/15/2011</i>			
Private Investment Undertaken (See Instructions)	\$ 11,000	\$ -	\$ 11,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 81: Aurelio's</b> <i>940 Warren; New Signage; Completed 8/2/11</i>			
Private Investment Undertaken (See Instructions)	\$ 2,338	\$ -	\$ 2,338
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 82: Angelo's</b> <i>1001 Curtiss Street - Angelo's, Hood &amp; Duct, Fire Alarm</i>			
Private Investment Undertaken (See Instructions)	\$ 13,471	\$ -	\$ 11,400
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 83:</b> <i>1007 Curtiss Street</i>			
Private Investment Undertaken (See Instructions)	16,000	\$ -	\$ 16,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 84: Smokey Tomato</b> <i>1028 Curtiss St., Smokey Tomato, Hood &amp; Duct, Sprinkler System</i>			
Private Investment Undertaken (See Instructions)	\$ 3,400	\$ -	\$ 3,400
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 85: Library</b> <i>1050 Curtiss Street, DG Public Library</i>			
Private Investment Undertaken (See Instructions)		\$ -	
Public Investment Undertaken	\$ 148,000	\$ -	\$ 148,000
Ratio of Private/Public Investment	0		0

<b>Project 86:</b> <i>4912 Main Street, Sprinkler System</i>			
Private Investment Undertaken (See Instructions)	\$ 1,000	\$ -	\$ 1,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 87:</b> <i>4917 Forest Ave, Lighting Switches</i>			
Private Investment Undertaken (See Instructions)	\$ 3,000	\$ -	\$ 3,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 88:</b> <i>4921 Forest Ave, Electrical Upgrades, Fire Alarms, New Plumbing</i>			
Private Investment Undertaken (See Instructions)	\$ 18,875	\$ -	\$ 18,875
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 89:</b> <i>4928 Main Street</i>			
Private Investment Undertaken (See Instructions)	\$ 2,000	\$ -	\$ 2,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 90:</b> <i>5004 Main Street, Grease Trap Replacement</i>			
Private Investment Undertaken (See Instructions)	\$ 4,500	\$ -	\$ 4,500
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 91:</b> <i>5107 Washington, Fire Repairs</i>			
Private Investment Undertaken (See Instructions)	\$ 100,593	\$ -	\$ 100,593
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 92:</b> <i>5116 Main Street, Interior Buildout</i>			
Private Investment Undertaken (See Instructions)	\$ 5,900	\$ -	\$ 5,900
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 93:</b> <i>5124 Main Street, Interior Remodel</i>			
Private Investment Undertaken (See Instructions)	\$ 3,475	\$ -	\$ 3,475
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 94:</b> <i>5131 Main Street, Fire Alarm</i>			
Private Investment Undertaken (See Instructions)	\$ 20,000	\$ -	\$ 20,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 95:</b> <i>5135 Main Street, 1st Floor Renovation</i>			
Private Investment Undertaken (See Instructions)	15000	\$ -	\$ 15,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 96:</b> <i>5140 Main Street, Bank Financial, HVAC</i>			
Private Investment Undertaken (See Instructions)	\$ 532,791	\$ -	\$ 405,866
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 97:</b> <i>5150 Main Street, Cocomero Frozen Yogurt, Interior Remodel</i>			
Private Investment Undertaken (See Instructions)	\$ 70,400	\$ -	\$ 70,400
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 98:</b> <i>5151 Mochel Dr, Gartner and Bondavalli</i>			
Private Investment Undertaken (See Instructions)	\$ 71,400	\$ -	\$ 71,400
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 99:</b> <i>5221 Main Street, Knitche remodel</i>			
Private Investment Undertaken (See Instructions)	\$ 60,480	\$ -	\$ 60,480
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 100:</b> <i>922 Warren, Townhone Buildout</i>			
Private Investment Undertaken (See Instructions)	\$ 200,000	\$ -	\$ 200,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 101:</b> <i>939 Burlington, ATI Physical Therapy Remodel</i>			
Private Investment Undertaken (See Instructions)	\$ 235,436	\$ -	\$ 235,436
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 102</b> <i>1143 Gilbert</i>			
Private Investment Undertaken (See Instructions)	\$ 134,650	\$ -	\$ 134,650
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 103:</b> <i>4903 Forest</i>			
Private Investment Undertaken (See Instructions)	\$ 4,000	\$ -	\$ 4,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 104: Toon Funeral Home</b> <i>4920 Main Street - Toon Funeral Home (Elevator)</i>			
Private Investment Undertaken (See Instructions)	\$ 16,701	\$ -	\$ 16,701
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 105:</b> <i>4927 Main Street</i>			
Private Investment Undertaken (See Instructions)	\$ 12,000	\$ -	\$ 12,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 106:</b> <i>4945 Forest</i>			
Private Investment Undertaken (See Instructions)	\$ 6,600	\$ -	\$ 6,600
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 107:</b> <i>4947 Main Street Electrical Upgrade</i>			
Private Investment Undertaken (See Instructions)	\$ 8,500	\$ -	\$ 8,500
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 108:</b> <i>5122 Main Street</i>			
Private Investment Undertaken (See Instructions)	\$ 8,820	\$ -	\$ 8,820
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 109:</b> <i>5133 Washington (Elevator)</i>			
Private Investment Undertaken (See Instructions)	\$ 2,000	\$ -	\$ 2,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 110:</b> <i>5216 Main Street (Fire Alarm)</i>			
Private Investment Undertaken (See Instructions)	\$ 1,665	\$ -	\$ 1,665
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 111: Tivoli Hotel</b> <i>936 Warren (Tivoli)</i>			
Private Investment Undertaken (See Instructions)	\$ 7,515	\$ -	\$ 7,515
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 112:</b> <i>945 Burlington</i>			
Private Investment Undertaken (See Instructions)	\$ 7,500	\$ -	\$ 7,500
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 113: Sushi House</b> <i>950 Warren (Sushi House)</i>			
Private Investment Undertaken (See Instructions)	\$ 34,400	\$ -	\$ 34,400
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 114: 1037-1043 Curtiss</b> <i>Fire Alarm</i>			
Private Investment Undertaken (See Instructions)	\$ 2,000		\$ 2,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 115: Carribbean Corner</b> <i>4948 Main Street</i>			
Private Investment Undertaken (See Instructions)	\$ 14,500		\$ 14,500
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 116: Pedia Progress</b> <i>Renovation</i>			
Private Investment Undertaken (See Instructions)	\$ 211,000		\$ 211,000
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 117: Peet's Coffee</b> <i>Renovation</i>			
Private Investment Undertaken (See Instructions)	\$ 202,176		\$ 202,176
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

