Annual TIF Report

Year Ending December 31, 2008

Ogden Avenue TIF Corridor

801 Burlington Avenue
Downers Grove, Illinois 60515

Village of Downers Grove
Ogden Avenue TIF District

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SECTION 2.0

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

Name of Redevelopment Project Area: Ogden Avenue Corridor Redevelopment Project Area
Primary Use of Redevelopment Project Area*: Retail/Commercial
If "Combination/Mixed" List Component Types:
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one): **Tax Increment Allocation Redevelopment Act X Industrial Jobs Recovery Law _____**

	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)] **If yes, please enclose the amendment labeled Attachment A**	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)] **Please enclose the CEO Certification labeled Attachment 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)] **Please enclose the Legal Counsel Opinion labeled Attachment C**		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)] **If yes, please enclose the Activities Statement labeled Attachment D**		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)] **If yes, please enclose the Agreement(s) labeled Attachment E**		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)] **If yes, please enclose the Additional Information labeled Attachment F**	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)] **If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G**	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)] **If yes, please enclose the Joint Review Board Report labeled Attachment H**	X	Annual Mtg Minutes Mailed Separately
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)] **If yes, please enclose the Official Statement labeled Attachment I**	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)] **If yes, please enclose the Analysis labeled Attachment J**	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) **If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K**		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) **If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L**		X

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

ATTACHMENTS A-L

ATTACHMENT A

VILLAGE OF DOWNERS GROVE, ILLINOIS
OGDEN AVENUE TIF REPORT (TIF #2)
Report Period 1/1/08 – 12/31/08

Amendments to the Redevelopment Plan or Project Area

There were no amendments to the Redevelopment Plan or Redevelopment Project Area Boundary during this fiscal year.

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, 2008, 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 30, 2009

David Fieldman, Village Manager

ATTACHMENT C

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 2008.

June 30, 2009

Enza Petrarca, Village Attorney

ATTACHMENT D

VILLAGE OF DOWNERS GROVE, ILLINOIS

OGDEN AVENUE TIF REPORT (TIF #2)

Report Period 1/1/08 to 12/31/08

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.

COMPREHENSIVE PLAN

On August 19, 2008, the Downers Grove Village Council adopted Resolution 2008-81 authorizing execution of an agreement with Houseal Lavigne Associates, LLC for professional services in connection with drafting and finalizing the Village's Comprehensive Plan and as lead consultant for the Total Community Development III Project. The Plan report will serve as a document for guiding land use and development policy and for prioritizing, promoting and implementing redevelopment projects and actions. One section of the Comprehensive Plan will include evaluating the overall Ogden Strategy to produce an update to the Ogden Avenue Corridor Plan. The 2009 budget includes $10,000 for this Plan.

SW CORNER OF OGDEN AVENUE AND LEE AVENUE – 979 OGDEN AVENUE

The subject site has 9.9 acres of vacant property and is located south of the intersection of Ogden and Lee. On February 27, 2007, the Village authorized staff to negotiate a Redevelopment Agreement with The Bradford Real Estate Companies inclusive of specific key terms for the property. On June 3, 2008, the Village Council voted to rescind Resolution 2007-19 which authorized staff to negotiate a Redevelopment Agreement with Bradford Development for this property. The developer has been unable to meet key terms as outlined in the resolution.

SIDEWALK CONSTRUCTION AND CURB CUT ELIMINATION (CIP S-005)

The Village contracted with Burns & McDonnell in 2005 for professional services for this right-of-way improvement project. An initial Phase I Report included surveying the corridor, preliminary layout of improvements, and identification of land required for the project. Part of the funding for this project is from CMAQ and STP Grants.

The Village has moved forward with these projects as a combined effort since much of the work is similar in nature. The Village was awarded a CMAQ grant for a portion of the work. Based on the award for the Street Sign Project about $109,254 will be available for the Curb Cut Elimination Project. A Surface Transportation Program (STP) grant (70% for installation) for new sidewalks was also awarded to the Village. The preliminary design is complete and plans are currently open for public comment and review. After comments are received final plans will be submitted to IDOT for final review and approval. After IDOT approval land acquisition can proceed and should be completed in 2009. Sections where land acquisition is not required will be built in 2009 as well. The remaining sections will be completed as land acquisition is completed.

LUXURY MOTORS – 310-330 OGDEN AVENUE

The Village entered into a Redevelopment Agreement with Luxury Motors on December 20, 2005 that provides for a series of incentives for retention and expansion of related dealership entities. A detention basin was designed in the spring of 2006 and completed in 2006 for their property located on the north side of Ogden.

On June 5, 2007, the Village Council approved Resolution No. 2007-64 authorizing the First Amendment to the Redevelopment and Sales Tax Rebate Agreement between the Village of Downers Grove and Luxury Motors. The First Amendment requires the Village to pay for the design and installation of a detention basin within the Florence Avenue Right-of-Way. Construction began November 26, 2007 and the storm detention structure was complete on December 14, 2007. Pavement replacement and parkway restoration occurred in spring 2008.

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.

ATTACHMENT E

VILLAGE OF DOWNERS GROVE, ILLINOIS

OGDEN AVENUE TIF REPORT (TIF #2)

Report Period 1/1/08 to 12/31/08

AGREEMENTS

Agreements entered into by the municipality

On June 3, 2008, the Village Council approved Resolution No. 2008-58 authorizing a one-year no-cost extension of Phase 2 of the Illinois Tomorrow Corridor Planning grant for the Ogden Avenue Corridor Study. The Amendment extends the time needed to complete the Scope of Work to June 30, 2009. The Agreement provides for a right-of-way survey and sidewalk design plan to guide the redevelopment of the Ogden Avenue Corridor.

