



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

**FY 2013**

<b>Name of Redevelopment Project Area:</b>	Ogden Avenue
<b>Primary Use of Redevelopment Project Area*:</b>	Retail / Commercial
<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</b> <input checked="" type="checkbox"/>	<b>Industrial Jobs Recovery Law</b> <input type="checkbox"/>

	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 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 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 2013**

**TIF NAME: Ogden Avenue**

Fund Balance at Beginning of Reporting Period

\$ 4,253,550

<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	\$ 636,041	\$ 6,473,484	97%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 13,081	\$ 226,846	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 'Reporting Year' is populated

**Total Amount Deposited in Special Tax Allocation Fund During Reporting Period**

\$ 649,122

**Cumulative Total Revenues/Cash Receipts**

\$ 6,700,330      100%

**Total Expenditures/Cash Disbursements** (Carried forward from Section 3.2)

\$ 502,523

**Distribution of Surplus**

**Total Expenditures/Disbursements**

\$ 502,523

**NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS**

\$ 146,599

**FUND BALANCE, END OF REPORTING PERIOD\***

\$ 4,400,149

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

**Total Amount Designated** (Carried forward from Section 3.3)

\$ (244,851)

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

FY 2013

TIF NAME: Ogden Avenue

**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>		
Financial Audit	1,590	
Administration	79,573	
Financial Redevelopment Agreement	35,000	
Professional Memberships (ITIA)	850	
Financial Redevelopment Agreement	266,050	
		\$ 383,063
<b>2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)</b>		
		\$ -
<b>3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (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>		
OASIS Grant Program (Private)	119,460	
		\$ 119,460
<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 3.2 B

FY 2013

TIF NAME: Ogden Avenue

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

\_\_\_\_\_ There were no vendors, including other municipal funds, paid in excess of \$10,000 during the current reporting period.

Name	Service	Amount
Bill Kay Nissan	Property Tax Reimbursement	\$ 35,000.00
Baybrook Properties, LLC	OASIS Grant Program	\$ 7,500.00
Roberta Vallo	OASIS Grant Program	\$ 14,952.14
Bridgestone Retail Operations	OASIS Grant Program	\$ 10,232.49
Anthony Zangler	OASIS Grant Program	\$ 86,775.00
Bentley / Perillo	Property Tax Reimbursement	\$ 266,050.00

**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 2013

TIF NAME: Ogden Avenue

**FUND BALANCE, END OF REPORTING PERIOD** \$ 4,400,149

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

N/A		

**Total Amount Designated for Obligations** \$ - \$ -

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

CIP ST-017: Infrastructure Improvements		\$ 4,280,000
Economic Development, Public Works Expenses, Bill Kay Nissan, and Bentley / Perillo		\$ 365,000

**Total Amount Designated for Project Costs** \$ 4,645,000

**TOTAL AMOUNT DESIGNATED** \$ 4,645,000

**SURPLUS\*/(DEFICIT)** \$ (244,851)

\* 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 2013**

**TIF NAME: Ogden Avenue**

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)**

**FY 2013**

**TIF NAME: Ogden Avenue**

**SECTION 5 PROVIDES PAGES 1-3 TO ACCOMMODATE UP TO 25 PROJECTS. PAGE 1 MUST BE INCLUDED WITH TIF REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES**

Check here if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: \_\_\_\_\_

**ENTER** 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	1 Total Estimated to Complete Project
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<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ 23,134,695	\$ 300,000	\$ 23,563,987
Public Investment Undertaken	\$ 1,484,834	\$ 135,000	\$ 4,690,910
Ratio of Private/Public Investment	15.58		5.02

<b>Project 1: Overall RPA Planning</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 114,934	\$ -	\$ 500,000
Ratio of Private/Public Investment	0		0

<b>Project 2: Brownfield Grant, 979 Ogden Avenue</b> <a href="#">Environmental Assessment Completed 12/2002</a>			
Private Investment Undertaken (See Instructions)	\$ 33,354	\$ -	\$ 33,354
Public Investment Undertaken	\$ 18,747	\$ -	\$ 18,747
Ratio of Private/Public Investment	1.78		1.78

<b>Project 3: Lee &amp; Ogden Storm Sewer</b> <a href="#">Completed 6/30/04</a>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 157,745	\$ -	\$ 157,745
Ratio of Private/Public Investment	0		0

<b>Project 4: Land Acquisition (ROW)</b> <a href="#">CIP: S-005 for installation of sidewalk (Not Started)</a>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 5: Street Sign Replacement</b> <i>(installed 2006)</i>
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**CIP: TR-009 CMAQ Grant (Part of \$333,000 Grant)**  
**Completed 11/2006. Exp was pd from 220 Acct**

Private Investment Undertaken (See Instructions)	\$ 220,746	\$ -	\$ 220,746
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

**Project 6: Curb Cut Reduction & Sidewalk**  
**CMAQ Grant (Part of \$333,000 Grant) S-005**

Private Investment Undertaken (See Instructions)	\$ 22,734	\$ -	\$ 73,000
Public Investment Undertaken	\$ 3,305	\$ -	\$ 25,000
Ratio of Private/Public Investment	6 29/33		2 23/25

**Project 7: Engineering (Sidewalk & Curb Cut)**  
**CIP Project S-005**

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 35,000	\$ -	\$ 35,000
Ratio of Private/Public Investment	0		0

**Project 8: Sidewalk Construction (STP Grant)**  
**S-005 Spring '09; Waiting for ROW Acquisition**

Private Investment Undertaken (See Instructions)	\$ 68,199	\$ -	\$ 513,000
Public Investment Undertaken	\$ 11,392	\$ -	\$ 230,000
Ratio of Private/Public Investment	5 73/74		2 3/13

**Project 9: Corridor Enhancements (Master ROW)**

**CIP: ST-017: Ogden Ave Site Improvement Strategy (OASIS)**

Private Investment Undertaken (See Instructions)	\$ 1,181,779	\$ 300,000	\$ 1,181,779
Public Investment Undertaken	\$ 269,293	\$ 100,000	\$ 2,750,000
Ratio of Private/Public Investment	4 7/18		3/7

**Project 10: Bill Kay Nissan 1601 Ogden**  
**Façade Renov & New Showroom - Completed 10/19/05**

Private Investment Undertaken (See Instructions)	\$ 1,331,965	\$ -	\$ 1,331,965
Public Investment Undertaken; TIF Reimb Payments	\$ 280,000	\$ 35,000	\$ 380,000
Ratio of Private/Public Investment	4.76		3.51

**Project 11: Roland Gartner SAAB 217 Ogden**  
**New Commercial Development; Cert. Occ. 11/5/04**

Private Investment Undertaken (See Instructions)	\$ 2,600,000	\$ -	\$ 2,600,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 12: Jewel Foods 1148 Ogden**  
**New Commercial Development; 11/7/13**

Private Investment Undertaken (See Instructions)	\$ 4,497,600	\$ -	\$ 4,497,600
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 13: MidAmerica Bank 535 Ogden</b> New Commercial Development; C.O. 12/15/05			
Private Investment Undertaken (See Instructions)	\$ 1,200,000	\$ -	\$ 1,200,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 14: McDonalds Corporation 225 Ogden</b> New building on exist foundation; C.O. 2/18/05			
Private Investment Undertaken (See Instructions)	\$ 630,000	\$ -	\$ 630,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 15: CVS 400 Ogden</b> New Commercial Development; Complete 11/8/02			
Private Investment Undertaken (See Instructions)	\$ 1,007,113	\$ -	\$ 1,007,113
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 16: Luxury Motors 330 Ogden (N. Side)</b> Commercial Addn/Remodel & Detention Complete '06			
Private Investment Undertaken (See Instructions)	\$ 400,000	\$ -	\$ 400,000
Public Investment Undertaken (More projects 57 & 58)	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 17: IDOT Illinois Tomorrow Grant #1</b> CIP: ST-017 Develop action plan to enhance corridor. This phase is complete 2007.			
Private Investment Undertaken (See Instructions)	\$ 44,478	\$ -	\$ 44,478
Public Investment Undertaken	\$ 3,459		\$ 3,459
Ratio of Private/Public Investment	12 85/99		12 85/99

<b>Project 18: Illinois Tomorrow Planning Grant #2</b> CIP: ST-017 Ph II of Ogden Implementation Strategy (Design Plans) (Grant Expired 6/30/09)			
Private Investment Undertaken (See Instructions)	\$ 22,191	\$ -	\$ 22,191
Public Investment Undertaken	\$ 2,428	\$ -	\$ 2,428
Ratio of Private/Public Investment	9 10/71		9 9/64

<b>Project 19: Advanced Auto Parts 500 Ogden</b> New Commercial; Complete 6/15/07			
Private Investment Undertaken (See Instructions)	\$ 552,000	\$ -	\$ 552,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 20: National City Bank 401 Ogden</b> New Commercial Development; Complete 12/11/06			
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Private Investment Undertaken (See Instructions)	\$ 1,986,126	\$ -	\$ 1,986,126
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

**Project 21: Aldi Redevelopment 979 Ogden**  
[Market Place at Lee: Mixed Use. \(No Agreement\)](#)

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken; Site Prep Incentive	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 22: Skuttlebutt's 440 Ogden**  
[Business Relocated and Remodeled; Complete 6/25/07](#)

Private Investment Undertaken (See Instructions)	\$ 100,000	\$ -	\$ 100,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

**Project 23: Delta Sonic 1401 Ogden**  
[Remodel detail & cycle shop; Complete 9/20/06](#)

Private Investment Undertaken (See Instructions)	\$ 160,000		\$ 160,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 24: Enterprise Rent-A-Car 1420 Ogden**  
[Commercial Addition; Complete 5/12/04](#)

Private Investment Undertaken (See Instructions)	\$ 200,000		\$ 200,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 25: American National 1728 Ogden**  
[Remodel indoor carwash; Complete 8/4/04](#)

Private Investment Undertaken (See Instructions)	\$ 39,800		\$ 39,800
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 26: Play It Again Sports 1626 Ogden**  
[Remodel Storefront; Complete 6/23/03](#)

Private Investment Undertaken (See Instructions)	\$ 25,500		\$ 25,500
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 27: Secure One Security Sys 1517 Ogden**  
[Interior Remodel; Complete 12/15/03](#)

Private Investment Undertaken (See Instructions)	\$ 50,000		\$ 50,000
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

**Project 28: Baird & Warner 724-30 Ogden**

<b>Interior Remodel; 3 complete permits</b>			
Private Investment Undertaken (See Instructions)	\$ 490,500		\$ 490,500
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	.		0