<b>Project 118: Louisa and Millie's Chocolates</b> <i>Remodel</i>			
Private Investment Undertaken (See Instructions)	\$	3,950	\$ 3,950
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 119: Citibank</b> <i>Equipment Replacement</i>			
Private Investment Undertaken (See Instructions)	\$	21,705	\$ 21,705
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 120: 5149 Main Street</b> <i>Remodel</i>			
Private Investment Undertaken (See Instructions)	\$	122,500	\$ 122,500
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 121: 945-947 Burlington</b>			
Private Investment Undertaken (See Instructions)	\$	27,000	\$ 27,000
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 122: 5224 Main</b> Drainage Improvements			
Private Investment Undertaken (See Instructions)	\$	7,850	\$ 7,850
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 123: 5151 Main</b> Just Crumbs			
Private Investment Undertaken (See Instructions)	\$	6,000	\$ 6,000
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 124: 5101 Mochel</b> Interior Buildout			
Private Investment Undertaken (See Instructions)	\$	2,000	\$ 2,000
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 125: 5100 Main Street</b> <i>US Bank and Peet's</i>			
Private Investment Undertaken (See Instructions)	\$	14,378	\$ 14,378
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 126: 5021 Highland</b>			
<i>Tivoli Theater</i>			
Private Investment Undertaken (See Instructions)	\$	26,800	\$ 26,800
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 127: 4909 Forest</b>			
<i>Fire Alarm System</i>			
Private Investment Undertaken (See Instructions)	\$	24,000	\$ 24,000
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 128: 1012 Curtiss (Mia's Cantina)</b>			
<i>Interior Remodel</i>			
Private Investment Undertaken (See Instructions)	\$	251,050	\$ 251,050
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0

<b>Project 129: 1000 Maple (Contry Financial)</b>			
<i>Interior Renovation</i>			
Private Investment Undertaken (See Instructions)	\$	53,500	\$ 53,500
Public Investment Undertaken			
Ratio of Private/Public Investment		0	0



**VILLAGE OF DOWNERS GROVE  
DOWNTOWN REDEVELOPMENT PLAN AND PROJECT AREA**

**CERTIFICATION OF VILLAGE MANAGER (CHIEF EXECUTIVE OFFICER)  
REGARDING THE VILLAGE OF DOWNERS GROVE TAX INCREMENT  
DOWNTOWN REDEVELOPMENT PROJECT AREA, PLAN AND PROJECT**

I, David Fieldman, Village Manager of the Village of Downers Grove and, as such, Chief Executive Officer of the Municipality, certify that the Village of Downers Grove has complied with requirements of the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, et seq.) during fiscal year 2015 in relation to the Village of Downers Grove Downtown Redevelopment Tax Increment Financing District as enacted through Village Council Ordinances 3997, 3998, and 3999 and amended by Ordinances 4455, 4456, and 4457.

June 24, 2016



\_\_\_\_\_  
David Fieldman, Village Manager

**VILLAGE OF DOWNERS GROVE  
DOWNTOWN REDEVELOPMENT PLAN AND PROJECT AREA**

**OPINION LETTER/VILLAGE ATTORNEY/DOWNERS GROVE DOWNTOWN  
REDEVELOPMENT TAX INCREMENT FINANCING DISTRICT**

I, Enza Petrarca, Village Attorney of the Village of Downers Grove produced this opinion pursuant to Section 11-74.4-5 of the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-5). I have reviewed the ordinances of the Village of Downers Grove in relation to the Downtown Redevelopment Tax Increment Financing District as enacted in Village Ordinances 3997, 3998, and 3999 and amended by 4455, 4456, and 4457. Based upon that review, it is my opinion that the Village of Downers Grove is in compliance with applicable provisions of the Tax Increment Allocation Redevelopment Act for fiscal year 2015.