ATTACHMENT E

www.downers.us

Community Response Center
630.434.CALL (2255)

Civic Center
801 Burlington Avenue
Downers Grove
Illinois 60515-4776
630.434.5500
TDD 630.434.5511
FAX 630.434.5571

Fire Department Administration
6701 Main Street
Downers Grove
Illinois 60516-3426
630.434.5980
FAX 630.434.5998

Police Department
825 Burlington Avenue
Downers Grove
Illinois 60515-4783
630.434.5600
FAX 630.434.5690

Public Works Department
5101 Walnut Avenue
Downers Grove
Illinois 60515-4074
630.434.5460
FAX 630.434.5495

Department of Counseling and Social Services
842 Curtiss Street
Downers Grove
Illinois 60515-4761
630.434.5595
FAX 630.434.5599

April 14, 2008

Ms. Juanita Akers
Grant Administrator
Illinois Department of Transportation
2300 S. Dirksen Parkway Room 307
Springfield, Illinois 62764

Re: No-Cost Extension of Phase 2 of the Illinois Tomorrow Corridor Planning grant for the Ogden Avenue Corridor Study

Dear Ms. Akers:

The Village of Downers Grove hereby requests a one-year no-cost extension of its Illinois Tomorrow Corridor Planning Grant Program, redevelopment of the Ogden Avenue Corridor Study for Phase 2 that is subject to completion on June 30, 2008. Phase 2 of this agreement is to support preparation of a Right-Of-Way (ROW) survey and sidewalk design to guide the redevelopment of the Downers Grove Ogden Corridor.

The Village seeks an extension because the Village is still waiting for the State to approve the right-of-way acquisition documents. These documents were filed with the State; however, the State still hasn't approved the acquisition documents to allow this project to move forward in a timely fashion.

It is the desire of the Village of Downers Grove to use the $135,000 appropriated toward Phase 2 to complete this project; therefore, we respectfully request permission to extend the agreement period through June 30, 2009.

Thank you for your consideration.

Sincerely,

VILLAGE OF DOWNERS GROVE

David Fieldman
Deputy Village Manager

www.downers.us

Community Response Center
630.434.CALL (2255)

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Illinois 60515-4074
630.434.5460
FAX 630.434.5495

Department of Counseling and Social Services
842 Curtiss Street
Downers Grove
Illinois 60515-4761
630.434.5595
FAX 630.434.5599

June 5, 2008

Pat O. Reserva, CPA
Grant Administrator
Bureau of Business Services
Illinois Department of Transportation
2300 South Dirksen Parkway, Room 302
Springfield, IL 62764

Re: Downers Grove State Program #07T0079

Dear Mr. Reserva:

At its regular meeting on June 3, 2008, the Downers Grove Village Council adopted Resolution 2007-58 for the extension of the Illinois Tomorrow Corridor Planning Grant for the Ogden Avenue Corridor.

I am a copy of the resolution and three (3) signed agreements for your records

Very truly yours,

April K. Holden
Village Clerk

VILLAGE OF DOWNERS GROVE

encl: a/s
cc: Sue Brassfield, Grants Coordinator

wpwin\agree\IDOT

RESOLUTION NO. 2008-58

A RESOLUTION AUTHORIZING EXECUTION OF A FIRST AMENDMENT FOR THE STATE PLANNING RESEARCH FUNDED AGREEMENT WITH THE VILLAGE OF DOWNERS GROVE STATE PROGRAM #07T0079

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 Amendment (the "Amendment"), between the between the Village of Downers Grove (the "Governmental Body") and the Illinois Department of Transportation (the "Department") for the extension of the Illinois Tomorrow Corridor Planning Grant for the Ogden Avenue Corridor as set forth in the form of the Amendment submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

2. That the Mayor and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Amendment, 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 provision of the Amendment.

4. That all resolutions or parts of resolutions in conflict with the provision 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: June 3, 2008
Attest: April U. Hoh
Village Clerk

I\wp8\res.08\IDOT-OgdenCorridor-grant--ext

Illinois Department of Transportation

FIRST AMENDMENT
FOR THE STATE PLANNING RESEARCH FUNDED AGREEMENT
WITH THE VILLAGE OF DOWNERS GROVE
STATE OBLIGATION # 07T0079

The undersigned DEPARTMENT and GOVERNMENTAL BODY agree that the following shall amend the AGREEMENT referenced herein. All terms and conditions set forth in the original agreement, not amended herein, shall remain in full force and effect as written. In the event of conflict, the terms of this amendment shall prevail. This amendment is in the best interest of the State and is authorized by law.

1. DESCRIPTION OF AGREEMENT:
   The agreement provides for the right-of-way survey and sidewalk design plan to guide the redevelopment of the Ogden Avenue corridor.
2. EFFECTIVE DATE OF AMENDMENT:
   Amendment is effective upon execution.
3. DESCRIPTION OF AMENDMENT:
   Amendment extends the time needed to complete the Scope of Work to June 30, 2009. Also, Attachment A lists additional terms that are added and/or revised to Part 2 General Provisions and Part 7 Agreement Award Information. The funding provision embodied in the original agreement is not altered by this amendment.
4. ATTACHMENTS AND INCORPORATIONS:
   Attachment A.

IN WITNESS WHEREOF, the PARTIES have caused this AGREEMENT AMENDMENT to be executed on the dates shown below by representatives authorized to bind the DEPARTMENT and GOVERNMENTAL BODY.

FOR THE GOVERNMENTAL BODY:

Signature of Authorized Representative	Type or Print Name of Authorized Representative	Date
	Ron Sandack	June 3, 2008

Mayor of Downers Grove
Title of Authorized Representative

Governmental Body Name	Village of Downers Grove
Legal Address	801 Burlington Avenue
City, State, Zip	Downers Grove, IL 60515-4776

FOR THE DEPARTMENT:

Ellen Schanzle-Haskins, Chief Counsel (approved as to form)

Ann L. Schneider, Director, Finance & Administration

Richard J. Smith, Director, Planning & Programming	Milton R. Sees, P.E., Secretary of Transportation	Date

FOR STATE USE ONLY
Contract # 07T0079 Exempt from Code X
Source Selection: IFB (including Multi-step)___ RFP___ RFP/P&A___ Small___ Sole Source___ Emergency___

Attachment A

The following clause revises Part 2 General Provisions, Paragraph F. contained in the original AGREEMENT:

F. Subcontracting/Procurement Procedures/Employment of Department Personnel.

1. Subcontracting. Subcontracting, assignment or transfer of all or part of the interests of the Governmental Body concerning any of the obligations covered by this Agreement is prohibited without prior written consent of the Department.