<b>Project 29: Robert Briant 1530-1552 Ogden</b> <b>Various Interior Remodeling; Strip Center - Complete</b> <b>1/28/13</b>			
Private Investment Undertaken (See Instructions)	\$ 172,559		\$ 172,559
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 30: Richard Simpson 515 Ogden</b> <b>Interior Remodeling; Complete 3/13/07</b>			
Private Investment Undertaken (See Instructions)	\$ 108,000		\$ 108,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 31: Accelerated Rehab 1626 Ogden</b> <b>Interior &amp; Exterior Remodel; Complete 11/13/12</b>			
Private Investment Undertaken (See Instructions)	\$ 22,000		\$ 22,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 32: Dragons Life Systems 1040 Ogden</b> <b>Commercial Remodel; Complete 5/11/04</b>			
Private Investment Undertaken (See Instructions)	\$ 15,000		\$ 15,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 33: Fun In Motion 1111 Ogden</b> <b>Commercial Remodel; Complete 2004</b>			
Private Investment Undertaken (See Instructions)	\$ 108,500		\$ 108,500
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 34: Louis Properties, Inc. 743 Ogden</b> <b>Commercial Remodel; Complete 9/10/13</b>			
Private Investment Undertaken (See Instructions)	\$ 24,450		\$ 24,450
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 35: DuPage Schools Cr Un 759 Ogden</b> <b>Commercial Remodeling; Complete 3/17/04</b>			
Private Investment Undertaken (See Instructions)	\$ 24,000	\$ -	\$ 24,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 36: BFS Retail &amp; CmrcI 845 W Ogden</b> Commercial Remodeling; Complete			
Private Investment Undertaken (See Instructions)	\$ 35,000	\$ -	\$ 35,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 37: Jerff Jones 950 Ogden</b> Commercial Remodeling; Complete 11/26/08			
Private Investment Undertaken (See Instructions)	\$ 135,500	\$ -	\$ 135,500
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 38: LaMantia Enterprises 327 Ogden</b> Commercial Remodeling; Complete 8/10/04			
Private Investment Undertaken (See Instructions)	\$ 14,600	\$ -	\$ 14,600
Public Investment Undertaken	\$ -	\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 39: Charter One Bank 1048 Ogden</b> Commercial Remodeling; Complete 9/1/04			
Private Investment Undertaken (See Instructions)	\$ 2,000	\$ -	\$ 2,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 40: M &amp; R Cycle Specialists 1648 Ogden</b> Commercial Remodeling; Complete 12/6/04			
Private Investment Undertaken (See Instructions)	\$ 3,000	\$ -	\$ 3,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 41: Downers Grove Natl 1703 Ogden</b> Commercial Remodeling; Complete 12/17/04			
Private Investment Undertaken (See Instructions)	\$ 50,000	\$ -	\$ 50,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 42: American Bicycle 639 Ogden</b> Commercial Remodeling; Complete 2/7/06			
Private Investment Undertaken (See Instructions)	\$ 66,000	\$ -	\$ 66,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 43: Hinsdale Bank &amp; Trust 718 Ogden</b> Commercial Remodeling; Complete 10/10/13			
Private Investment Undertaken (See Instructions)	\$ 55,000	\$ -	\$ 55,000
Public Investment Undertaken	\$ -	\$ -	\$ -

Ratio of Private/Public Investment	0		0
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<b>Project 44: Drovers Bank of Chgo 900 Ogden</b> <b>Commercial Remodeling; Complete 3/6/06</b>
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Private Investment Undertaken (See Instructions)	\$ 79,000	\$ -	\$ 79,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 45: Jay's Plumbing 1509 Ogden</b> <b>Commercial Remodeling; Complete 11/2/05</b>
--

Private Investment Undertaken (See Instructions)	\$ 10,000	\$ -	\$ 10,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 46: Fornparts 431 Ogden</b> <b>Commercial Remodeling; Complete 8/15/06</b>
--

Private Investment Undertaken (See Instructions)	\$ 46,000	\$ -	\$ 46,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 47: Gary Wheaton Bk 807 Ogden</b> <b>Commercial Remodeling; Complete 5/22/07</b>
--

Private Investment Undertaken (See Instructions)	\$ 206,000	\$ -	\$ 206,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 48: Traffic Signal Lee &amp; Ogden</b> <b>CIP: TR-010 Signal Design Costs</b>
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Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 10,432	\$ -	\$ 10,432
Ratio of Private/Public Investment	0		0

<b>Project 49: World Class Motorcars 1245-49 Ogden</b> <b>New Commercial; Completed 12/29/11</b>
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Private Investment Undertaken (See Instructions)	\$ 106,200	\$ -	\$ 106,200
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 50: American Bicycle 639 Ogden</b> <b>Commercial Remodel; Complete 12/4/07</b>
--

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

<b>Project 51: Sportodontics 1330 Ogden</b> <b>Interior Build-Out; Complete 8/13/07</b>
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Private Investment Undertaken (See Instructions)	\$ 82,000	\$ -	\$ 82,000
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Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 52: Walgreen Company 1000 Ogden</b> Interior Remodel-health clinic; Complete 9/13/07			
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Private Investment Undertaken (See Instructions)	\$ 55,000	\$ -	\$ 55,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 53: US Worldwide Title 1728 Ogden</b> Commercial Remodel Complete 12/17/13			
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Private Investment Undertaken (See Instructions)	\$ 5,000	\$ -	\$ 5,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 54: Entranceway Sign Program</b> CIP: ST-018 Work was not started.			
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Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 55: Arun Enterprises 1149 Ogden</b> Site Clean-up, 8/9/13			
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Private Investment Undertaken (See Instructions)	\$ 203,000	\$ -	\$ 203,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 56: DG Animal Hospital 635 Ogden</b> Enlarged Parking Lot and Blacktopped; Complete 11/26/08			
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Private Investment Undertaken (See Instructions)	\$ 5,000	\$ -	\$ 5,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 57: Luxury Motors 325 Ogden (S.Side)</b> Commercial Addn: Prkg Lot Enhancements. Application 10/3/07. Permit expired.			
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Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken; Amended RDA in 2007	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 58: Luxury Motors 325 Ogden (S. Side)</b> Detention Basin (Florence Ave R.O.W.) Complete 12/2008			
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Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 578,099	\$ -	\$ 578,099
Ratio of Private/Public Investment	0		0

<b>Project 59: Penske Truck Rental 935 Ogden</b> Commercial Remodel; Completed 5/14/08			
Private Investment Undertaken (See Instructions)	\$ 50,000	\$ -	\$ 50,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 60: Firstar Bk IL 738 Ogden</b> Commercial Remodel; Completed 7/17/08			
Private Investment Undertaken (See Instructions)	\$ 10,230	\$ -	\$ 10,230
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 61: UPS Store 900 Ogden</b> Interior Remodel; Completed 11/14/08			
Private Investment Undertaken (See Instructions)	\$ 15,000	\$ -	\$ 15,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 62: Gyro King 1021 Ogden</b> Fire Alarm; Completed 3/13/08			
Private Investment Undertaken (See Instructions)	\$ 5,145	\$ -	\$ 5,145
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 63: Dirty Blinds</b> Fire Alarm; Completed 4/2/08			
Private Investment Undertaken (See Instructions)	\$ 5,000	\$ -	\$ 5,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 64: Charles Lawrence 415-417 Ogden</b> Commercial Remodel; Completed 6/19/08			
Private Investment Undertaken (See Instructions)	\$ 6,874	\$ -	\$ 6,874
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 65: Burger King 1445 Ogden</b> Fire Alarm; Completed 12/9/08			
Private Investment Undertaken (See Instructions)	\$ 10,000	\$ -	\$ 10,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 66: Jon Con Properties 650 Ogden</b> New Asphalt Parking Lot; Completed 10/7/09			
Private Investment Undertaken (See Instructions)	\$ 41,800	\$ -	\$ 41,800
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 67: Louis Taylor 748 Ogden</b> Interior Remodel; Completed 3/4/09			
Private Investment Undertaken (See Instructions)	\$ 7,500	\$ -	\$ 7,500
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 68: Speedway 898 Ogden</b> Repair gas canopy columns Completed 1/8/09			
Private Investment Undertaken (See Instructions)	\$ 12,000	\$ -	\$ 12,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 69: Learning Center 1229 Ogden</b> Interior Remodel; Completed 6/11/09			
Private Investment Undertaken (See Instructions)	\$ 60,000	\$ -	\$ 60,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 70: Steak &amp; Shake 1520 Ogden</b> Commercial Remodel; Completed 2/17/09			
Private Investment Undertaken (See Instructions)	\$ 8,500	\$ -	\$ 8,500
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 71: Sprint Store 500 Ogden</b> Tenant buildout-relocate sprinklers; Completed 2/11/09			
Private Investment Undertaken (See Instructions)	\$ 6,300	\$ -	\$ 6,300
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 72: Radio Shack 220 Ogden</b> Flat Roof Replacement; Completed 12/1/09			
Private Investment Undertaken (See Instructions)	\$ 6,000	\$ -	\$ 6,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 73: Duncan Donuts 522 Ogden</b> Parking lot repair and new fence; Completed 10/8/09			
Private Investment Undertaken (See Instructions)	\$ 10,400	\$ -	\$ 10,400
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 74: Maureen Fear 950 Ogden</b> Resurface Pkg Lot & Upgrade Elec; Comp. 10/19/09			
Private Investment Undertaken (See Instructions)	\$ 10,000	\$ -	\$ 10,000
Public Investment Undertaken	\$ -	\$ -	\$ -

Ratio of Private/Public Investment	0		0
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**Project 75: John Brennan 1219 Ogden**  
[Commercial Electric Upgrade; Completed 8/11/09](#)

Private Investment Undertaken (See Instructions)	\$ 3,000	\$ -	\$ 3,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 76: Ivica Penavic 1319-21 Ogden**  
[Interior Remodel; Completed 10/23/09](#)

Private Investment Undertaken (See Instructions)	\$ 19,000	\$ -	\$ 19,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 77: DeRob Associates, LLC 1224 Ogden**  
[Interior Remodel; Completed 12/4/12](#)

Private Investment Undertaken (See Instructions)	\$ 70,775		\$ 5,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

**Project 78: Chase Bank 1200 Ogden**  
[Interior Remodel; Completed 12/19/12](#)

Private Investment Undertaken (See Instructions)	\$ 139,500		\$ 139,500
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

**Project 79: Soccer 2000 224 Ogden**  
[Interior remodel & fire alarm; Completed 5/13/10](#)

Private Investment Undertaken (See Instructions)	\$ 10,000		\$ 10,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

**Project 80: W. Suburban Humane Soc 1901 Ogden**  
[Resurface Parking Lot; Completed 6/18/10](#)

Private Investment Undertaken (See Instructions)	\$ 16,860		\$ 16,860
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

**Project 81: Janclewski Residence 4240 Elm**  
[Replacement deck; Completed 7/21/10](#)

Private Investment Undertaken (See Instructions)	\$ 1,700		\$ 1,700
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

**Project 82: Rizzotti's Pasta Presto 1734 Ogden**  
[Interior remodel; Completed 7/29/10](#)

Private Investment Undertaken (See Instructions)	\$ 70,874		\$ 70,874
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Public Investment Undertaken		\$	-	
Ratio of Private/Public Investment	0			0