June 17, 2016

  
Enza Petrarca, Village Attorney

**VILLAGE OF DOWNERS GROVE**

Village Hall - Committee Room  
801 Burlington Avenue  
Downers Grove, Illinois 60515

**MINUTES OF  
ANNUAL JOINT REVIEW BOARD MEETING  
DOWNTOWN TIF DISTRICT**

(Immediately following the Ogden Avenue TIF meeting)

**July 20, 2015**

**CALL TO ORDER**

The Annual Joint Review Board Meeting for the FY 2014 Downtown TIF District was called to order at 4:16 p.m. A quorum was established with eight (8) voting members.

**ROLL CALL**

Present: Rick Ashton, Director for Downers Grove Library; Erik Brown for Downers Grove Park District; Todd Buikema for College of DuPage; Mark Staehlin for School Dist. No. 99; Paul Leuricella, for DuPage County; Ms. West for Downers Grove Township; John Luka, Public Member, Mike Baker, Deputy Village Mgr. for Downers Grove

Absent: Lori Pilster for School Dist. No. 58

Staff: Stan Popovich, Enza Petrarca, Patrick Ainsworth, Megan Miles and Allison Deitch

Visitors: Michael Cassa with the Downers Grove Economic Development Corp.; Mark Thoman, 1109 61<sup>st</sup> Street, Downers Grove

Mr. Stan Popovich stated the purpose of this meeting was to provide the taxing districts with an annual update on the progress of the Downtown TIF District and to comply with state statutes.

**DOWNTOWN TIF IMPLEMENTATION STRATEGY PRESENTATION**

Chairman Baker identified the boundaries of the Downtown TIF District and the goals and strategies of the district noting its focus was on creating and sustaining an authentic downtown, creating retail/office, dining/entertainment, and residential opportunities, as well as creating an aesthetically pleasing environment. Photographs followed.

**OVERVIEW OF THE 2014 DOWNTOWN TIF REPORT**

The chairman reviewed the financial summary, reporting that the Downtown TIF District for 2014 which had an EAV of \$52.2M. Revenues for FY2014 totaled \$2.8M; expenses were \$3.2M.

Looking to the future, Chairman Baker explained that there is an interest to update the 2011 TIF model. At the time the model was created there was a \$5.0M gap in the debt service payments that were due to be paid and the available, or likely, revenue the village was going to receive. More recently, however, that gap has closed to about \$1.0M to \$1.5 M due to the facilitation of continued redevelopment. He envisions that the effects of that gap will be seen at about years 2018 or 2019.

## **QUESTIONS/DISCUSSION**

Per a question, Chairman Baker talked about the impact of the gap in further detail. With the recent trends being seen, the chairman hoped that redevelopment would continue and the gap continued to close as the village gets closer to the final years of the TIF. Per a question, Village Planning Manager Popovich estimated what the total number of units were for four projects currently underway, noting that retail on the first floor for one of the projects was contemplated but no retailer was interested in pursuing the project in that way.

Asked how much reserve was available in the parking fund that could be applied to bridge the gap but still leave a reserve in the parking fund, the chairman, from his information, stated there was about \$615,000. Before final numbers could be provided, the chairman reminded everyone that the key was to have the TIF model updated, noting other options would be considered to close the gap. As to when the Marquis on Maple and Warren projects were to be completed, Mr. Popovich estimated Fall 2016. The 922 Warren Avenue project would be completed either this fall or early next year.

No further public comment was received.

## **ADJOURNMENT**

**MR. LUKA MOVED TO ADJOURN THE MEETING AT 4:30 P.M. MS. WEST SECONDED THE MOTION. MOTION CARRIED BY VOICE VOTE OF 8-0.**

The Downtown TIF meeting was adjourned at 4:30 p.m.

Celeste Weilandt, Recording Secretary  
(as transcribed from MP3 recording)

**VILLAGE OF DOWNERS GROVE  
DOWNTOWN REDEVELOPMENT  
TAX INCREMENT FINANCING FUNDS**

FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITORS' REPORT AND  
COMPLIANCE REPORT

AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2015

**VILLAGE OF DOWNERS GROVE**  
**DOWNTOWN REDVELOPMENT TAX INCREMENT FINANCING FUNDS**  
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AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2015

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## INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the Village Council  
Village of Downers Grove, Illinois

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the Village of Downers Grove Downtown Redevelopment Tax Increment Financing Funds, funds of the Village of Downers Grove, Illinois, as of and for the year ended December 31, 2015, and the related notes to the financial statements, as listed in the table of contents.

### ***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### ***Auditors' Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Village of Downers Grove Downtown Redevelopment Tax Increment Financing Funds' preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Village of Downers Grove Downtown Redevelopment Tax Increment Financing Funds' internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

To the Honorable Mayor and Members of the Village Council  
Village of Downers Grove

***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Village of Downers Grove Downtown Redevelopment Tax Increment Financing Funds as of December 31, 2015, and the changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Emphasis of Matter***

As discussed in Note 1, the financial statements present only the Village of Downers Grove Downtown Redevelopment Tax Increment Financing Funds and do not purport to, and do not, present fairly the financial position of the Village of Downers Grove, Illinois, as of December 31, 2015, and the changes in financial position, or cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

***Other Matter***

*Required Supplementary Information*

Management has omitted the Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the financial statements. Such missing information, although not a part of the financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the financial statements in an appropriate operational, economic, or historical context. Our opinion on the financial statements is not affected by this missing information.