2. Procurement of Goods or Services – Federal Funds. For purchases of products or services with any Federal funds that cost more than $3,000.00 but less than the simplified acquisition threshold fixed at 41 U.S.C 403(11), (currently set at $100,000.00) the Governmental Body shall obtain price or rate quotations from an adequate number (at least three) of qualified sources. Procurement of products or services with any Federal funds that are in excess of the simplified acquisition threshold fixed at 41 U.S.C. 403(11), (currently set at $100,000.00) will require the Governmental Body to use the Invitation for Bid process or the Request for Proposal process. In the absence of formal codified procedures of the Governmental Body, the procedures of the Department will be used, provided that the procurement procedures conform to the provisions in Part 3(K) below. The Governmental Body may only procure products or services from one source with any Federal funds if: (1) the products or services are available only from a single source; or (2) the Department authorizes such a procedure; or, (3) after solicitation of a number of sources, competition is determined inadequate.

3. Procurement of Goods or Services – State Funds. For purchases of products or services with any State of Illinois funds that cost more than $10,000.00, ($5,000.00 for professional and artistic services) but less than the small purchase amount set by the Illinois Procurement Code Rules, (currently set at $31,300.00 and $20,000.00 for professional and artistic services) the Governmental Body shall obtain price or rate quotations from an adequate number (at least three) of qualified sources. Procurement of products or services with any State of Illinois funds in excess of the small purchase amount (currently set at $31,300.00 for goods and services and $20,000.00 for professional and artistic services) will require the Governmental Body to use the Invitation for Bid process or the Request for Proposal process. In the absence of formal codified procedures of the Governmental Body, the procedures of the Department will be used. The Governmental Body may only procure products or services from one source with any State of Illinois funds if: (1) the products or services are available only from a single source; or (2) the Department authorizes such a procedure; or, (3) after solicitation of a number of sources, competition is determined inadequate.

The Governmental Body shall include a requirement in all contracts with third parties that the contractor or consultant will comply with the requirements of this Agreement in performing such contract, and that the contract is subject to the terms and conditions of this Agreement.

4. Employment of Department Personnel. Governmental Body will not employ any person or persons currently employed by the DEPARTMENT for any work required by the terms of this Agreement.

Part 7 Agreement Award Information is added to the Agreement.

PART 7
AGREEMENT AWARD NOTIFICATION
REQUIRED FOR ALL PROJECTS

Does this project receive Federal funds? ☒ Yes ☐ No

Amount of Federal funds: $120,000
Federal Project Number: SPR-PL-3000(37)
CFDA Number* 20.205
Federal Agency Federal Highway Administration
Program Title IL Highway Planning Research Program
Description: Illinois Tomorrow Agreement for a right-of-way survey and sidewalk design plan to guide the redevelopment of the Ogden Avenue corridor.

*For CFDA (Catalog of Federal Domestic Assistance) Number, refer to original Federal Award/Grant Agreement.

ANNUAL CERTIFICATION FOR COMPLIANCE WITH FEDERAL OMB-CIRCULAR A-133

NOTE: ANNUAL COMPLIANCE WITH THIS REQUIREMENT IS MANDATORY FOR EVERY YEAR IN WHICH THE DEPARTMENT REIMBURSES COSTS FOR THIS PROJECT TO ANY STATES, LOCAL GOVERNMENTS OR

NONPROFIT ORGANIZATIONS. FAILURE TO COMPLY WITH THE ANNUAL CERTIFICATION TO THE DEPARTMENT WILL RESULT IN THE SUSPENSION OF PAYMENTS TO REIMBURSE PROJECT COSTS.

In accordance with OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, such non-federal entities that expend $500,000 or more in federal awards in a year are required to have a single audit performed in accordance with OMB Circular A-133. The Illinois Department of Transportation (IDOT) is required by Federal law to obtain and review the single audit of all entities that had any Federally participating funds pass through it, irrespective of the amount provided by IDOT. It is the responsibility of the agencies expending Federal funds to comply with the requirements of OMB Circular A-133 and determine whether they are required to have a single audit performed.

In order to comply with this requirement, your agency must provide the following information to the Department on an annual basis for every year in which you receive reimbursement from the Department for costs associated with this project:

1. If your agency expended $500,000 (or the current OMB Circular A-133 qualifying amount) or more in federal awards from all sources, including other agencies, in a year, you are required to have a single audit performed in accordance with OMB Circular A-133 *and submit a copy of the report to the Department within the earlier of 30 days after completion of the single audit or no more than nine months after the end of your fiscal year end.* ***This is an annual requirement for every year in which you receive payments to reimburse costs for this project.***
2. If your agency did not expend $500,000 (or the current OMB Circular A-133 qualifying amount) or more in federal awards from all sources, including other agencies, in any fiscal year for which you expend payments from the Department for reimbursement of project costs and were not required to conduct a single audit, <u>you must complete and return the certification statement on the following page</u>.
   This is an annual requirement for every year in which you receive payments to reimburse costs for this project.
3. If your agency receives multiple awards from the Department, only one annual submittal of this information is required.

Please submit a copy of your OMB Circular A-133 single audit or the Single Audit Not Required Certification to:

Illinois Department of Transportation
Audit Section, Rm. 124
2300 South Dirksen Parkway
Springfield, IL 62764

Attn: Julie Brooks

The single audit must be comprised of four parts. You have the option of including the four parts in one report or a combination of reports. The four parts are commonly known as:

1. Comprehensive Annual Financial Report (Financial Statements).
2. Schedule of Expenditures of Federal Awards and Independent Auditor's Report thereon.
3. Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and other matters based on an Audit of Financial Statements performed in accordance with Government Auditing Standards.
4. Independent Auditor's Report on Compliance with Requirements Applicable to each Major Program and on Internal Control over Compliance in accordance with OMB Circular A-133.

Additional information which should be submitted:

1. Corrective Action Plan(s), if applicable.
2. Management Letter, if applicable.
3. Status of Prior Year Findings, is applicable.

For your convenience, you may also submit the information via email to Julie Brooks at Julie.Brooks@illinois.gov or via fax at 217/785-7624. If you have any questions, please contact Julie Brooks or me at 217/782-5148.

NOTE: Do Not Return This Page Signed With The Amendment

Single Audit Not Required

I certify that _____did not expend $500,000 or more in federal awards in our fiscal year _____, and was not required to have a single audit conducted.