**Project 83: Kevin's Car Cosmetic's 1650 Ogden**  
 Interior remodel; Completed 10/8/10

Private Investment Undertaken (See Instructions)	\$	123,950		\$	123,950
Public Investment Undertaken			\$	-	
Ratio of Private/Public Investment	0				0

**Project 84: Ignite 740 Ogden**  
 Interior remodel; Completed 10/8/10

Private Investment Undertaken (See Instructions)	\$	10,000		\$	10,000
Public Investment Undertaken			\$	-	
Ratio of Private/Public Investment	0				0

**Project 85: Cricket Wireless 425 Ogden**  
 Fire Alarm; Completed 2/10/10

Private Investment Undertaken (See Instructions)	\$	3,500		\$	3,500
Public Investment Undertaken			\$	-	
Ratio of Private/Public Investment	0				0

**Project 86: Precision Investments 4248 Belle Aire**  
 Fire Alarm; Completed 11/24/10

Private Investment Undertaken (See Instructions)	\$	18,800		\$	18,800
Public Investment Undertaken			\$	-	
Ratio of Private/Public Investment	0				0

**Project 87: Adams-Winterfield 4343 Main**  
 Site Improvements; Completed 12/01/10

Private Investment Undertaken (See Instructions)	\$	6,000		\$	6,000
Public Investment Undertaken			\$	-	
Ratio of Private/Public Investment	0				0

**Project 88: Pultool, 4245 Belle Aire**  
 Interior Remodeling; Completed 12/23/13

Private Investment Undertaken (See Instructions)	\$	199,325		\$	199,325
Public Investment Undertaken			\$	-	
Ratio of Private/Public Investment	0				0

**Project 89: Sportodontics 1330 Ogden**  
 Roof replacement; Completed 12/29/10

Private Investment Undertaken (See Instructions)	\$	24,925		\$	24,925
Public Investment Undertaken			\$	-	
Ratio of Private/Public Investment	0				0

**Project 90: Kanta Investments 431 Ogden**  
 Roof replacement; Completed 12/29/10

Private Investment Undertaken (See Instructions)	\$ 24,590		\$ 24,590
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 91: Firestone 845 Ogden</b> Roof Replaced & Site Imp; Completed 10/30/13			
Private Investment Undertaken (See Instructions)	\$ 100,649		\$ 100,649
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 92: Silk Roses - 4244 Main Street</b> Interior remodel; Completed 1/12/11			
Private Investment Undertaken (See Instructions)	\$ 7,500		\$ 7,500
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 93: A-1 Used Cars - 505 Ogden</b> Interior remodel; Completed 4/18/11			
Private Investment Undertaken (See Instructions)	\$ 5,000		\$ 5,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 94: Car-X - 212 Ogden Avenue</b> New Commercial Building; Completed 5/10/11			
Private Investment Undertaken (See Instructions)	\$ 500,000		\$ 500,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 95: Choice Cabinets - 1534 Ogden Avenue</b> Interior remodel & fire alarm; Completed 12/29/11			
Private Investment Undertaken (See Instructions)	\$ 5,000		\$ 5,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 96: Bill Kay Auto - 1645 Ogden Avenue</b> Interior remodel; Completed 1/19/11			
Private Investment Undertaken (See Instructions)	\$ 2,998		\$ 2,998
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 97: Downers Grove Township - 4340 Prince</b> Site Improvements; Completed 11/9/11			
Private Investment Undertaken (See Instructions)	\$ 55,960		\$ 55,960
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 98: Perillo Bentley - 330 Ogden</b>			
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<b>Interior &amp; Site Improvements; Completed 12/31/12</b>			
Private Investment Undertaken (See Instructions)	\$	101,700	\$ 101,700
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment		0	0

<b>Project 99: Cutting Edge Salon - 1227 Ogden</b> <b>Exterior Remodel; Completed 7/19/12</b>			
Private Investment Undertaken (See Instructions)	\$	35,000	\$ 35,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment		0	0

<b>Project 100: 1326 Ogden Ave LLC - 1326 Ogden</b> <b>Site Improvements; Completed 6/6/12</b>			
Private Investment Undertaken (See Instructions)	\$	11,000	\$ 11,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment		0	0

<b>Project 101: Mixed-Use Bldg, 1525 Ogden</b> <b>Interior Remodel; Completed 8/26/13</b>			
Private Investment Undertaken (See Instructions)	\$	12,200	\$ 12,200
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment		0	0

<b>Project 102: McDonalds, 1620 Ogden</b> <b>Interior Remodel; Completed 1/20/12</b>			
Private Investment Undertaken (See Instructions)	\$	40,000	\$ 40,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment		0	0

<b>Project 103: Shopping Center, 237 - 245 Ogden</b> <b>Interior Remodel; Completed 11/13/12</b>			
Private Investment Undertaken (See Instructions)	\$	109,250	\$ 109,250
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment		0	0

<b>Project 104: Multitenant Building, 334 - 340 Ogden</b> <b>New Commercial Building; Completed 2/7/13</b>			
Private Investment Undertaken (See Instructions)	\$	1,384,496	\$ 1,384,496
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment		0	0

<b>Project 105: Orthodontic Office, 4326 Prince</b> <b>Interior Remodel; Completed 8/2/12</b>			
Private Investment Undertaken (See Instructions)	\$	61,800	\$ 61,800
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment		0	0

<b>Project 106: Speedway, 898 Ogden</b> New Commercial Building; Completed 6/21/12			
Private Investment Undertaken (See Instructions)	\$ 1,000,650		\$ 1,000,650
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 107: Delta Sonic, 1415 Ogden</b> Roof Replacement; Completed 12/31/12			
Private Investment Undertaken (See Instructions)	\$ 124,776		\$ 124,776
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 108: True Balance Karate, 406 Ogden</b> Interior Remodeling; Completed 8/1/12			
Private Investment Undertaken (See Instructions)	\$ 29,700		\$ 29,700
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 109: Omega Restaurant, 1300 Ogden Ave</b> Interior Remodeling; Completed 2/7/13			
Private Investment Undertaken (See Instructions)	\$ 25,000		\$ 25,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 110: Commercial Bldg, 1331 Ogden Ave</b> Exterior Remodeling; Completed 8/14/13			
Private Investment Undertaken (See Instructions)	\$ 2,800		\$ 2,800
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 111: Perillo, 310-330 Ogden Avenue</b> Site Improvements; Completed 6/13/13			
Private Investment Undertaken (See Instructions)	\$ 14,000		\$ 14,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 112: DG Transition Bldg, 4232 Venard Rd</b> Interior Remodeling & Site Improvements; CO 12/12/13			
Private Investment Undertaken (See Instructions)	\$ 18,701		\$ 18,701
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 113: 4241 Main Street</b> Site Improvements; Completed 12/13/13			
Private Investment Undertaken (See Instructions)	\$ 5,000		\$ 5,000
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 114: 728 Ogden Avenue</b> Interior Remodeling; Completed 9/24/13
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Private Investment Undertaken (See Instructions)	\$ 2,895		\$ 2,895
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 115: Dog Spot; 909 Ogden Ave</b> Site Improvements; 11/26/13
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Private Investment Undertaken (See Instructions)	\$ 3,400		\$ 3,400
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0

<b>Project 116: Ogden Auto Spa; 946 Ogden Ave</b> Interior Remodeling; Completed 12/13/13
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Private Investment Undertaken (See Instructions)	\$ 17,578		\$ 17,578
Public Investment Undertaken		\$ -	
Ratio of Private/Public Investment	0		0



## Exhibit A

### Legal Description of the Ogden Avenue Corridor Redevelopment Project Area

THAT PART OF SECTIONS 4, 5 AND 6, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LINE OF STONEWALL AVENUE WITH THE NORTH LINE OF OGDEN AVENUE, (50 FOOT ROW); THENCE EASTERLY, FOLLOWING ALONG THE NORTH LINE OF OGDEN AVENUE, ( 50 FOOT AND 33 FOOT ROW), TO THE WEST LINE OF LACEY ROAD; THENCE NORTHERLY, ALONG THE WEST LINE OF LACEY ROAD TO THE INTERSECTION OF THE NORTH LINE OF LOTS 147 THROUGH 153, BOTH INCLUSIVE, OF BURLINGTON HIGHLANDS, A SUBDIVISION RECORDED AS DOCUMENT 693133, EXTENDED WESTERLY; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE AND SAID NORTH LINE, TO THE NORTHEAST CORNER OF SAID LOT 153, SAID CORNER BEING ON THE WEST LINE OF LEE AVENUE; THENCE EASTERLY, TO THE NORTHWEST CORNER OF LOT 154 OF AFORESAID BURLINGTON HIGHLANDS; THENCE EASTERLY ALONG THE NORTH LINES OF LOTS 154 THROUGH 159, BOTH INCLUSIVE, OF AFORESAID BURLINGTON HIGHLANDS, TO THE NORTHEAST CORNER OF SAID LOT 159; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID LOT 159, TO THE NORTH LINE OF LOT 160 IN AFORESAID BURLINGTON HIGHLANDS; THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 160 THROUGH 163, BOTH INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 163; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 41 OF BURLINGTON HIGHLANDS UNIT NO. 2, A SUBDIVISION RECORDED AS DOCUMENT 790205; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 41, TO THE NORTHEAST CORNER OF SAID LOT 41, SAID CORNER BEING ON THE WEST LINE OF DOWNERS DRIVE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 39 IN AFORESAID BURLINGTON HIGHLANDS UNIT NO. 2; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 39, TO THE NORTHEAST CORNER THEREOF; THENCE EASTERLY ALONG THE NORTH LINE OF RANCH MANOR SURVEY, RECORDED AS DOCUMENT 751897, TO THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID RANCH MANOR SURVEY, TO THE NORTHWEST CORNER OF LOT 1 IN SCHUMACHER'S SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENTS 915950; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 1 AND 2 OF SAID SCHUMACHER'S SUBDIVISION, TO THE WEST LINE OF BELLE AIRE AVENUE; THENCE NORTHERLY, ALONG THE WEST LINE OF BELLE AIRE AVENUE, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 12 IN ARTHUR T. McINTOSH AND COMPANY'S DOWNERS GROVE ACRES, A SUBDIVISION RECORDED AS DOCUMENT 179451; THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF LOT 12, THE NORTH LINE OF LOTS 12 AND 24, AND THE EASTERLY EXTENSION OF SAID NORTH LINE OF LOT 24, OF SAID DOWNERS GROVE ACRES, TO THE EAST LINE OF VENARD ROAD; THENCE SOUTHERLY, ALONG THE EAST LINE OF VENARD ROAD, TO THE NORTHWEST CORNER OF LOT 3 IN MATUZAS'S RESUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 672342; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID MATUZAS'S RESUBDIVISION, TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING ON THE WEST LINE OF LOT 1 IN AMERICAN LEGION POST 80 SUBDIVISION PLAT, A SUBDIVISION RECORDED AS DOCUMENT 908714; THENCE NORTHERLY, ALONG SAID WEST LINE, TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER THEREOF, SAID CORNER BEING ON THE WEST LINE OF SARATOGDEN SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT R73-55496; THENCE NORTHERLY, ALONG SAID WEST LINE OF SARATOGDEN SUBDIVISION, TO THE NORTH LINE THEREOF; THENCE EASTERLY, ALONG THE SAID NORTH LINE, TO THE WEST LINE OF SARATOGA AVENUE; THENCE EASTERLY TO A SOUTH LINE OF AN ALLEY DEDICATION AS INDICATED ON LOT 1 OF BESSER'S RESUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 807309; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID ALLEY DEDICATION, TO THE WEST LINE OF FOREST AVENUE; THENCE SOUTHERLY, ALONG THE WEST LINE OF FOREST AVENUE, TO THE SOUTH LINE OF HAVENS COURT; THENCE EASTERLY, ALONG THE SOUTH LINE OF HAVENS COURT, TO THE WEST LINE OF MAIN STREET; THENCE EASTERLY, TO THE NORTHWEST CORNER OF LOT 25 IN BLOCK 7 IN LITTLEFORD'S SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 190965; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 25 AND 11 IN BLOCK 7 OF SAID LITTLEFORD'S SUBDIVISION, TO THE WEST LINE OF