**Report on Other Legal and Regulatory Requirements**

We have also issued our report dated June 7, 2016 on our tests of its compliance with Illinois State Statutes. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and not to provide an opinion on compliance.



Oak Brook, Illinois  
June 7, 2016

**VILLAGE OF DOWNERS GROVE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT FINANCING FUNDS**  
BALANCE SHEET  
AS OF DECEMBER 31, 2015

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	G.O. Bonds Downtown Redevelopment TIF	Downtown Redevelopment TIF
	TIF	TIF
<b>Assets</b>		
Cash and investments	\$ 393,748	\$ 1,059,819
Property tax receivable	-	2,893,292
	-	2,893,292
Total assets	\$ 393,748	\$ 3,953,111
<b>Liabilities, Deferred Inflows of Resources, and Fund Balance</b>		
<b>Liabilities</b>		
Total liabilities	\$ -	\$ -
<b>Deferred Inflows of Resources</b>		
Property taxes levied for future periods	-	2,893,292
	-	2,893,292
Total deferred inflows of resources	-	2,893,292
<b>Fund Balance</b>		
Restricted for debt service	393,748	-
Restricted for economic development	-	1,059,819
	-	1,059,819
Total fund balance	393,748	1,059,819
Total liabilities, deferred inflows of resources, and fund balance	\$ 393,748	\$ 3,953,111

**VILLAGE OF DOWNERS GROVE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT FINANCING FUNDS**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
FOR THE YEAR ENDED DECEMBER 31, 2015

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	G.O. Bonds Downtown Redevelopment TIF	Downtown Redevelopment TIF
	TIF	TIF
<b>Revenues:</b>		
Property tax revenue	\$ -	\$ 2,844,329
Investment income	134	194
Total revenues	134	2,844,523
<b>Expenditures:</b>		
Current		
Community development	-	57,608
Public works	-	-
Debt service		
Principal	2,410,000	-
Interest and other	859,887	-
Total expenditures	3,269,887	57,608
Excess (deficiency) of revenue over expenditures	(3,269,753)	2,786,915
<b>Other Financing Sources (Uses)</b>		
Transfers in from other funds	3,269,888	-
Transfers (out) to other funds	-	(2,969,888)
Total other financing sources (uses)	3,269,888	(2,969,888)
Net change in fund balances	135	(182,973)
Fund balance, beginning of year	393,613	1,242,792
Fund balance, end of year	\$ 393,748	\$ 1,059,819

**VILLAGE OF DOWNERS GROVE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT FINANCING FUNDS**  
NOTES TO FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2015

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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Downtown Redevelopment Tax Increment Financing District Funds of the Village of Downers Grove, Illinois (the Village), have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to government units (hereinafter referred to as generally accepted accounting principles (GAAP)). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the Village's accounting policies are described below.

**Reporting Entity**

The financial statements present only the Downtown Redevelopment Tax Increment Financing Funds, funds of the Village of Downers Grove. They do not purport to, and do not, present fairly the financial position of the Village of Downers Grove.

**Fund Accounting**

Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

**Basis of Accounting**

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental funds are accounted for using a current financial resources measurement focus. With the measurement focus, only current assets and current liabilities generally are included on the balance sheet. Operating statements of these funds present increases (i.e., revenues and other financing sources) and decreases (i.e., expenditures and other financing uses) in current assets.

The modified accrual basis of accounting is used by all governmental fund types. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). Measurable means the amount of the transaction can be determined and available means collectible within the current period. For this purpose, the Village considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The Village recognizes property taxes when they become both measurable and available and for the period intended to finance. A one-year availability period is used for revenue recognition for all other governmental fund revenues. Expenditures are recorded when the related fund liability is incurred.

The revenues susceptible to accrual are property taxes and investment income.

**Long-term Obligations**

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual proceeds received, are reported as expenditures.

**VILLAGE OF DOWNERS GROVE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT FINANCING FUNDS**  
NOTES TO FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2015

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**Deferred Inflows of Resources**

A deferred inflow of resources represents an acquisition of net position that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

**Fund Balance**

Equity is classified as fund balance in the financial statements and displayed in five components:

**Nonspendable** - includes amounts not in spendable form, such as inventory, or amounts required to be maintained intact legally or contractually (principal endowment) (e.g. inventory or pre-paid items).

**Restricted** - includes amounts constrained for a specific purpose by external parties (e.g. Debt Service, Economic Development, State and Federal Grant Funds).

**Committed** - includes amounts constrained for a specific purpose by a government using its highest level of decision making authority, the Village Council. This formal action (ordinance) must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the Village Council that originally created the commitment.

**Assigned** - includes amounts constrained for a specific purpose by the Village Council or by an official that has been delegated authority to assign amounts. The Village Council may also take official action to assign amounts. Additionally, all remaining positive spendable amounts in governmental funds that are neither restricted nor committed are considered assigned. Assignments may take place after the end of the reporting period.