_____
(Signature)

_____
(Title)

Subrecipient Contact Information

Subrecipient: Village of Downers Grove

Contact Person: Susan Brassfield Title: Grants Coordinator

Address: 801 Burlington Ave.
Downers Grove, IL 60515

Phone No. 630-434-6878

Fax No. 630-434-5571

Fiscal Year End: 2008

Email address: sbrassfield@downers.us

ATTACHMENT F

VILLAGE OF DOWNERS GROVE, ILLINOIS
OGDEN AVENUE TIF REPORT (TIF #2)
Report Period 1/1/08 to 12/31/08

Additional Information on the Use of Funds Related to
Achieving Objectives of the Redevelopment Plan.

There is no additional information.

ATTACHMENT G

VILLAGE OF DOWNERS GROVE, ILLINOIS
OGDEN AVENUE TIF REPORT (TIF #2)
Report Period 1/1/08 to 12/31/08

Information Regarding Contracts with TIF Consultants

The Village of Downers Grove did not enter into new contracts with TIF Consultants during this fiscal year.

ATTACHMENT H

VILLAGE OF DOWNERS GROVE, ILLINOIS
OGDEN AVENUE TIF REPORT (TIF #2)
Report Period 1/1/08 – 12/31/08

Reports Submitted by the Joint Review Board

The Joint Review Board (JRB) did not submit any report or meeting minutes during this fiscal year. The annual Joint Review Board Meeting will be held as soon as the annual report and audit becomes available. The minutes of this meeting will be forwarded under separate cover.

ATTACHMENT I

VILLAGE OF DOWNERS GROVE, ILLINOIS
OGDEN AVENUE TIF REPORT (TIF #2)
Report Period 1/1/08 to 12/31/08

Obligations

The Village of Downers Grove did not issue any bonds for the Ogden Avenue TIF District during this fiscal year.

ATTACHMENT J

VILLAGE OF DOWNERS GROVE, ILLINOIS

OGDEN AVENUE TIF REPORT (TIF #2)

Report Period 1/1/08 to 12/31/08

Financial Analysis: TIF Obligations

There was no financial analysis prepared for the Ogden Avenue TIF District during this fiscal year.

FINANCIAL AND COMPLIANCE REPORT

ATTACHMENTS K & L

ATTACHMENT K

VILLAGE OF DOWNERS GROVE, ILLINOIS

OGDEN AVENUE CORRIDOR
TAX INCREMENT FINANCING DISTRICT FUND
FINANCIAL AND COMPLIANCE REPORT

For the Year Ended
December 31, 2008

Sikich LLP
Certified Public Accountants & Advisors

VILLAGE OF DOWNERS GROVE, ILLINOIS
OGDEN AVENUE CORRIDOR
TAX INCREMENT FINANCING DISTRICT FUND
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Certified Public Accountants & Advisors

Sikich™

Members of American Institute of
Certified Public Accountants &
Illinois CPA Society

998 Corporate Boulevard • Aurora, IL 60502

ATTACHMENT L

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE

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

We have examined management's assertion included in its representation letter dated April 30, 2009, that the Village of Downers Grove, Illinois Ogden Avenue Corridor Tax Increment Financing District Fund complied with the provisions of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended December 31, 2008. As discussed in that representation letter, management is responsible for the Village of Downers Grove, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village of Downers Grove, Illinois' compliance based on our examination.

Our examination was made in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Downers Grove, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village of Downers Grove, Illinois' compliance with statutory requirements.

In our opinion, management's assertion that the Village of Downers Grove, Illinois complied with the aforementioned requirements for the year ended December 31, 2008 is fairly stated in all material respects.

This report is intended solely for the information and use of the Village Council, management, the Joint Review Board, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

Sikich LLP

Aurora, Illinois
April 30, 2009

Certified Public Accountants & Advisors

Sikich™

Members of American Institute of Certified Public Accountants & Illinois CPA Society

998 Corporate Boulevard • Aurora, IL 60502

INDEPENDENT AUDITOR'S REPORT

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

We have audited the accompanying balance sheet of the Ogden Avenue Corridor Tax Increment Financing District Fund of the Village of Downers Grove, Illinois as of December 31, 2008 and the related statement of revenues, expenditures, and changes in fund balance for the year then ended. These financial statements are the responsibility of the Village of Downers Grove, Illinois' management. 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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

The accompanying financial statements present only the Ogden Avenue Corridor Tax Increment Financing District Fund and are not intended to present fairly the financial position and changes in financial position of the Village of Downers Grove, Illinois in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Ogden Avenue Corridor Tax Increment Financing District Fund of the Village of Downers Grove, Illinois as of December 31, 2008 and the changes in financial position for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

Sikich LLP

Aurora, Illinois
April 30, 2009

FINANCIAL STATEMENTS

VILLAGE OF DOWNERS GROVE, ILLINOIS

BALANCE SHEET
OGDEN AVENUE CORRIDOR
TAX INCREMENT FINANCING DISTRICT FUND

December 31, 2008

ASSETS		
Cash and cash equivalents	$	2,091,601
Receivables		
Property taxes		768,065
TOTAL ASSETS	$	2,859,666
LIABILITIES AND FUND BALANCE		
LIABILITIES		
Accounts payable	$	100,953
Deferred revenues		735,300
Total liabilities		836,253
FUND BALANCE		
Unreserved		2,023,414
Total fund balance		2,023,414
TOTAL LIABILITIES AND FUND BALANCE	$	2,859,667

See accompanying notes to financial statements.

VILLAGE OF DOWNERS GROVE, ILLINOIS

STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
OGDEN AVENUE CORRIDOR
TAX INCREMENT FINANCING DISTRICT FUND

For the Year Ended December 31, 2008

REVENUES	
Taxes	
Property taxes	$ 690,086
Intergovernmental	209
Investment income	37,178
Total revenues	727,473
EXPENDITURES	
Community development	
Contractual supplies	2,383
Other charges and services	135,469
Capital outlay	232
Total expenditures	138,084
NET CHANGE IN FUND BALANCE	589,389
FUND BALANCE, JANUARY 1	1,434,025
FUND BALANCE, DECEMBER 31	$ 2,023,414

See accompanying notes to financial statements.