HIGHLAND AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 28 IN BLOCK 10 OF LYMAN PARK, A SUBDIVISION RECORDED AS DOCUMENT 213564; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 28 AND 9, IN BLOCK 10 OF SAID LYMAN PARK AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF LINDLEY STREET; THENCE SOUTHERLY, ALONG THE EAST LINE OF LINDLEY STREET, TO THE NORTHWEST CORNER OF LOT 3 OF WILLIAM F. WHITTINGHAM RESUBDIVISION, A SUBDIVISION RECORDED AS R65-24615; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 3, TO THE EAST LINE THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE, TO THE NORTHWEST CORNER OF LOT 4 OF WHITTINGHAM'S RESUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 770075; THENCE EASTERLY, ALONG THE NORTH LINE OF SAID LOT 4, TO THE WEST LINE OF WASHINGTON STREET; THENCE NORTH, ALONG THE WEST LINE OF WASHINGTON STREET, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 21 IN BLOCK 4 OF AFORESAID LYMAN PARK; THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION, AND THE NORTH LINES OF LOT 21 AND 8 IN BLOCK 4, OF AFORESAID LYMAN PARK, TO THE WEST LINE OF ELM STREET; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 21 IN BLOCK 3 OF SAID LYMAN PARK; THENCE EASTERLY ALONG THE NORTH LINES OF LOTS 21 AND 8 IN BLOCK 3 OF AFORESAID LYMAN PARK AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF EARLSTON ROAD; THENCE SOUTHERLY, ALONG SAID EAST LINE OF EARLSTON ROAD, TO THE NORTHWEST CORNER OF LOT 14 IN BLOCK 21 OF ARTHUR T. McINTOSH AND COMPANY'S FAIRVIEW AVENUE SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 169326; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 5 THROUGH 14, BOTH INCLUSIVE, IN BLOCK 21 OF SAID FAIRVIEW AVENUE SUBDIVISION, AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF GLENDENNING ROAD; THENCE SOUTH, ALONG THE EAST LINE OF GLENDENNING ROAD, TO THE SOUTH LINE OF THE NORTH 20 FEET OF LOTS 14 AND 15 IN BLOCK 22 OF AFORESAID FAIRVIEW AVENUE SUBDIVISION; THENCE EASTERLY, ALONG SAID SOUTH LINE, TO THE EAST LINE OF SAID LOT 14 IN BLOCK 22; THENCE NORTH, ALONG SAID EAST LINE, TO THE NORTHWEST CORNER OF LOT 13 IN BLOCK 22, OF SAID FAIRVIEW AVENUE SUBDIVISION; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 5 THROUGH 13, BOTH INCLUSIVE, IN SAID BLOCK 22, TO THE WEST LINE OF STERLING ROAD; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 23 OF AFORESAID FAIRVIEW AVENUE SUBDIVISION; THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 5 THROUGH 8, BOTH INCLUSIVE, IN AFORESAID BLOCK 23, TO THE EAST LINE OF SAID BLOCK 23; THENCE EASTERLY, ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE, THE SOUTH LINE, AND THE EASTERLY EXTENSION THEREOF, OF PARCEL 1 OF BORMAN'S ASSESSMENT PLAT, RECORDED AS DOCUMENT R71-10048, TO THE EAST LINE OF DOUGLAS ROAD; THENCE SOUTH, ALONG THE EAST LINE OF DOUGLAS ROAD, TO THE SOUTH LINE OF THE NORTH 20 FEET OF LOTS 18 AND 19 IN BLOCK 24 OF AFORESAID FAIRVIEW AVENUE SUBDIVISION; THENCE EASTERLY, ALONG SAID SOUTH LINE OF THE NORTH 20 FEET, TO THE EAST LINE OF SAID LOT 18; THENCE NORTH, ALONG THE EAST LINE OF SAID LOT 18, TO THE NORTHWEST CORNER OF LOT 17 IN AFORESAID BLOCK 24; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 14 THROUGH 17, BOTH INCLUSIVE, IN AFORESAID BLOCK 24, TO THE SOUTHWEST CORNER OF LOT 8 IN AFORESAID BLOCK 24; THENCE NORTH, ALONG THE WEST LINES OF LOTS 8 AND 7, IN SAID BLOCK 24, TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EASTERLY, ALONG THE NORTH LINE AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF FAIRVIEW AVENUE; THENCE SOUTH, ALONG THE EAST LINE OF FAIRVIEW AVENUE,, TO THE NORTHWEST CORNER OF LOT 14 IN BLOCK 2 OF ARTHUR T. McINTOSH AND COMPANY'S THIRD OGDEN AVENUE SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 186703; THENCE EASTERLY ALONG THE NORTH LINES OF LOTS 5 THROUGH 14, BOTH INCLUSIVE, TO THE WEST LINE OF FLORENCE AVENUE; THENCE EASTERLY, TO THE NORTHWEST CORNER OF LOT 17 IN BLOCK 1 OF AFORESAID THIRD OGDEN AVENUE SUBDIVISION; THENCE EASTERLY, ALONG THE NORTH LINE OF LOTS 5 THROUGH 17, BOTH INCLUSIVE, IN AFORESAID BLOCK 1 AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF CUMNOR ROAD; THENCE SOUTH, FOLLOWING ALONG THE EAST LINE OF CUMNOR ROAD TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 3 OF ARTHUR T. McINTOSH AND COMPANY'S OGDEN AVENUE SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, IN BLOCK 3 OF ARTHUR T. McINTOSH AND COMPANY'S OGDEN AVENUE SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 172336, TO THE EAST LINE OF FLORENCE AVENUE; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 OF AFORESAID OGDEN AVENUE SUBDIVISION;