**Unassigned** - includes negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those specific purposes.

In circumstances where an expenditure is to be made for a purpose for which amounts are available in multiple fund balance classifications, the order in which resources will be expended as follows: restricted fund balance, followed by committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

**Interfund Transactions**

Interfund transactions are accounted for as revenues or expenditures. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures in the reimbursing fund and as reductions of expenditures in the fund that is reimbursed.

All other interfund transactions, except interfund services and reimbursements, are reported as transfers.

**VILLAGE OF DOWNERS GROVE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT FINANCING FUNDS**  
NOTES TO FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2015

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**NOTE 2 – CASH AND INVESTMENTS**

*Permitted Deposits and Investments*

The Village's investment policy authorizes the Village to invest in all investments allowed by Illinois Compiled Statutes. These include deposits/investments in insured commercial banks, savings and loan institutions, obligations of the U.S. Treasury and U.S. Agencies, insured credit union shares, money market mutual funds with portfolios of securities issued or guaranteed by the United States or agreements to repurchase these same obligations, repurchase agreements, short-term commercial paper rated within the three highest classifications by at least two standard rating services, and Illinois Funds (created by the Illinois State Legislature under the control of the State Comptroller that maintains a \$1 per share value which is equal to the participants fair value).

It is the policy of the Village to invest its funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the Village and conforming to all state and local statutes governing the investment of public funds, using the "prudent person" standard for managing the overall portfolio. The primary objectives of the policy are, in order of priority, legality, safety, liquidity, and yield.

At December 31, 2015, the total cash and investments of the Funds was \$1,453,567. The total cash and investments were comprised of deposits at financial institutions of \$31,697 and investments in Illinois Funds of \$1,421,870.

*Interest Rate Risk*

Interest rate risk is the risk that changes in interest rates will adversely affect the value of an investment. In accordance with its investment policy, the Village limits its exposure to interest rate risk by structuring the portfolio to provide liquidity for cash requirements for ongoing operations in shorter-term securities. As of December 31, 2015, the Funds' investments in Illinois Funds were due on demand.

*Credit Risk*

Credit risk is the risk that the issuer of a debt security will not pay its par value upon maturity. The Village limits its exposure to credit risk limiting investments to the safest types of securities; pre-qualifying the financial institutions, intermediaries, and advisors with which the Village will conduct business; and diversifying the investment portfolio so that potential losses on individual investments will be minimized. Illinois Funds are rated AAA.

**VILLAGE OF DOWNERS GROVE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT FINANCING FUNDS**

NOTES TO FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2015

**NOTE 3 – RECEIVABLES - TAXES**

Property taxes for 2015 attach as an enforceable lien on January 1 of the year of the levy on property values assessed as the same date. Taxes are levied by December of the subsequent fiscal year (by passage of a Tax Levy Ordinance). Tax bills are prepared by the County and issued on or about May 1, 2016 and August 1, 2016, and are payable in two installments, on or about June 1, 2016 and September 1, 2016. Tax Increment Financing (TIF) property tax receipts are received in two installments similar to levied taxes described above. TIF property taxes are not levied, but are paid by the County from incremental property tax receipts of all taxing bodies within a TIF district. The County collects such taxes and remits them periodically. Management has determined that an allowance for uncollectible accounts is not necessary. As the 2015 tax levy is intended to fund expenditures for the 2016 fiscal year, these taxes are deferred as of December 31, 2015.

**NOTE 4 – LONG-TERM DEBT**

**General Obligation Bonds**

The Village issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds are direct obligations and pledge the full faith and credit of the government.

The changes in the general long-term debt related to the TIF during the year ended December 31, 2015, were as follows:

	Balance December 31, 2014	Increases	Decreases	Balance December 31, 2015
\$3,900,000 General Obligation Refunding Bonds, Series 2008B, dated August 13, 2008, due in installments of \$15,000 to \$1,105,000 beginning January 1, 2010 plus interest ranging from 3.00% to 5.00% due January 1, 2021.	\$ 2,160,000	\$ -	\$ -	\$ 2,160,000
\$9,030,000 General Obligation Refunding Bonds, Series 2009, dated April 9, 2009, due in installments of \$880,000 to \$1,130,000 beginning January 1, 2011 plus interest ranging from 2.50% to 5.00% due January 1, 2019. (TIF Portion)	4,430,000	-	680,000	3,750,000

**VILLAGE OF DOWNERS GROVE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT FINANCING FUNDS**  
NOTES TO FINANCIAL STATEMENTS  
AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2015