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VILLAGE OF DOWNERS GROVE, ILLINOIS

OGDEN AVENUE CORRIDOR
TAX INCREMENT FINANCING DISTRICT FUND

NOTES TO FINANCIAL STATEMENTS

December 31, 2008

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

a. 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.

b. 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 this 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 net 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.

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

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

c. Fund Balance

Reserves represent those portions of fund balances not appropriable for expenditure or legally segregated for a specific future use. Designated fund balances represent tentative plans for future use of financial resources.

2. RECEIVABLES - TAXES

Property taxes for 2008 attach as an enforceable lien on January of the year of the levy on property values assessed as of 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, 2009 and August 1, 2009, and are payable in two installments, on or about June 1, 2009 and September 1, 2009. 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 2008 tax levy is intended to fund expenditures for the 2009 fiscal year, these taxes are deferred as of December 31, 2008.

SECTIONS 3.1 to 8

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.

	Reporting Year	Cumulative
Fund Balance at Beginning of Reporting Period	$ 1,434,025.00	

Revenue/Cash Receipts Deposited in Fund During Reporting FY: 2008

			% of Total
Property Tax Increment	$ 690,086	$ 2,885,061	92%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	$ 37,178	$ 184,288	6%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source: IL Tomorrow Corridor Grant) if multiple other sources, attach schedule)	$ 209	$ 66,670	2%

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period	$ 727,473		
Cumulative Total Revenues/Cash Receipts		$ 3,136,019	100%
Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	$ 138,084.26		
Distribution of Surplus	$ -		
Total Expenditures/Disbursements	$ 138,084		
NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS	$ 589,389		
FUND BALANCE, END OF REPORTING PERIOD	$ 2,023,414		

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

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

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]

		Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Administration	2,383	
Financial - Redevelopment Agreement	35,000	
Professional Services - Engineering	232	
		$ 37,615
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
		$ -
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
		$ -
4. Costs of rehabilitation, reconstruction, repair or remodeling and replacement of existing public buildings. Subsection (q)(3) and (o)(4)		
		$ -
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		
Infrastructure Improvements on Florence Avenue	100,469	
		$ 100,469
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		$ -

7. Cost of job training and retraining, including "welfare to work" programs Subsection (q)(5), (o)(7) and (o)(12)		
		$ -
8. Financing costs. Subsection (q) (6) and (o)(8)		
		$ -
9. Approved capital costs. Subsection (q)(7) and (o)(9)		
		$ -
10. Cost of Reimbursing school districts for their increased costs caused by TIF assisted housing projects. Subsection (q)(7.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -
11. Relocation costs. Subsection (q)(8) and (o)(10)		
		$ -
12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		$ -

14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		$ -

TOTAL ITEMIZED EXPENDITURES		$ 138,084

Section 3.2 B

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
Martam Construction	Installation of Stormwater Detention Basin	$ 99,977.75

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
(65 ILCS 5/11-74.4-5 (d) (5) (D) and 65 ILCS 5/11-74.6-22 (d) (5) (D))

FUND BALANCE, END OF REPORTING PERIOD $ 2,023,414

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		
N/A		
Total Amount Designated for Obligations	$ -	$ -

2. Description of Project Costs to be Paid		
CIP S-005: Sidewalk & curb cut construction. Part of CMAQ & STP Grants.		$ 270,000
CIP ST-018: Entranceway Sign Program		$ 25,000
CIP ST-017: Corridor Enhancements (Prof Svcs & Infrastructure)		$ 1,500,000
CIP ST-017: Future costs through 2013		$ 2,000,000
Economic Development and Public Works Expense		$ 75,000
Bill Kay Nissan		$ 105,000
Comprehensive Plan and TIF Consultant		$ 20,000
District 58: Future costs 2010 through 2013		$ 631,341

Total Amount Designated for Project Costs $ 4,626,341

TOTAL AMOUNT DESIGNATED $ 4,626,341

SURPLUS*/(DEFICIT) $ (2,602,927)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing districts (See instructions and statutes)

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

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)
Please include a brief description of each project.

_____ No Projects Were Undertaken by the Municipality Within the Redevelopment Project Area

	11/1/99 to 12/31/08	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
TOTAL:		**Jan - Dec '09 Budget**	
Private Investment Undertaken (See Instructions)	$ 16,764,050	$ 101,080	$ 17,613,858
Public Investment Undertaken	$ 1,050,844	$ 1,850,000	$ 5,488,982
Ratio of Private/Public Investment	15.95		3.21
Project 1: Overall RPA Planning			
Private Investment Undertaken (See Instructions)	$ -	$ -	$ -
Public Investment Undertaken	$ 104,934	$ 20,000	$ 500,000
Ratio of Private/Public Investment	0		0
Project 2: Brownfield Grant, 979 Ogden Avenue Environmental Assessment Completed 12/2002			
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
Project 3: Lee & Ogden Storm Sewer Completed 6/30/04			
Private Investment Undertaken (See Instructions)	$ -	$ -	$ -
Public Investment Undertaken	$ 157,745	$ -	$ 157,745
Ratio of Private/Public Investment	0		0
Project 4: Land Acquisition (ROW) **CIP: S-005** for installation of sidewalk (Not Started)			
Private Investment Undertaken (See Instructions)	$ -	$ -	$ 158,000
Public Investment Undertaken	$ -	$ 74,000	$ 74,000
Ratio of Private/Public Investment	0		2 5/37
Project 5: Street Sign Replacement *(installed 2006)* **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 CMAQ Grant (Part of $333,000 Grant) S-005			
Private Investment Undertaken (See Instructions)	$ -	$ -	$ 73,000
Public Investment Undertaken	$ -	$ 25,000	$ 25,000
Ratio of Private/Public Investment	0		2 23/25