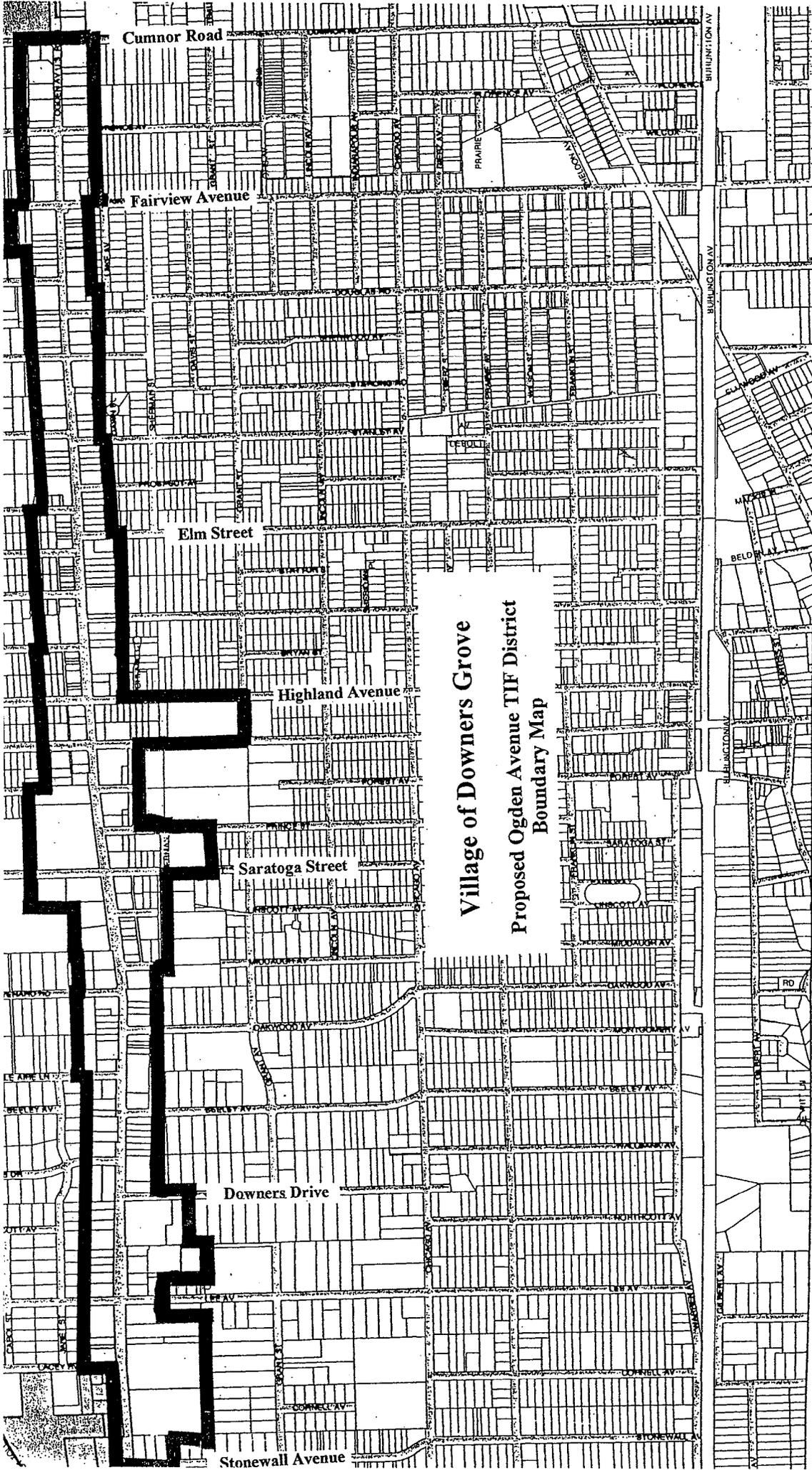
THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN AFORESAID BLOCK 4, TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 7, TO THE SOUTH LINE OF THE NORTH 13 FEET OF LOT 34 IN AFORESAID BLOCK 4; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID NORTH 13 FEET, TO THE EAST LINE OF FAIRVIEW AVENUE; THENCE WESTERLY, TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 1 OF STREET'S ADDITION TO DOWNERS GROVE, A SUBDIVISION RECORDED AS DOCUMENT 20678; THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 1 THROUGH 23, BOTH INCLUSIVE, IN AFORESAID BLOCK 1, TO THE EAST LINE OF ARTHUR T. McINTOSH AND COMPANY'S SECOND OGDEN AVENUE SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 174114; THENCE SOUTH ALONG THE EAST LINE OF SAID SECOND OGDEN AVENUE SUBDIVISION, TO THE SOUTH LINE OF LOT 1 IN BLOCK 1 OF SAID SECOND OGDEN AVENUE SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINES OF LOT 1 AND 2 IN AFORESAID BLOCK 1, TO THE EAST LINE OF DOUGLAS ROAD; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 2 OF SAID SECOND OGDEN AVENUE SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 1, 2, 13, AND 14 IN AFORESAID BLOCK 2, TO THE EAST LINE OF STERLING ROAD; THENCE WESTERLY, TO THE SOUTHEAST CORNER OF LOT 1 BLOCK 3 IN AFORESAID SECOND OGDEN AVENUE SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN AFORESAID BLOCK 3, TO THE WEST LINE OF AFORESAID LOT 4; THENCE NORTH, ALONG THE WEST LINE OF AFORESAID LOT 4 IN BLOCK 3, TO THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 5 IN AFORESAID BLOCK 3; THENCE WESTERLY, ALONG SAID NORTH LINE OF SOUTH 20 FEET, TO THE WEST LINE OF SAID LOT 5; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 5, TO THE SOUTH LINE OF LOT 14 OF ALLEN E. SLATIN'S SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 504921; THENCE WESTERLY, ALONG SAID SOUTH LINE OF LOT 14, TO THE EAST LINE OF STANLEY ROAD; THENCE SOUTH, ALONG THE EAST LINE OF STANLEY ROAD, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 6 IN BLOCK 2 OF ARTHUR T. McINTOSH AND COMPANY'S DOWNERS OGDEN DEVELOPMENT, A SUBDIVISION RECORDED AS DOCUMENT 209420; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINES OF LOTS 1 THROUGH 6, BOTH INCLUSIVE, TO THE EAST LINE OF PROSPECT AVENUE. THENCE SOUTH, ALONG THE EAST LINE OF PROSPECT AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF A PUBLIC ALLEY, (NOW PARTIALLY VACATED), IN BLOCK 1 OF AFORESAID DOWNERS OGDEN DEVELOPMENT: THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND THE SAID SOUTH LINE OF SAID ALLEY, TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 5 IN BLOCK 1 OF AFORESAID DOWNERS OGDEN DEVELOPMENT; THENCE NORTH, ALONG SAID SOUTHERLY EXTENSION, TO THE SOUTHEAST CORNER OF LOT 4 IN AFORESAID BLOCK 1; THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 1 THROUGH 4, BOTH INCLUSIVE, IN AFORESAID BLOCK 1, TO THE EAST LINE OF ELM STREET; THENCE WESTERLY, TO THE NORTH LINE OF THE SOUTH 8 FEET OF LOT 1 OF BOULEVARD HIGHLANDS, A SUBDIVISION RECORDED AS DOCUMENT 179448; THENCE WESTERLY, ALONG THE NORTH LINE OF THE SOUTH 8 FEET OF LOTS 1, 2 AND 3, IN AFORESAID BOULEVARD HIGHLANDS, TO THE WEST LINE OF SAID LOT 3; THENCE SOUTH, ALONG THE WEST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF LOT 4, IN AFORESAID BOULEVARD HIGHLANDS; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOTS 4 THROUGH 12, BOTH INCLUSIVE, IN AFORESAID BOULEVARD HIGHLANDS, TO THE EAST LINE OF WASHINGTON STREET; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 9 OF KNIPPEN'S SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 155351, THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 2 THROUGH 9, BOTH INCLUSIVE, OF AFORESAID KNIPPEN'S SUBDIVISION, TO THE EAST LINE OF HIGHLAND AVENUE; THENCE SOUTH, ALONG THE EAST LINE OF HIGHLAND AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF GRANT STREET, (AVENUE), SAID SOUTH LINE BEING THE NORTH LINE OF BLOCK 28 OF E.H. PRINCE AND COMPANY ADDITION TO DOWNERS GROVE, A SUBDIVISION RECORDED AS DOCUMENT 43600; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE, THE SOUTH LINE, AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF AFORESAID GRANT STREET, ( AVENUE), TO THE WEST LINE OF MAIN STREET; THENCE NORTH, ALONG THE WEST LINE OF MAIN STREET, TO THE SOUTH LINE OF SHERMAN STREET, (30 FOOT ROW); THENCE WESTERLY, FOLLOWING ALONG THE SOUTH LINE OF SAID SHERMAN STREET, TO THE EAST LINE OF PRINCE STREET; THENCE SOUTH ALONG THE EAST LINE OF PRINCE STREET, TO THE EASTERLY EXTENSION OF SOUTH LINE OF LOT 7 OF BLOCK 30 OF AFORESAID E.H. PRINCE AND COMPANY ADDITION TO DOWNERS GROVE; THENCE WESTERLY, ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE,

THE SOUTH LINE OF LOT 7, THE SOUTH LINE OF LOT 18 IN BLOCK 30 OF AFORESAID E.H. PRINCE AND COMPANY ADDITION TO DOWNERS GROVE AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF SARATOGA AVENUE; THENCE NORTH, ALONG THE WEST LINE OF SARATOGA AVENUE, TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 1 OF POULIN'S SUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 211948; THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 19 AND 8, IN AFORESAID BLOCK 1, TO THE EAST LINE OF LINSOTT AVENUE; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 35 IN BLOCK 2 OF SAID POULIN'S SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 35 AND 14 IN AFORESAID BLOCK 2 AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF MIDDAUGH AVENUE; THENCE NORTH, ALONG THE WEST LINE OF MIDDAUGH AVENUE, TO THE NORTH LINE OF THE SOUTH 20 FEET OF LOT 6 IN BLOCK 3 OF AFORESAID POULIN'S SUBDIVISION; THENCE WESTERLY, ALONG SAID NORTH LINE OF SOUTH 20 FEET OF LOT 6, TO THE WEST LINE OF LOT 6; THENCE WESTERLY ALONG THE NORTH LINE OF A 20 FOOT PUBLIC ALLEY DEDICATED OVER THE SOUTH 20 FEET OF LOTS 1 THROUGH 5, BOTH INCLUSIVE, IN BLOCK 1 OF ARTHUR T. McINTOSH AND COMPANY'S ADDITION TO DOWNERS GROVE, A SUBDIVISION RECORDED AS DOCUMENT 179462, TO THE EAST LINE OF OAKWOOD AVENUE; THENCE WESTERLY, TO THE NORTH LINE OF A 20 FOOT PUBLIC ALLEY DEDICATED OVER THE SOUTH 20 FEET OF LOTS 1 THROUGH 12, BOTH INCLUSIVE, OF BLOCK 2 OF SAID ADDITION TO DOWNERS GROVE; THENCE WESTERLY, ALONG SAID PUBLIC ALLEY IN SAID BLOCK 2, TO THE EAST LINE OF SEELEY AVENUE; THENCE SOUTH, ALONG THE EAST LINE OF SEELEY AVENUE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN BLOCK 3 OF AFORESAID ADDITION TO DOWNERS GROVE; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND ALONG THE SOUTH LINES OF LOTS 1 THROUGH 12 BOTH INCLUSIVE, IN BLOCK 3 OF AFORESAID ADDITION TO DOWNERS GROVE, TO THE EAST LINE OF DOWNERS DRIVE; THENCE SOUTH, ALONG THE EAST LINE OF DOWNERS DRIVE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 OF FREIBERT'S RESUBDDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 904779; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF AFORESAID LOT 2, TO THE SOUTHWEST CORNER THEREOF, SAID LINE BEING THE EAST LINE OF LOT 2 OF BRAINIGAR BROS OGDEN AVE FARMS, A SUBDIVISION RECORDED AS DOCUMENT 146501; THENCE SOUTH, ALONG SAID EAST LINE OF THE AFORESAID LOT 2, TO THE NORTH LINE OF GLEN AVENUE, (33 FOOT ROW); THENCE WESTERLY, ALONG SAID NORTH LINE, TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 OF HOCKLEUTNER'S RESUBDIVISION, A SUBDIVISION RECORDED AS DOCUMENT 698677; THENCE NORTH, ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINES OF LOTS 4 THROUGH 7, BOTH INCLUSIVE, TO THE SOUTHEAST CORNER OF LOT 3 OF AFORESAID HOCKLEUTNER'S RESUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 3 AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF LEE AVENUE; THENCE NORTH, ALONG THE WEST LINE OF LEE AVENUE, TO THE SOUTH LINE OF THE NORTH 238.3 FEET OF LOT 3 IN BRANIGAR BROS OGDEN AVE FARMS, AFORESAID; THENCE WESTERLY, ALONG SAID SOUTH LINE OF THE NORTH 238.3 FEET, TO THE WEST LINE OF THE EAST HALF OF SAID LOT 3; THENCE SOUTH, ALONG THE SAID WEST LINE OF EAST HALF, TO THE SOUTH LINE OF SAID LOT 3; THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 3, 4 AND 5 OF AFORESAID OGDEN AVENUE FARMS, TO A WEST LINE OF SAID LOT 5, SAID LINE BEING THE EAST LINE OF LOTS 1 THROUGH 4, INCLUSIVE OF STONEWALL, A SUBDIVISION RECORDED AS DOCUMENT 587044; THENCE NORTHERLY, ALONG SAID WEST LINE OF SAID LOT 5 TO THE NORTH LINE OF AFORESAID LOT 1 OF STONEWALL SUBDIVISION ; THENCE WESTERLY, FOLLOWING ALONG A WESTERLY LINE OF LOT 5, SAID LINE BEING THE NORTH LINE OF AFORESAID LOT 1 OF STONEWALL, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF STONEWALL AVENUE; THENCE NORTHERLY, ALONG THE WEST LINE OF STONEWALL AVENUE AND THE NORTHERLY EXTENSION THEREOF, TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS.

## **EXHIBIT B - STREET LOCATION**

The Area contains 157 acres. The street location of the Area is Ogden Avenue from Stonewall Avenue on the west to Cunnor Road on the east.

**EXHIBIT C — MAP**



Village of Downers Grove  
Proposed Ogden Avenue TIF District  
Boundary Map

**FILED**

APR 20 2001

*Ray A. Kelly*

DuPage County Clerk



**ATTACHMENT B**

**VILLAGE OF DOWNERS GROVE  
OGDEN AVENUE CORRIDOR  
REDEVELOPMENT PROJECT AREA**

**CERTIFICATION OF VILLAGE MANAGER (CHIEF EXECUTIVE OFFICER)  
REGARDING THE VILLAGE OF DOWNERS GROVE TAX INCREMENT  
OGDEN AVENUE CORRIDOR REDEVELOPMENT 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 the prior fiscal year, 2012, in relation to the Village of Downers Grove Ogden Avenue Corridor Tax Increment Financing District as enacted through Village Council Ordinances 4247, 4248 and 4249.