	Balance December 31, 2014	Increases	Decreases	Balance December 31, 2015
\$5,805,000 General Obligation Refunding Bonds, Series 2010A, dated March 4, 2010, due in installments of \$175,000 to \$2,690,000 beginning January 1, 2011 plus interest ranging from 2.00% to 5.00% due January 1, 2021.	\$ 5,320,000	\$ -	\$ 175,000	\$ 5,145,000
\$5,150,000 General Obligation Refunding Bonds, Series 2010B, dated November 10, 2010, due in installments of \$200,000 to \$1,210,000 beginning January 1, 2014 plus interest ranging from 3.00% to 4.00% due January 1, 2021.	4,950,000	-	380,000	4,570,000
\$8,360,000 General Obligation Refunding Bonds, Series 2013A, dated October 31, 2013, due in installments of \$815,000 to \$1,775,000 beginning January 1, 2015 plus interest ranging from 2.00% to 3.00% due January 1, 2020.	8,360,000	-	1,175,000	7,185,000
<b>Total</b>	<b>\$ 25,220,000</b>	<b>\$ -</b>	<b>\$ 2,410,000</b>	<b>\$ 22,810,000</b>

**VILLAGE OF DOWNERS GROVE**  
**DOWNTOWN REDEVELOPMENT TAX INCREMENT FINANCING FUNDS**  
 NOTES TO FINANCIAL STATEMENTS  
 AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2015

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**Debt Service Requirements and Maturities**

Annual debt service requirements to maturity for general obligation bonds are as follows:

	<i>Principal</i>	<i>Interest</i>	<i>Total</i>
2016	\$ 2,615,000	\$ 792,463	\$ 3,407,463
2017	3,235,000	704,101	3,939,101
2018	3,590,000	597,388	4,187,388
2019	3,960,000	478,563	4,438,563
2020	4,405,000	325,411	4,730,411
2021	5,005,000	119,074	5,124,074
Total	<u>\$ 22,810,000</u>	<u>\$ 3,017,000</u>	<u>\$ 25,827,000</u>



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INDEPENDENT AUDITORS' REPORT ON COMPLIANCE

The Honorable Mayor and Members of the Village Council  
Village of Downers Grove, Illinois

We have audited the financial statements of the Village of Downers Grove Downtown Redevelopment Tax Increment Financing Funds, as of and for the year ended December 31, 2015, and have issued our report thereon dated June 7, 2016. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

In connection with our audit, nothing came to our attention that caused us to believe that the Village failed to comply with provisions of Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", insofar as it relates to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Village's noncompliance with the above-referenced statute, insofar as it relates to accounting matters.

This report is intended solely for the information and use of the Village Council, management, the State of Illinois, and others within the Village and is not intended to be, and should not be, used by anyone other than the specified parties.

*Baker Tilly Virchow Krause, LLP*  
Oak Brook, Illinois  
June 7, 2016

**EXHIBIT A**

The legal description of the proposed amended Redevelopment Project Area is as follows:

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.

TOGETHER WITH

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF GROVE STREET 244.53 FEET WEST OF THE WEST LINE OF MAIN STREET; THENCE EAST, ALONG THE NORTHERLY LINE OF GROVE STREET TO A POINT 132.99 FEET WEST OF THE WEST LINE OF MAIN STREET; THENCE SOUTHERLY, TO THE INTERSECTION OF THE SOUTHERLY LINE OF GROVE STREET WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 5 IN HOFER'S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 52764; THENCE WEST, ALONG THE SOUTHERLY LINE OF GROVE STREET, TO A POINT LYING PERPENDICULAR SOUTH OF THE POINT OF BEGINNING; THENCE NORTH, TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF CURTIS STREET CONDOMINIUM , RECORDED AS DOCUMENT NUMBER R70-10748, WITH THE NORTH LINE OF CURTISS STREET; THENCE NORTHEASTERLY, ALONG THE NORTH LINE OF CURTISS STREET TO THE INTERSECTION OF THE NORTH LINE OF CURTISS STREET WITH THE WEST LINE OF FOREST AVENUE; THENCE