	11/1/99 to 12/31/08	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
Project 7: Engineering (Sidewalk & Curb Cut) 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)	$ -	$ -	$ 506,000
Public Investment Undertaken	$ -	$ 171,000	$ 171,000
Ratio of Private/Public Investment	0		2 47/49
Project 9: Overhead Utility Burial (Master ROW Plan) **CIP: ST-017:** Corridor Enhancements includes gateway and landscaping			
Private Investment Undertaken (See Instructions)	$ -	$ -	$ -
Public Investment Undertaken	$ -	$ 1,500,000	$ 3,500,000
Ratio of Private/Public Investment	0		0
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	$ 140,000	$ 35,000	$ 380,000
Ratio of Private/Public Investment	9.51		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; Cert. Occ. 3/20/06			
Private Investment Undertaken (See Instructions)	$ 4,378,000	$ -	$ 4,378,000
Public Investment Undertaken	$ -	$ -	$ -
Ratio of Private/Public Investment	0		0
Project 13: MidAmerica Bank 535 Ogden New Commercial Development; Cert. Occ. 12/15/05			
Private Investment Undertaken (See Instructions)	$ 1,200,000	$ -	$ 1,200,000
Public Investment Undertaken	$ -	$ -	$ -
Ratio of Private/Public Investment	0		0
Project 14: McDonalds Corporation 225 Ogden New building on exist foundation; Cert. Occ. 2/18/05			
Private Investment Undertaken (See Instructions)	$ 550,000	$ -	$ 550,000
Public Investment Undertaken	$ -	$ -	$ -
Ratio of Private/Public Investment	0		0

	11/1/99 to 12/31/08	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
Project 15: CVS 400 Ogden New Commercial Development; Complete 11/8/02			
Private Investment Undertaken (See Instructions)	$ 1,000,640	$ -	$ 1,000,640
Public Investment Undertaken	$ -	$ -	$ -
Ratio of Private/Public Investment	0		0
Project 16: Luxury Motors 330 Ogden (N. Side) 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
Project 17: IDOT Illinois Tomorrow Grant #1 **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
Project 18: Illinois Tomorrow Planning Grant #2 **CIP: ST-017** Ph II of Ogden Implementation Strategy (Grant Expires 6/30/09)			
Private Investment Undertaken (See Instructions)	$ 22,191	$ 101,080	$ 135,000
Public Investment Undertaken	$ 2,428	$ -	$ 10,500
Ratio of Private/Public Investment	9 10/71		12 6/7
Project 19: Advanced Auto Parts 500 Ogden 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
Project 20: National City Bank 401 Ogden New Commercial Development;Complete CO 12/11/06			
Private Investment Undertaken (See Instructions)	$ 1,975,826	$ -	$ 1,975,826
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

	11/1/99 to 12/31/08	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
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 Interior Remodel; 3 complete permits			
Private Investment Undertaken (See Instructions)	$ 490,500		$ 490,500
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 29: Robert Briant 1530-1552 Ogden Various Interior Remodeling; Strip Center - Complete 9/15/08			
Private Investment Undertaken (See Instructions)	$ 167,000		$ 167,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 30: Richard Simpson 515 Ogden Interior Remodeling; Complete 3/13/07			
Private Investment Undertaken (See Instructions)	$ 108,000		$ 108,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0

	11/1/99 to 12/31/08	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
Project 31: Accelerated Rehab 1626 Ogden Handicap Ramp; Complete 9/18/03			
Private Investment Undertaken (See Instructions)	$ 10,000		$ 10,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 32: Dragons Life Systems 1040 Ogden Commercial Remodel; Complete 5/11/04			
Private Investment Undertaken (See Instructions)	$ 15,000		$ 15,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 33: Fun In Motion 1111 Ogden Commercial Remodel; Complete			
Private Investment Undertaken (See Instructions)	$ 108,500		$ 108,500
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 34: Louis Properties, Inc. 743 Ogden Commercial Remodel; Complete 6/1/04			
Private Investment Undertaken (See Instructions)	$ 8,000		$ 8,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 35: DuPage Schools Cr Un 759 Ogden Commercial Remodeling; Complete 3/17/04			
Private Investment Undertaken (See Instructions)	$ 24,000		$ 24,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 36: BFS Retail & Cmrcl 845 W Ogden Commercial Remodeling; Complete			
Private Investment Undertaken (See Instructions)	$ 35,000		$ 35,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 37: Jerff Jones 950 Ogden 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
Project 38: LaMantia Enterprises 327 Ogden 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

	11/1/99 to 12/31/08	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
Project 39: Charter One Bank 1048 Ogden 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
Project 40: M & R Cycle Specialists 1648 Ogden 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
Project 41: Downers Grove Natl 1703 Ogden 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
Project 42: American Bicycle 639 Ogden Commercial Remodeling; Complete 2/7/06			
Private Investment Undertaken (See Instructions)	$ 60,000		$ 60,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 43: Hinsdale Bank & Trust 718 Ogden Commercial Remodeling; Complete 1/7/08			
Private Investment Undertaken (See Instructions)	$ 55,000		$ 55,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 44: Drovers Bank of Chgo 900 Ogden Commercial Remodeling; Complete 3/6/06			
Private Investment Undertaken (See Instructions)	$ 70,000		$ 70,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 45: Jay's Plumbing 1509 Ogden Commercial Remodeling; Complete 11/2/05			
Private Investment Undertaken (See Instructions)	$ 10,000		$ 10,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 46: Fornparts 431 Ogden Commercial Remodeling; Complete 8/15/06			
Private Investment Undertaken (See Instructions)	$ 46,000		$ 46,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0

	11/1/99 to 12/31/08	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
Project 47: Gary Wheaton Bk 807 Ogden Commercial Remodeling; Complete 5/22/07			
Private Investment Undertaken (See Instructions)	$ 206,000		$ 206,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 48: Traffic Signal Lee & Ogden **CIP: TR-010** Signal Design Costs			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 10,432	$ -	$ 10,432
Ratio of Private/Public Investment	0		0
Project 49: World Class Motorcars 1245-49 Ogden New Commercial 2007; Construction did not start.			
Private Investment Undertaken (See Instructions)	$ 6,200	$ -	$ 6,200
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 50: American Bicycle 639 Ogden Commercial Remodel; Complete 12/4/07			
Private Investment Undertaken (See Instructions)	$ 15,000		$ 15,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 51: Sportodontics 1330 Ogden Interior Build-Out; Complete 8/13/07			
Private Investment Undertaken (See Instructions)	$ 82,000		$ 82,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 52: Walgreen Company 1000 Ogden Interior Remodel-health clinic; Complete 9/13/07			
Private Investment Undertaken (See Instructions)	$ 55,000		$ 55,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 53: US Worldwide Title 1728 Ogden Commercial Remodel Complete 4/11/07			
Private Investment Undertaken (See Instructions)	$ 3,000		$ 3,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 54: Entranceway Sign Program CIP: ST-018 Work to begin in 2009.			
Private Investment Undertaken (See Instructions)	$ -	$ -	$ -
Public Investment Undertaken	$ -	$ 25,000	$ 25,000
Ratio of Private/Public Investment	0		0