June 27, 2014



David Fieldman, Village Manager

**VILLAGE OF DOWNERS GROVE  
OGDEN AVENUE CORRIDOR  
REDEVELOPMENT PROJECT AREA**

**OPINION LETTER/VILLAGE ATTORNEY/DOWNERS GROVE OGDEN  
AVENUE CORRIDOR REDEVELOPMENT TAX INCREMENT FINANCING  
DISTRICT**

I, Enza Petrarca, Village Attorney for 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 Ogden Avenue Corridor Tax Increment Financing District as enacted in Village Ordinances 4247, 4248 and 4249. 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 during the prior fiscal year 2012.

June 27, 2014

  
Enza Petrarca, Village Attorney

**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**OGDEN AVENUE TIF REPORT (TIF #2)**  
 Report Period 1/1/13 to 12/31/13

**STATEMENT OF ACTIVITIES**

The following information addresses the project activities undertaken during this reporting period furthering the goals and objectives of the Ogden Avenue Redevelopment Plan.

**OGDEN AVENUE SITE IMPROVEMENT STRATEGY (OASIS)**

On September 14, 2010, the Village adopted the OASIS program to provide business and property owners with a dollar-for-dollar matching grant for certain site improvements within the TIF district. The goals of the program and eligible improvements generally follow the recommendations of the 1999 Ogden Avenue Master Plan and include new landscaping, façade improvements, site improvements, new stormwater detention facilities, installation of stormwater best management practices, sidewalk installation, parking lot improvements and improvements to site access (i.e. curb cut reductions).

In 2012, the Village Council reviewed the OASIS program and made revisions to the program. Due to the review and revisions of the OASIS program, only a December 2012 application period was provided. A total of \$250,000 was budgeted for the program in 2013. Two projects, which had been initially submitted for review in 2012, were awarded a total of \$186,775 during 2013. The table below provides a list of the awarded grants:

<b>Property Address</b>	<b>Business</b>	<b>Grant Amount Awarded</b>
522 Ogden Ave	Dunkin Donuts	\$ 100,000.00
946 Ogden Ave	Mr. Trim	\$ 86,775.00
	<b>TOTAL</b>	<b>\$ 186,775.00</b>

Subsequently, on August 20, 2013, the Village Council repealed the OASIS program and no further grant applications were accepted or funded.

All funds for the Ogden Avenue TIF Fund (Special Tax Allocation Fund) have been received in accordance with state statute, and the originally adopted redevelopment plan. No private investment funds have been received into the Special Tax Allocation Fund.

**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**OGDEN AVENUE TIF REPORT (TIF #2)**  
Report Period 1/1/13 to 12/31/13

**AGREEMENTS**

*Agreements entered into by the municipality*

The Village entered into the following Ogden Avenue Site Improvement Strategy (OASIS) agreements during the reporting period noted above:

<b>Property Address</b>	<b>Business</b>	<b>Resolution #</b>	<b>Agreement Date</b>
522 Ogden Ave	Dunkin Donuts	2013-06	2/5/2013
946 Ogden Ave	Mr. Trim	2013-07	2/5/2013

**RESOLUTION NO. 2013-06**

**A RESOLUTION AUTHORIZING EXECUTION OF A GRANT  
AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE  
AND PARAS D. KAYASTHA**

BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

1. That the form and substance of a certain Grant Agreement (the "Agreement"), between the Village of Downers Grove (the "Village") and Paras D. Kayastha (the "Applicant"), for OASIS Program grant funding, in the amount of \$100,000.00, to make improvements to the property/business located at 522 Ogden Avenue, which is along the Ogden Avenue commercial corridor, as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Village Manager and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

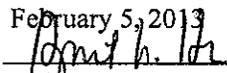
3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

  
Mayor

Passed: February 5, 2013

Attest:   
Village Clerk

## OASIS GRANT AGREEMENT

THIS AGREEMENT is made this   9   day of   January  , 2013 by and between the Village of Downers Grove, Illinois, an Illinois municipal corporation with offices at 801 Burlington Avenue, Downers Grove, Illinois 60515, ("the Village") and Paras D. Kayastha at 5N271 Swift Road, Itasca, Illinois 60143 ("Applicant").

WITNESSETH:

WHEREAS, the Village has established the Ogden Avenue Site Improvement Strategy Program ("OASIS Program") for application to receive a grant from the Village to make improvements to properties/businesses along the Ogden Avenue commercial corridor; and,

WHEREAS, said Program is funded from TIF funds for the purpose of controlling and preventing blight and deterioration within the Ogden Avenue Tax Increment Finance District ("TIF District"), and to ~~encourage the further redevelopment of properties in the TIF District in accordance with the general~~ guidelines set forth in the Program as amended in Ordinance 5277 on August 21, 2012; and,

WHEREAS, Applicant owns a business at 522 Ogden Avenue, Downers Grove, Illinois 09-05-213-007 which is located within the TIF District; and

WHEREAS, pursuant to the Program the Village has agreed to financially participate, subject to its sole discretion, the Program Guidelines, and the terms and conditions set forth in this Agreement; and,

WHEREAS, the Applicant desires to participate in the Program, subject to the Program Guidelines and the terms and conditions set forth in this Agreement;

NOW THEREFORE, in consideration of the mutual covenants and agreement herein set forth, and other good and valuable consideration, the Parties do hereby agree as follows:

A. General Provisions:

1. The above recitals are incorporated into and made part of this Agreement as though fully set forth herein.
2. This Agreement may not be transferred or assigned.
3. This Agreement may be terminated by either party by giving ten (10) days written notice to the other party. If the Applicant terminates this Agreement, the Village shall not be required to make any reimbursement payments to the Applicant.
4. In the event the Applicant fails to complete the project and submit the required proof of payment documents in the required timeframe, the Village may terminate this Agreement and award the funds to other eligible projects.
5. The parties shall have any and all remedies available at law in the event of a breach of this Agreement.
6. Applicant acknowledges that the Freedom of Information Act may apply to public records in possession of Applicant or a contractor. Applicant and its contractors shall cooperate with the Village in its efforts to comply with the Freedom of Information Act. 5 ICLS 140/1 et. seq.
7. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois. Venue is proper only in the County of DuPage.

8. This Agreement will not be subject to amendment unless made in writing and signed by all parties.
9. Any notice will be in writing and will be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party at the party's place of business. Notices shall be addressed to designated representatives of both parties as follows:

Village Manager  
Village of Downers Grove  
801 Burlington Ave.  
Downers Grove, IL 60515

To the Applicant as stated below.

**B. Applicant's Obligations:**

1. Applicant shall complete the project in substantial compliance with the attached plans, incorporated as part of this Agreement as Exhibit A. Any changes to the plans shall require written approval from the Community Development Director, or his designee.
2. Applicant, at its own expense, shall obtain all necessary permits prior to commencement of any work to complete the improvements.
3. Applicant shall submit the following required proof of payment documents:
  - a. Itemized paid-in-full invoices.
  - b. Canceled checks for the payment for the completed improvements.
  - c. Final lien waivers, if applicable.
  - d. Certified payroll records of contractors.
4. Applicant understands that it will not receive payment if there are any outstanding code violations on the property or if Applicant owes any money to the Village.
5. Applicant shall complete the project and submit the required proof of payment documents within one (1) year of the effective date of this Agreement. If the project is not completed or if the required proof of payment documents are not submitted within one (1) year, the Village shall have the right to declare this Agreement null and void and shall not be required to make any reimbursement payments to the Applicant.
6. Applicant shall complete the project in such a manner as to comply with all conditions of this Agreement, and in accordance with the Program Guidelines and all pertinent regulations, ordinances, or codes of the Village or other authority having jurisdiction over the property.
7. Applicant is hereby notified by the Village that work contemplated by this Agreement may be subject to the Prevailing Wage Act ("Act"), 820 ILCS 130/1 et seq. Applicant agrees to comply with all applicable provisions of the Act as administered by the Illinois Department of Labor ("IDOL"). Applicant further agrees to contact IDOL for a determination of applicability of the Act to the project contemplated by this Agreement. If required by IDOL, Applicant agrees to pay the prevailing wage rates and to require that all of its subcontractors pay prevailing wage to any laborers, workers or mechanics who perform work on the projects contemplated by this Agreement. For applicable rates, go to the State of Illinois -- Department of Labor website and use the most current DuPage county rate. Applicant recognizes and agrees that it is solely responsible for compliance with the Act and agrees to fully indemnify, defend and hold harmless the Village with regard to any actions or proceeding instituted regarding such compliance.
8. Applicant shall be required to submit an executed Campaign Disclosure Certificate, attached hereto as Exhibit B.

C. Village's Obligations:

1. The Village shall reimburse the Applicant for three-quarters (3/4) of the actual incurred costs to complete all eligible aspects of the project. The amount of said reimbursement shall not exceed \$100,000.
2. The Village shall remit payment to the Applicant within sixty (60) days of completion of the project and receipt of the required proof of payment documents.
3. The Village shall diligently review permit submittals, issue permits and complete required inspections deemed necessary to complete the project.

IN WITNESS HEREOF, the parties set their hand and seal the day and date hereinabove written.

APPLICANT:

Paras D. Kayastha  
5N271 Swift Road  
Itasca, Illinois 60143

VILLAGE OF DOWNERS GROVE:

By:

Paras D. Kayastha  
Signature

Dil Paul  
Village Manager

PARAS D. KAYASTHA  
Print Name

Attest



FRANCHISEE  
Title

Amr W...  
Village Clerk

**Exhibit B**  
**Campaign Disclosure Certificate**

The Campaign Disclosure Certificate is required pursuant to the Village of Downers Grove Council Policy on Ethical Standards and is applicable to those campaign contributions made to any member of the Village Council.

Said Campaign Disclosure Certificate requires any individual or entity that is a party to a contract with the Village to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period preceding the date of the contract.

By signing the contract, Applicant agrees to refrain from making any campaign contributions as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4) to any Village Council member and any challengers seeking to serve as a member of the Downers Grove Village Council.

---

Under penalty of perjury, I declare:

- Applicant has not contributed to any elected Village position within the last five (5) years.

*Paras Kayastha*  
Signature

PARAS D. KAYASTHA  
Print Name

- Applicant has contributed a campaign contribution to a current member of the Village Council within the last five (5) years.