SOUTHEASTERLY, TO THE INTERSECTION OF THE EAST LINE OF FIRST CHURCH OF CHRISTIAN SCIENTIST, RECORDED AS DOCUMENT NUMBER 145113 AND THE SOUTH LINE OF CURTISS STREET; THENCE SOUTHWESTERLY, ALONG THE SOUTH LINE OF CURTISS STREET, TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF AFORESAID CURTISS STREET CONDOMINIUM; THENCE NORTHERLY, ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF CURTISS STREET CONDOMINIUM, TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE EAST HALF OF SECTION 7 AND THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF CARPENTER STREET WITH THE SOUTH LINE OF BLODGETT'S RESUBDIVISION, RECORDED AS DOCUMENT NUMBER 137939; THENCE WESTERLY, PERPENDICULAR TO SAID EAST LINE OF CARPENTER STREET, TO THE WEST LINE OF CARPENTER STREET; THENCE NORTHWESTERLY, ALONG THE WEST LINE OF CARPENTER STREET ON THE NORTHERLY EXTENSION THEREOF, TO THE NORTH LINE OF GILBERT AVENUE; THENCE EAST, ALONG THE NORTH LINE OF GILBERT AVENUE, TO A POINT THAT IS 50 FEET EAST OF THE QUARTER SECTION LINE BETWEEN SECTIONS 7 AND 8 ; THENCE SOUTH PARALLEL WITH SAID QUARTER SECTION LINE TO THE SOUTH LINE OF GILBERT AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF GILBERT AVENUE, TO THE EAST LINE OF CARPENTER STREET; THENCE SOUTHEASTERLY, ALONG THE EAST LINE OF CARPENTER STREET, TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 IN E.H. PRINCE AND COMPANY'S ADDITION RECORDED AS DOCUMENT NUMBER 43600, SAID SOUTHEAST CORNER BEING ON THE NORTH LINE OF WARREN AVENUE; THENCE SOUTH, ALONG THE EAST LINE OF SAID LOT 16 EXTENDED SOUTH, TO THE SOUTH LINE OF WARREN AVENUE; THENCE WEST, ALONG THE SOUTH LINE OF WARREN AVENUE, TO THE EAST LINE OF THE WEST THREE FEET OF LOT 5 IN FOOTE'S ADDITION, RECORDED AS DOCUMENT 21769; THENCE NORTH, ALONG THE NORTHERLY EXTENSION OF THE WEST THREE FEET OF SAID LOT 5, TO THE NORTH LINE OF WARREN AVENUE; THENCE EAST, ALONG THE NORTH LINE OF WARREN AVENUE, TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF FRANKLIN STREET WITH THE WEST LINE OF FOREST STREET; THENCE EAST, FOLLOWING ALONG THE NORTH LINE OF FRANKLIN STREET, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 9 IN THE RE-SUBDIVISION OF BLOCK 5 OF E.H. PRINCE AND COMPANY'S ADDITION TO DOWNERS GROVE, A RE-SUBDIVISION RECORDED AS DOCUMENT NUMBER 46830; THENCE SOUTH, ALONG SAID NORTHERLY EXTENSION OF THE EAST LINE OF LOT 9, TO THE SOUTH LINE OF FRANKLIN STREET; THENCE WEST, FOLLOWING ALONG THE SOUTH LINE OF FRANKLIN STREET, TO THE EAST LINE OF FOREST STREET; THENCE SOUTH, ALONG THE EAST LINE OF FOREST STREET, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 15 IN E.H. PRINCE AND COMPANY'S ADDITION RECORDED AS DOCUMENT NUMBER 43600; THENCE WEST, ALONG SAID EASTERLY EXTENSION OF LOT 15, TO THE WEST LINE OF FOREST AVENUE; THENCE NORTH, FOLLOWING ALONG THE WEST LINE OF FOREST AVENUE, TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF ROGERS STREET WITH THE EAST LINE OF WASHINGTON STREET; THENCE WESTERLY, FOLLOWING ALONG THE NORTH LINE OF ROGERS STREET, TO THE EAST LINE OF LOT 10 IN ROGER'S RESUBDIVISION, RECORDED AS DOCUMENT NUMBER 127751; 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 SAID SOUTHERLY EXTENSION THEREOF, TO THE NORTH LINE OF LOT 6 IN AFORESAID ROGER'S SUBDIVISION; THENCE EASTERLY, ALONG THE NORTH LINES OF LOT 6 AND 5 IN SAID ROGER'S SUBDIVISION, AND THE EASTERLY EXTENSION THEREOF TO THE EAST LINE OF HIGHLAND AVENUE; THENCE NORTH ALONG THE SAID EAST LINE TO THE SOUTH LINE OF ROGERS STREET; THENCE EAST, ALONG THE SAID SOUTH LINE OF ROGERS STREET, TO THE WEST LINE OF WASHINGTON STREET; THENCE SOUTH, ALONG THE SAID WEST LINE OF WASHINGTON STREET, 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 THE AFORESAID WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 100 FEET, TO THE EAST LINE OF WASHINGTON STREET; THENCE NORTH, FOLLOWING ALONG THE EAST LINE OF WASHINGTON STREET, TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