	11/1/99 to 12/31/08	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
Project 55: Arun Enterprises 1149 Ogden Former Vacant Cleaners: Demo Interior Complete 7/2/08			
Private Investment Undertaken (See Instructions)	$ 3,000		$ 3,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 56: DG Animal Hospital 635 Ogden Enlarged Parking Lot and Blacktopped; Complete 11/26/08			
Private Investment Undertaken (See Instructions)	$ 5,000		$ 5,000
Public Investment Undertaken		$ -	
Ratio of Private/Public Investment	0		0
Project 57: Luxury Motors 325 Ogden (S.Side) Commercial Addn: Prkg Lot Enhancements. Application 10/3/07. Permit expired.			
Private Investment Undertaken (See Instructions)	$ -		$ -
Public Investment Undertaken; Amended RDA in 2007			
Ratio of Private/Public Investment	0		0
Project 58: Luxury Motors 325 Ogden (S. Side) Detention Basin (Florence Ave R.O.W.) Complete 12/2008			
Private Investment Undertaken (See Instructions)			
Public Investment Undertaken	$ 578,099		$ 578,099
Ratio of Private/Public Investment	0		0
Project 59: Penske Truck Rental 935 Ogden 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
Project 60: Firstar Bk IL 738 Ogden 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
Project 61: UPS Store 900 Ogden 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

	11/1/99 to 12/31/08	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
Project 62: Gyro King 1021 Ogden 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
Project 63: Dirty Blinds 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
Project 64: Charles Lawrence 415-417 Ogden 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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois.

SECTION 6
Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
February 6, 2001	$ 29,321,928	$ 46,174,237

List all overlapping tax districts in the redevelopment project area.
If overlapping taxing district received a surplus, list the surplus.

__X__ The overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
DuPage County	$ -
Forest Preserve	$ -
DuPage Water Commission	$ -
DuPage Airport Authority	$ -
Downers Grove Township	$ -
Downers Grove TWP Road	$ -
Village of Downers Grove	$ -
Village of Downers Grove Fire	$ -
Village of Downers Grove Library	$ -
Downers Grove Park District	$ -
Downers Grove Sanitary	$ -
Grade School District #58 EX BDS	$ -
Grade School District #58 JJ BD	$ -
High School District #99	$ -
Junior College #502	$ -

SECTION 7
Provide information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -
			$ -

SECTION 8
Provide a general description of the redevelopment project area using only major boundaries:

The length of Ogden Avenue from Cumnor Road on the east to Stonewall Avenue on the west.

Optional Documents	Enclosed	
Legal description of redevelopment project area	Yes	
Map of District	Yes	

SECTION 8

LEGAL DESCRIPTION OF THE REDEVELOPMENT PROJECT AREA

MAP OF DISTRICT

OGDEN AVENUE
LEGAL DESCRIPTION

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

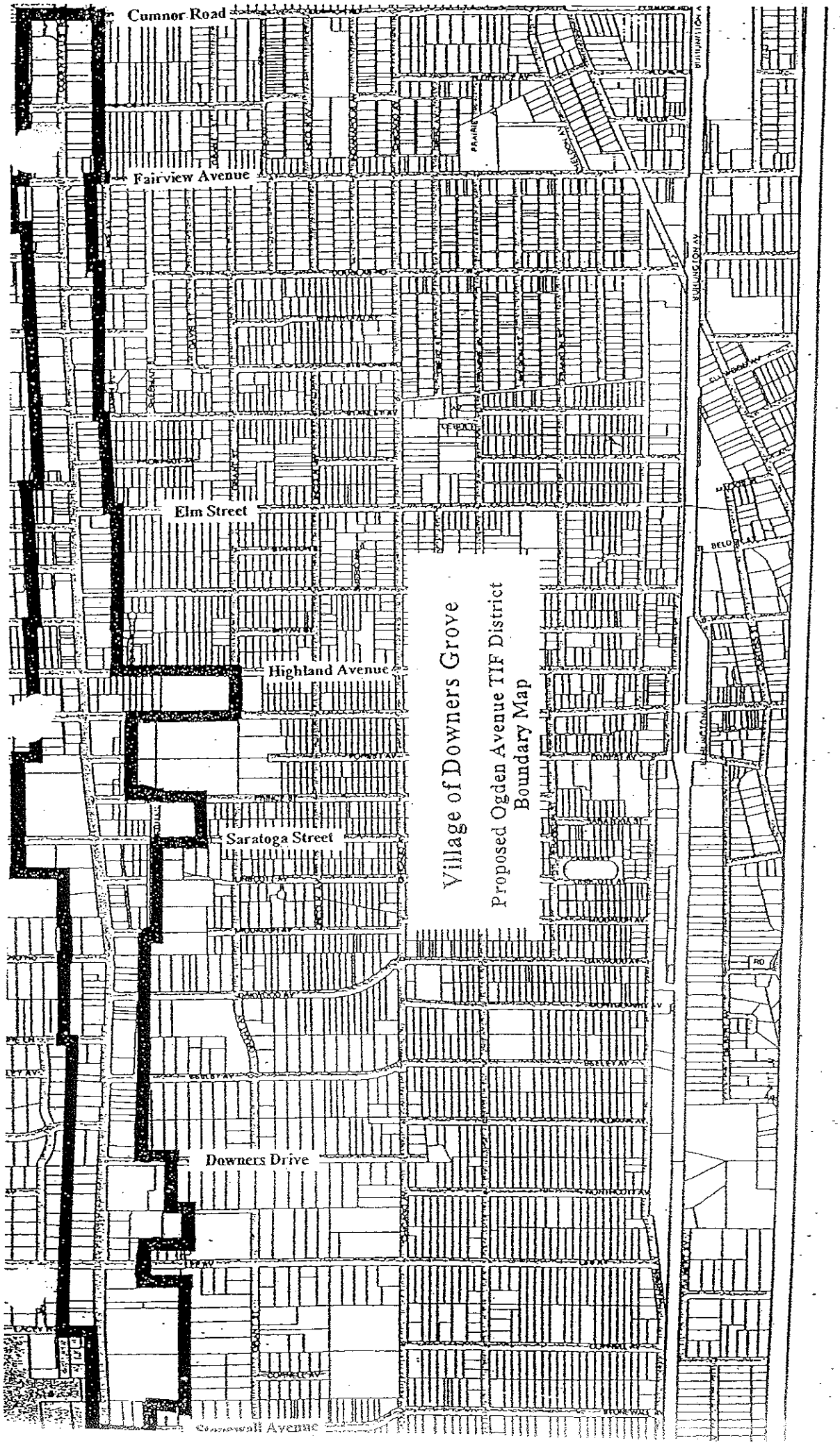
HIGHLAND AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 28 IN BLOCK 10 OF LYMAN PARK, A SUBDIVISION RECORDED AS DOCUMENT 213564; THENCE EASTERLY, ALONG THE NORTH LINES OF LOTS 28 AND 9, IN BLOCK 10 OF SAID LYMAN PARK AND THE EASTERLY EXTENSION THEREOF, TO THE EAST LINE OF LINDLEY STREET; THENCE 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 KNIPPENS 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,