Print the following information:

Name of Contributor: \_\_\_\_\_  
(company or individual)

To whom contribution was made: \_\_\_\_\_

Year contribution made: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**RESOLUTION NO. 2013-07**

**A RESOLUTION AUTHORIZING EXECUTION OF A GRANT  
AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE  
AND ANTHONY ZANGLER**

BE IT RESOLVED by the Village Council of the Village of Downers Grove, DuPage County, Illinois, as follows:

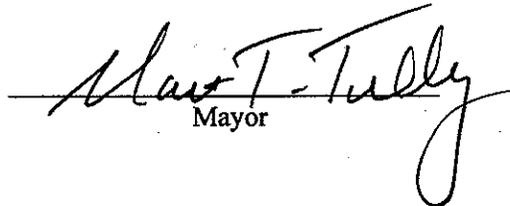
1. That the form and substance of a certain Grant Agreement (the "Agreement"), between the Village of Downers Grove (the "Village") and Anthony Zangler (the "Applicant"), for OASIS Program grant funding, in the amount of \$86,775.00, to make improvements to the property/business located at 946 Ogden Avenue, which is along the Ogden Avenue commercial corridor, as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Village Manager and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Manager shall deem necessary.

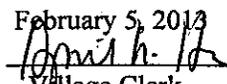
3. That the proper officials, agents and employees of the Village are hereby authorized and directed to take such further action as they may deem necessary or appropriate to perform all obligations and commitments of the Village in accordance with the provisions of the Agreement.

4. That all resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.

5. That this Resolution shall be in full force and effect from and after its passage as provided by law.

  
Mayor

Passed: February 5, 2013

Attest:   
Village Clerk

## OASIS GRANT AGREEMENT

THIS AGREEMENT is made this \_\_\_\_ day of \_\_\_\_\_, 2013 by and between the Village of Downers Grove, Illinois, an Illinois municipal corporation with offices at 801 Burlington Avenue, Downers Grove, Illinois 60515, ("the Village") and Anthony Zangler at 946 Ogden Avenue #3, Downers Grove, Illinois 60515 ("Applicant").

WITNESSETH:

WHEREAS, the Village has established the Ogden Avenue Site Improvement Strategy Program ("OASIS Program") for application to receive a grant from the Village to make improvements to properties/businesses along the Ogden Avenue commercial corridor; and,

WHEREAS, said Program is funded from TIF funds for the purpose of controlling and preventing blight and deterioration within the Ogden Avenue Tax Increment Finance District ("TIF District"), and to encourage the further redevelopment of properties in the TIF District in accordance with the general guidelines set forth in the Program as amended in Ordinance 5277 on August 21, 2012; and,

WHEREAS, Applicant owns a business at 946 Ogden Avenue, Downers Grove, Illinois 09-05-118-025 which is located within the TIF District; and

WHEREAS, pursuant to the Program the Village has agreed to financially participate, subject to its sole discretion, the Program Guidelines, and the terms and conditions set forth in this Agreement; and,

WHEREAS, the Applicant desires to participate in the Program, subject to the Program Guidelines and the terms and conditions set forth in this Agreement;

NOW THEREFORE, in consideration of the mutual covenants and agreement herein set forth, and other good and valuable consideration, the Parties do hereby agree as follows:

A. General Provisions:

1. The above recitals are incorporated into and made part of this Agreement as though fully set forth herein.
2. This Agreement may not be transferred or assigned.
3. This Agreement may be terminated by either party by giving ten (10) days written notice to the other party. If the Applicant terminates this Agreement, the Village shall not be required to make any reimbursement payments to the Applicant.
4. In the event the Applicant fails to complete the project and submit the required proof of payment documents in the required timeframe, the Village may terminate this Agreement and award the funds to other eligible projects.
5. The parties shall have any and all remedies available at law in the event of a breach of this Agreement.
6. Applicant acknowledges that the Freedom of Information Act may apply to public records in possession of Applicant or a contractor. Applicant and its contractors shall cooperate with the Village in its efforts to comply with the Freedom of Information Act. 5 ICLS 140/1 et. seq.
7. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois. Venue is proper only in the County of DuPage.

8. This Agreement will not be subject to amendment unless made in writing and signed by all parties.
9. Any notice will be in writing and will be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party at the party's place of business. Notices shall be addressed to designated representatives of both parties as follows:

Village Manager  
Village of Downers Grove  
801 Burlington Ave.  
Downers Grove, IL 60515

To the Applicant as stated below.

**B. Applicant's Obligations:**

1. Applicant shall complete the project in substantial compliance with the attached plans, ~~incorporated as part of this Agreement as Exhibit A. Any changes to the plans shall require written approval from the Community Development Director, or his designee.~~
2. Applicant, at its own expense, shall obtain all necessary permits prior to commencement of any work to complete the improvements.
3. Applicant shall submit the following required proof of payment documents:
  - a. Itemized paid-in-full invoices.
  - b. Canceled checks for the payment for the completed improvements.
  - c. Final lien waivers, if applicable.
  - d. Certified payroll records of contractors.
4. Applicant understands that it will not receive payment if there are any outstanding code violations on the property or if Applicant owes any money to the Village.
5. Applicant shall complete the project and submit the required proof of payment documents within one (1) year of the effective date of this Agreement. If the project is not completed or if the required proof of payment documents are not submitted within one (1) year, the Village shall have the right to declare this Agreement null and void and shall not be required to make any reimbursement payments to the Applicant.
6. Applicant shall complete the project in such a manner as to comply with all conditions of this Agreement, and in accordance with the Program Guidelines and all pertinent regulations, ordinances, or codes of the Village or other authority having jurisdiction over the property.
7. Applicant is hereby notified by the Village that work contemplated by this Agreement may be subject to the Prevailing Wage Act ("Act"), 820 ILCS 130/1 et seq. Applicant agrees to comply with all applicable provisions of the Act as administered by the Illinois Department of Labor ("IDOL"). Applicant further agrees to contact IDOL for a determination of applicability of the Act to the project contemplated by this Agreement. If required by IDOL, Applicant agrees to pay the prevailing wage rates and to require that all of its subcontractors pay prevailing wage to any laborers, workers or mechanics who perform work on the projects contemplated by this Agreement. For applicable rates, go to the State of Illinois – Department of Labor website and use the most current DuPage county rate. Applicant recognizes and agrees that it is solely responsible for compliance with the Act and agrees to fully indemnify, defend and hold harmless the Village with regard to any actions or proceeding instituted regarding such compliance.
8. Applicant shall be required to submit an executed Campaign Disclosure Certificate, attached hereto as Exhibit B.

C. Village's Obligations:

1. The Village shall reimburse the Applicant for three-quarters (3/4) of the actual incurred costs to complete all eligible aspects of the project. The amount of said reimbursement shall not exceed \$86,775.
2. The Village shall remit payment to the Applicant within sixty (60) days of completion of the project and receipt of the required proof of payment documents.
3. The Village shall diligently review permit submittals, issue permits and complete required inspections deemed necessary to complete the project.

IN WITNESS HEREOF, the parties set their hand and seal the day and date hereinabove written.

APPLICANT:

Anthony Zangler  
946 Ogden Avenue #3  
Downers Grove, IL 60515

VILLAGE OF DOWNERS GROVE:

By:

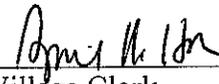
  
Signature

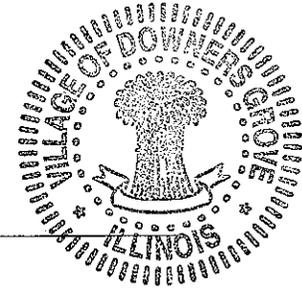
  
Village Manager

ANTHONY ZANGLER JR  
Print Name

Attest:

\_\_\_\_\_  
Title

  
Village Clerk



**Exhibit B**  
**Campaign Disclosure Certificate**

The Campaign Disclosure Certificate is required pursuant to the Village of Downers Grove Council Policy on Ethical Standards and is applicable to those campaign contributions made to any member of the Village Council.

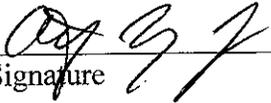
Said Campaign Disclosure Certificate requires any individual or entity that is a party to a contract with the Village to disclose campaign contributions, as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4), made to current members of the Village Council within the five (5) year period preceding the date of the contract.

By signing the contract, Applicant agrees to refrain from making any campaign contributions as defined in Section 9-1.4 of the Election Code (10 ILCS 5/9-1.4) to any Village Council member and any challengers seeking to serve as a member of the Downers Grove Village Council.

---

Under penalty of perjury, I declare:

- Applicant has not contributed to any elected Village position within the last five (5) years.

  
Signature

ANTHONY LANGER JR  
Print Name

- Applicant has contributed a campaign contribution to a current member of the Village Council within the last five (5) years.

Print the following information:

Name of Contributor: \_\_\_\_\_  
(company or individual)

To whom contribution was made: \_\_\_\_\_

Year contribution made: \_\_\_\_\_ Amount: \$ \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**OGDEN AVENUE TIF REPORT (TIF #2)**  
Report Period 1/1/13 – 12/31/13

Reports Submitted by the Joint Review Board

The Joint Review Board (JRB) reviewed the FY 2012 TIF Report during a meeting on July 22, 2013. The minutes of that meeting are attached.

**VILLAGE OF DOWNERS GROVE**

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

**MINUTES OF THE  
ANNUAL JOINT REVIEW BOARD MEETING  
OGDEN AVENUE TIF DISTRICT**

**July 22, 2013**

**CALL TO ORDER**

The Annual Joint Review Board Meeting for the 2013 Ogden Avenue TIF District was called to order at 4:02 p.m. A quorum was established with eight (8) voting members.

**ROLL CALL**

Present: Rick Ashton, Director for Downers Grove Library; Renee Herbst for Downers Grove Park District; Lynn Sapyta for College of DuPage; Mark Staehlin for School District No. 99; Lori Pilster for School District No. 58; Frank Wurster, for Downers Grove Township; John Luka, Public Member, Mike Baker, Deputy Village Manager for Downers Grove;

Absent: Keya Willis for DuPage County Board

Staff: Stan Popovich, Village Senior Planner; Allison Deitch, Management Analyst; Nick Santoro, Management Fellow

Visitors: Linda Meinhart, Downers Grove Park District; Mark Thoman, 1109 61<sup>st</sup> Street, Downers Grove

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

**OGDEN AVENUE IMPLEMENTATION PLAN PRESENTATION**

**Chairman Baker** reviewed the boundaries of the Ogden Avenue TIF District on the overhead, reminding those present that the goal of the plan was to improve the following: 1) the appearance of Ogden Avenue; 2) the corridor's economic performance; and 3) vehicular and pedestrian traffic circulation along the corridor.

**OVERVIEW OF THE 2012 OGDEN AVENUE TIF REPORT**

**Chairman Baker** reported that at the end of 2012 the Village had a total equalized assessed valuation ("EAV") of \$39.17MM which was up almost Ten Million Dollars from the EAV at the time it was created in 2001. In FY2012, the TIF collected over \$700,000; \$379,000 was expended, which increased the fund balance from \$3.9MM to \$4.2MM. Private investment performance, since the TIF creation, resulted in over \$22MM. Public investment included \$1.45MM.

A summary of the OASIS (Ogden Avenue Site Improvement Strategy) reimbursement program followed, noting that in 2012 \$262,000 was awarded in OASIS grants and, to date, 37 projects had been approved with \$600,000 in OASIS grants, either awarded or committed, for projects that met the criteria of the program.