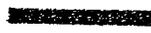
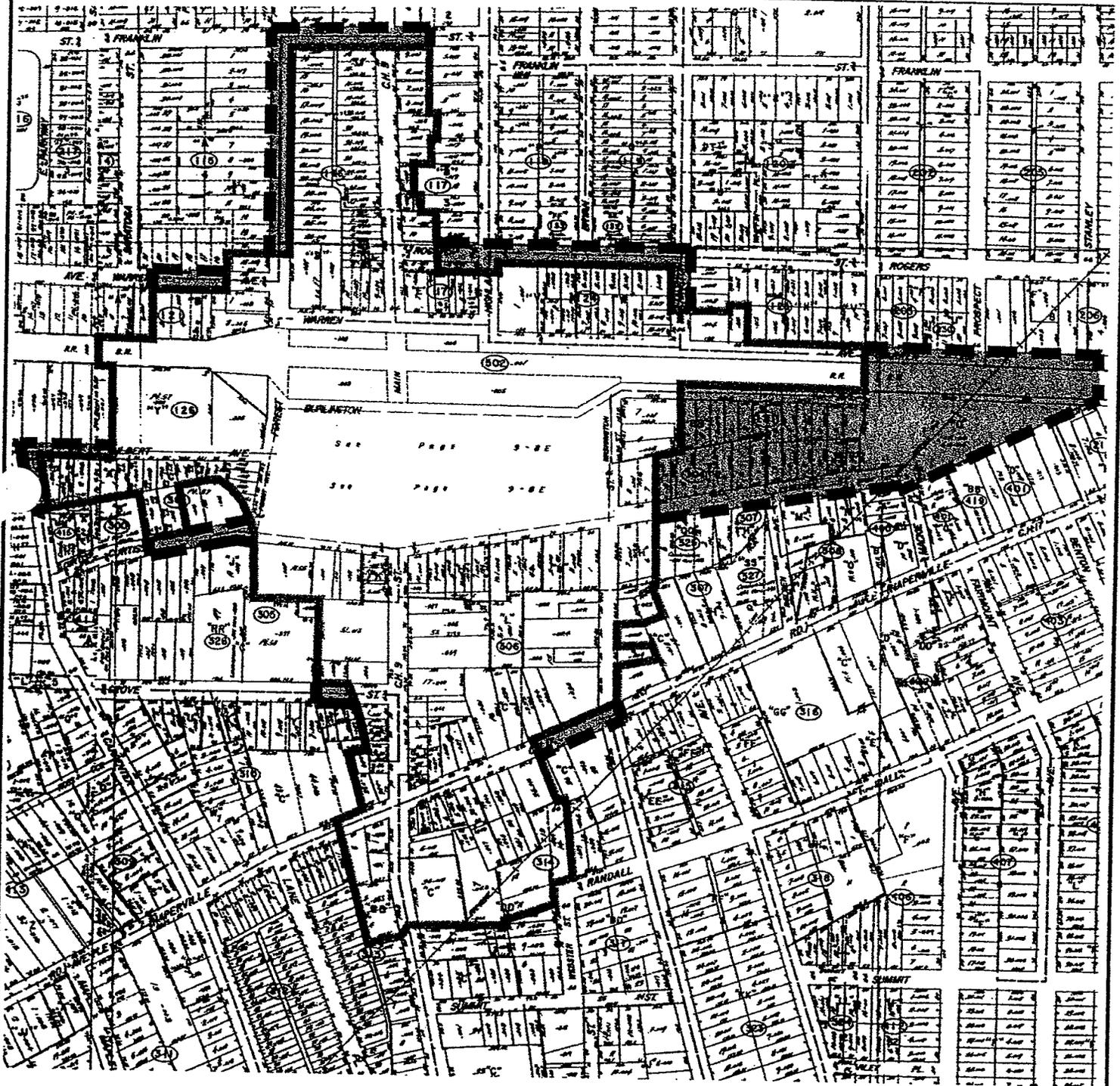
THAT PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF CURTISS STREET, WITH THE EAST LINE OF LOT 6 IN BLOCK 3 IN CURTISS' ADDITION, RECORDED AS DOCUMENT NUMBER 7317, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 6 IN BLOCK 3; THENCE NORTHEASTERLY, FOLLOWING ALONG THE SOUTHERLY LINE OF CURTISS STREET, TO THE WESTERLY LINE OF MACKIE PLACE; THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF MACKIE PLACE, TO THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 OF THOMAS LYMAN HOMESTEAD, RECORDED AS DOCUMENT NUMBER 76332; THENCE NORTHEASTERLY, ALONG SAID WESTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 1 AND THE SOUTHERLY LINE OF LOT 1, TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE NORTHERLY, PERPENDICULAR TO THE SOUTH LINE OF THE BURLINGTON NORTHERN RAILWAY, TO THE NORTH LINE OF VACATED WARREN AVENUE; THENCE WESTERLY, FOLLOWING ALONG THE NORTH LINE OF VACATED WARREN AVENUE AND THE NORTH LINE OF WARREN AVENUE, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, TO THE SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 6 IN RANDALL'S RESUBDIVISION, RECORDED AS DOCUMENT NUMBER 20748; THENCE SOUTH, ALONG SAID NORTHERLY EXTENSION OF THE WESTERLY LINE OF LOT 6 AND THE WEST LINE OF 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 LOT 7 TO THE SOUTHEAST CORNER OF SAID LOT 7 IN BLOCK 2; THENCE SOUTH TO THE NORTHEAST CORNER OF SAID, LOT 6 IN BLOCK 3 IN CURTISS' ADDITION, AFORESAID, AND THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

TOGETHER WITH

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE EXTENDED NORTHERLY OF LOT 25 IN ASSESSOR'S SUBDIVISION, RECORDED AS DOCUMENT NUMBER 14481 WITH THE NORTH LINE OF MAPLE AVENUE; THENCE NORTHEASTERLY. FOLLOWING ALONG THE NORTH LINE OF MAPLE

AVENUE, TO THE EAST LINE OF WASHINGTON STREET; THENCE SOUTHERLY,  
PERPENDICULAR TO THE NORTH LINE OF MAPLE AVENUE, TO THE SOUTH  
LINE OF MAPLE AVENUE; THENCE SOUTHWESTERLY, FOLLOWING ALONG THE  
SOUTH LINE OF MAPLE AVENUE, TO THE EASTERLY LINE OF AFORESAID LOT  
25 IN ASSESSOR'S SUBDIVISION; THENCE NORTHERLY ALONG THE  
NORTHERLY EXTENSION OF THE EASTERLY LINE OF AFORESAID LOT 25, TO  
THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

# AMENDED TAX INCREMENT FINANCING DISTRICT BOUNDARY MAP



EXISTING TIF DISTRICT



TIF AMMENDMENTS