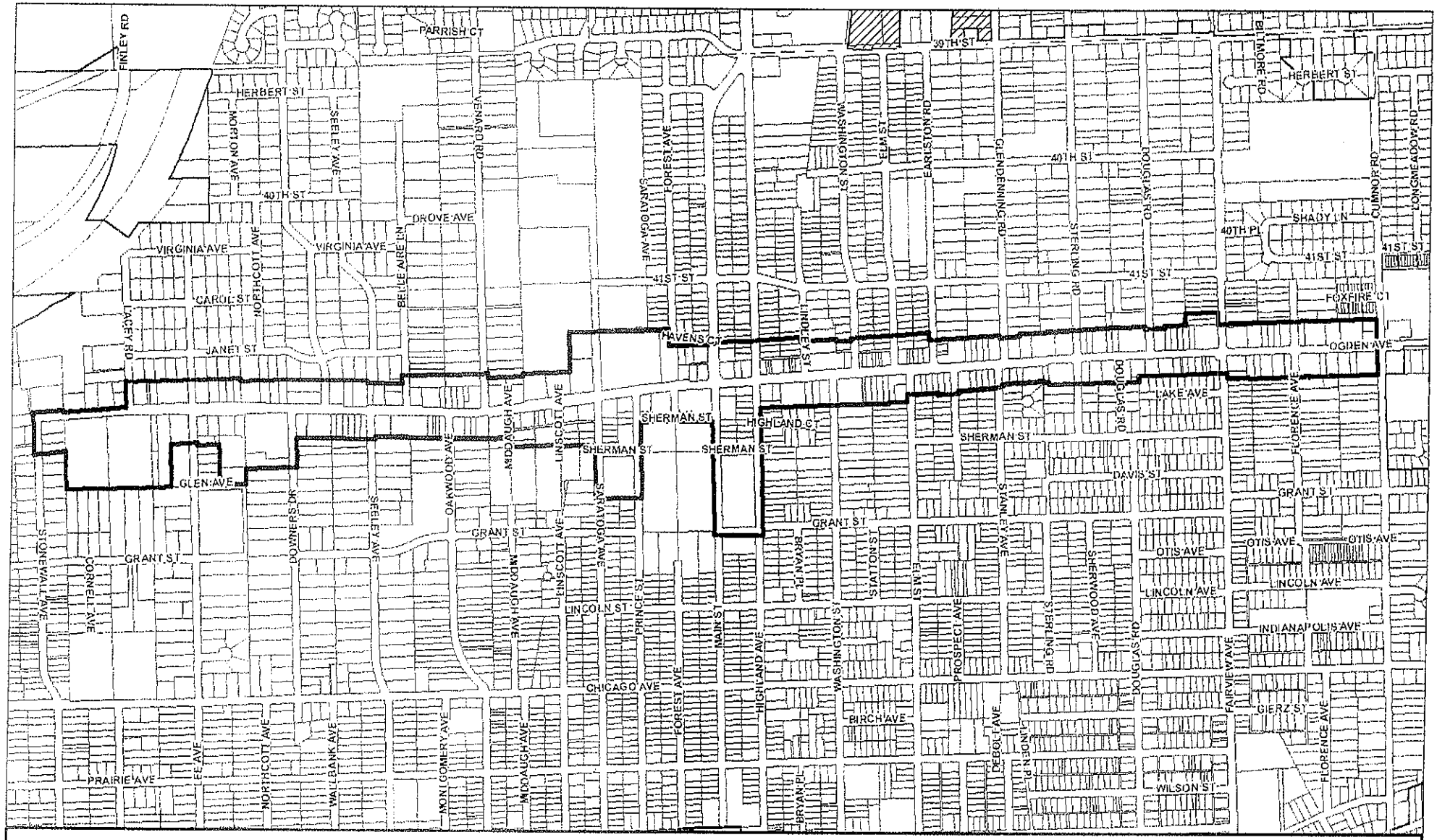
THE SOUTH LINE OF LOT 7, THE SOUTH LINE OF LOT 18 IN BLOCK 30 OF AFORESAID E.H. PRINCE AND COMPANY ADDITION TO DOWNERS GROVE AND THE WESTERLY EXTENSION THEREOF, TO THE WEST LINE OF SARATOGA AVENUE; THENCE NORTH, ALONG THE WEST LINE OF SARATOGA AVENUE, TO THE SOUTHEAST CORNER OF LOT 19 IN BLOCK 1 OF POULIN'S 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 LINSCOTT 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 Cumnor Road on the east.


Cumnor Road
Fairview Avenue
Elm Street
Highland Avenue
Saratoga Street
Downers Drive
Village of Downers Grove
Proposed Ogden Avenue TIF District
Boundary Map

OGDEN AVENUE MAP



Ogden Avenue Corridor

TIF Boundary