Looking to the future, **Chairman Baker** summarized that how to effectively and appropriately use the built up funds within the TIF, along with future increments, would be the focus and decision among the village council members. Options that would be considered included: the future viability of the OASIS program; targeted redevelopment efforts; and public improvements such as village's facilities, i.e., village hall and the police station within the Ogden TIF district.

**QUESTIONS/DISCUSSION**

Mr. Baker asked if there were any questions from the Board or the public. Asked what TIF funds could be used toward the village's facilities within the TIF district, **Chairman Baker** explained that some of the funds could be used toward the acquisition of property or used for site preparation, as an example. Per Mr. Baker, this was a new idea and was a preliminary long-range plan to be discussed more thoroughly in 2014. Questions followed on revenue projections for the remaining years of the TIF program. It was pointed out that the funds appeared to be spent down slowly and asked whether the unused funds would be spent on future projects, **Chairman Baker** explained that the slow spending was deliberate and was a strategy shift intended to ensure the best and most effective use of the TIF funds. Another question followed on the achievements of the TIF to date, to which **Chairman Baker** believed that progress had been made in all areas of the program, specifically when considering those projects approved under the OASIS program.

Explanations followed on how a person goes through the TIF process as well as through the OASIS program.

**ADJOURNMENT**

**MR. LUKA MOVED TO ADJOURN THE MEETING AT 4:21 P.M. MR. WURSTER SECONDED THE MOTION. MOTION CARRIED BY VOICE VOTE OF 8-0.**

Respectfully submitted,

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

**VILLAGE OF DOWNERS GROVE, ILLINOIS**

**OGDEN AVENUE TIF REPORT (TIF #2)**

Report Period 1/1/13 to 12/31/13

Financial Statements  
And  
Independent Auditor's Report  
And Compliance Report

For the year ended  
December 31, 2013

**VILLAGE OF DOWNERS GROVE**  
**OGDEN AVENUE CORRIDOR**  
**TAX INCREMENT FINANCING FUND**

FINANCIAL STATEMENTS  
AND  
INDEPENDENT AUDITORS' REPORT AND  
COMPLIANCE REPORT

AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2013

**VILLAGE OF DOWNERS GROVE**  
**OGDEN AVENUE CORRIDOR TAX INCREMENT FINANCING FUND**  
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AS OF AND FOR THE YEAR ENDED DECEMBER 31, 2013

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Independent Auditors' Report on Compliance .....	3
 <b><u>FINANCIAL STATEMENTS</u></b>  	
Balance Sheet .....	4
Statement of Revenues, Expenditures and Changes in Fund Balance .....	5
Notes to Financial Statements .....	6 - 9



Baker Tilly Virchow Krause, LLP  
1301 W 22nd St, Ste 400  
Oak Brook, IL 60523-3389  
tel 630 990 3131  
fax 630 990 0039  
bakertilly.com

## INDEPENDENT AUDITORS' REPORT

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

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

We have audited the accompanying financial statements of the Village of Downers Grove Ogden Avenue Corridor Tax Increment Financing Fund, a fund of the Village of Downers Grove, Illinois, as of and for the year ended December 31, 2013, 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 an opinion 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 Ogden Avenue Corridor Tax Increment Financing Fund's 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 Ogden Avenue Corridor Tax Increment Financing Fund's 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 opinion.

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

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Village of Downers Grove Ogden Avenue Corridor Tax Increment Financing Fund as of December 31, 2013, and the changes in its 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 Village of Downers Grove Ogden Avenue Corridor Tax Increment Financing Fund and do not purport to, and do not present fairly the financial position of the Village of Downers Grove, Illinois, as of December 31, 2013, and the changes in its financial position and, where applicable, its cash flows for the year then ended, in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

As discussed in Note 1, the Village of Downers Grove Ogden Avenue Corridor Tax Increment Financing Fund adopted the provisions of GASB Statement No. 65, *Items Previously Reported as Assets and Liabilities*, effective January 1, 2013. Our opinion is 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 5, 2014 on our consideration of the Village of Downers Grove Ogden Avenue Corridor Tax Increment Financing Fund's compliance with laws, regulations, and contracts. . 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 5, 2014

**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE**

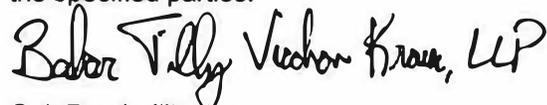
The Honorable Mayor and Members of the Village Council  
Village of Downers Grove  
Downers Grove, Illinois

We have audited the financial statements of Village of Downers Grove Downtown Ogden Avenue Corridor Tax Increment Financing Fund, as of and for the year ended December 31, 2013, and have issued our report thereon dated June 5, 2014. We conducted our audit in accordance with auditing standards generally accepted in the United States of America.

Compliance with laws, regulations, and contracts applicable to the Village of Downers Grove is the responsibility of the Village of Downers Grove's management. As part of obtaining reasonable assurance about whether the aforementioned financial statements are free of material misstatements, we performed tests of the Village of Downers Grove's compliance with provisions in Subsection (q) of Section 11-74.4-3 of Public Act 85-1142, "An Act in Relation to Tax Increment Financing", noncompliance with which could have a direct and material effect on the determination of the financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance.

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.



Oak Brook, Illinois  
June 5, 2014

**VILLAGE OF DOWNERS GROVE**  
**OGDEN AVENUE CORRIDOR TAX INCREMENT FINANCING FUND**  
BALANCE SHEET  
AS OF DECEMBER 31, 2013

---

**Assets**

Cash and investments	\$ 4,662,471
Property tax receivable	555,495
Interest receivable	<u>2,099</u>
 Total assets	 <u>\$ 5,220,065</u>

**Liabilities, Deferred Inflows of Resources, and Fund Balance**

**Liabilities**

Accounts payable	\$ <u>266,050</u>
 Total liabilities	 <u>266,050</u>

**Deferred Inflows of Resources**

Property taxes levied for future periods	<u>553,866</u>
 Total deferred inflows of resources	 <u>553,866</u>

**Fund Balance**

Restricted for economic development	<u>4,400,149</u>
 Total fund balance	 <u>4,400,149</u>
 Total liabilities, deferred inflows of resources, and fund balance	 <u>\$ 5,220,065</u>

**VILLAGE OF DOWNERS GROVE**  
**OGDEN AVENUE CORRIDOR TAX INCREMENT FINANCING FUND**  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
FOR THE YEAR ENDED DECEMBER 31, 2013

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**Revenues:**

Property tax revenue	\$ 636,041
Investment income	<u>13,081</u>
Total revenues	<u>649,122</u>

**Expenditures:**

Community development	<u>502,523</u>
Total expenditures	<u>502,523</u>
Net change in fund balance	<u>146,599</u>
Fund balance, beginning of year	<u>4,253,550</u>
Fund balance, end of year	<u><u>\$ 4,400,149</u></u>

**VILLAGE OF DOWNERS GROVE**  
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**NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the Ogden Avenue Corridor Tax Increment Financing District Fund (the Fund) 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.

In March 2012, the GASB issued statement No. 65 - Items Previously Reported as Assets and Liabilities. This statement establishes accounting and financial reporting standards that reclassify, as deferred outflows of resources or deferred inflows of resources, certain items that were previously reported as assets and liabilities and recognizes, as outflows of resources or inflows of resources, certain items that were previously reported as assets and liabilities. The Village implemented this standard effective January 1, 2013.

**Reporting Entity**

The financial statements present only the Ogden Avenue Corridor Tax Increment Financing District Fund, a fund 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.

**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.

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**Fund Balance**

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

Non-spendable - 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.

**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.

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At December 31, 2013, the total deposits and investments of the Fund were comprised of the following:

	<u>Carrying Value</u>	<u>Statement Balances</u>	<u>Associated Risks</u>
Deposits	\$ 917,256	\$ 917,256	Custodial credit risk – deposits
Money market – Illinois Funds	1,380,529	1,380,529	Credit risk
Money market – IMET	2,008,988	2,008,988	Credit risk
Municipal bonds	185,731	185,731	Credit risk, custodial credit risk
			– investments, concentration of
			credit risk, interest rate risk
U.S. Agency obligations	169,967	169,967	Credit risk, custodial credit risk
			– investments, concentration of
			credit risk, interest rate risk
<b>Total Deposits and Investments</b>	<u><u>\$4,662,471</u></u>	<u><u>\$4,662,471</u></u>	

*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, 2013, the Fund's investments in Illinois Funds and Illinois Metropolitan Investment Fund were due on demand.

<u>Investment Type</u>	<u>Fair Value</u>	<u>Maturity (In Years)</u>		
		<u>Less than 1</u>	<u>1 - 5</u>	<u>Greater than 5</u>
Municipal bonds	\$185,731	\$185,731	\$ -	\$ -
U.S Agency obligations	169,967	-	169,967	-
<b>Totals</b>	<u><u>\$355,698</u></u>	<u><u>\$185,731</u></u>	<u><u>\$169,967</u></u>	<u><u>\$ -</u></u>

*Custodial Credit Risk – Deposits*

With respect to deposits, custodial credit risk refers to the risk that, in the event of a bank failure, the government's deposits may not be returned to it. The Village's investment policy requires pledging of collateral for all bank balances in excess of federal depository insurance, at an amount not less than 110% of the fair market value of the funds secured, with the collateral held by the Village, an independent third-party or the Federal Reserve Bank in the Village's name. At year end, the Fund did not have any deposits that were exposed to custodial credit risk.

*Custodial Credit Risk – Investments*

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Village will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. At year end, the Fund did not have any investments that were exposed to custodial credit risk.

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*Concentration of Credit Risk*

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. At year end, there were no investments subject to concentration of credit risk.

*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.

<u>Investment Type</u>	<u>Standard &amp; Poors</u>	<u>Moody's Investors Services</u>
Illinois Funds	AAAm	N/A
Municipal bonds	AA+ - AAA	Aa1 - Aaa
U.S. Agency obligations	AA+	Aaa

**NOTE 3 – RECEIVABLES - TAXES**

Property taxes for 2013 attach as an enforceable lien on January 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, 2014 and August 1, 2014, and are payable in two installments, on or about June 1, 2014 and September 1, 2014. 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 2013 tax levy is intended to fund expenditures for the 2013 fiscal year, these taxes are deferred as of December 31, 2013.

**NOTE 4 – EFFECT OF NEW ACCOUNTING STANDARDS ON CURRENT PERIOD FINANCIAL STATEMENTS**

The Governmental Accounting Standards Board (GASB) has approved the following:

- Statement No. 67, Financial Reporting for Pension Plans - an amendment of GASB Statement No. 25
- Statement No. 68, Accounting and Financial Reporting for Pensions - an amendment of GASB Statement No. 27
- Statement No. 69, Government Combinations and Disposals of Government Operations
- Statement No. 70, Accounting and Financial Reporting for Nonexchange Financial Guarantees

When they become effective, application of these standards may restate portions of these financial statements.