

# ***Annual TIF Report***

**Year Ending December 31, 2009**

**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.]**

<b>Name of Redevelopment Project Area:</b> <u>Ogden Avenue Corridor Redevelopment Project Area</u>
<b>Primary Use of Redevelopment Project Area*:</b> <u>Retail/Commercial</u>
<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> _____

	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	Annual Mtg Minutes mailed separate
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

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

## **ATTACHMENTS A-L**

**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**OGDEN AVENUE TIF REPORT (TIF #2)**  
Report Period 1/1/09 – 12/31/09

**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.

**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, 2009, 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, 2010



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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 2009.

June 30, 2010

  
Enza Petrarca, Village Attorney

**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**OGDEN AVENUE TIF REPORT (TIF #2)**

Report Period 1/1/09 to 12/31/09

**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 (TCD 3) 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. TCD 3 was completed in 2009. The Comprehensive Plan Meetings began in February 2010. The project is scheduled to be completed in March 2011. The 2010 budget includes \$10,000 for this Plan.

**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 has been approved by IDOT. Land acquisition can proceed and should be completed in 2011. Sections where land acquisition is not required will be built in 2011 as well. The remaining sections will be completed as land acquisition is completed.

Phase I sidewalk construction began October 21, 2009 and will continue into 2010. The Village Council approved a Local Agency Agreement with the Illinois Department of Transportation (IDOT) for the Ogden Avenue Sidewalk Improvements Phase I (STP) project on June 23, 2009. The Village's share of the cost of Phase I will be \$46,824 with the Federal participation being \$140,470. Phase 2 construction will include remaining sidewalk segments which require land acquisition.

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 1/1/09 to 12/31/09

#### 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. The Village completed the project under anticipated costs.

On June 23, 2009, the Village Council approved Resolution 2009-67 authorizing the execution of and intergovernmental agreement between the Village of Downers Grove and the Illinois Department of Transportation for Phase I of the Ogden Avenue sidewalk improvement project from Walnut Avenue to Roselyn Road.

Attachment E

RESOLUTION NO. 2009-67

**A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR PHASE I OF THE OGDEN AVENUE SIDEWALK IMPROVEMENT PROJECT**

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

Section 1. That the form and substance of a certain Agreement (the "Agreement"), between the Village of Downers Grove (the "Local Agency" or "LA") and the Illinois Department of Transportation (the "State") for Phase I of the Ogden Avenue Sidewalk Improvement Project – Walnut Avenue to Roslyn Road (CIP Project S-00509) as set forth in the form of the Agreement submitted to this meeting with the recommendation of the Village Manager, is hereby approved.

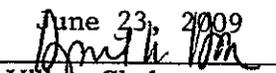
Section 2. That the Mayor and Village Clerk are hereby respectively authorized and directed for and on behalf of the Village to execute, attest, seal and deliver the Agreement, substantially in the form approved in the foregoing paragraph of this Resolution, together with such changes as the Village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

Section 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.

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

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

  
Mayor

Passed: June 23, 2009  
Attest:   
Village Clerk

 <b>Illinois Department of Transportation</b> <b>Local Agency Agreement for Federal Participation</b>	Local Agency Village of Downers Grove	State Contract X	Day Labor	Local Contract	RR Force Account
	Section 04-00094-01-SW	Fund Type STU	ITEP Number		
Construction		Engineering		Right-of-Way	
Job Number	Project Number	Job Number	Project Number	Job Number	Project Number
C-91-489-09	M-8003(280)				

This Agreement is made and entered into between the above local agency hereinafter referred to as the "LA" and the state of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "STATE". The STATE and LA jointly propose to improve the designated location as described below. The improvement shall be constructed in accordance with plans approved by the STATE and the STATE's policies and procedures approved and/or required by the Federal Highway Administration hereinafter referred to as "FHWA".

**Location**

Local Name Ogden Avenue Route FAP 311 Length 3.53 Miles

Termini Walnut Avenue to Roslyn Road

Current Jurisdiction LA Existing Structure No N/A

**Project Description**

Furnishing all of the materials, labor, equipment and appurtenances required for the installation of sidewalk, curb and gutter removal and replacement, driveway pavement removal and replacement, drainage and sanitary structure adjustments, grading, sod restoration, and all incidental and collateral work necessary to complete this project.

**Division of Cost**

Type of Work	FHWA	%	STATE	%	LA	%	Total
Participating Construction	140,470	( )	( )	( )	46,824	( BAL )	187,294
Non-Participating Construction	( )	( )	( )	( )	( )	( )	( )
Preliminary Engineering	( )	( )	( )	( )	( )	( )	( )
Construction Engineering	( )	( )	( )	( )	( )	( )	( )
Right of Way	( )	( )	( )	( )	( )	( )	( )
Railroads	( )	( )	( )	( )	( )	( )	( )
Utilities	( )	( )	( )	( )	( )	( )	( )
Materials	( )	( )	( )	( )	( )	( )	( )
<b>TOTAL</b>	<b>\$ 140,470</b>		<b>\$</b>		<b>\$ 46,824</b>		<b>\$ 187,294</b>

\*Maximum FHWA (STU) Participation 75% Not to Exceed \$140,470.00.

**NOTE:** The costs shown in the Division of Cost table are approximate and subject to change. The final LA share is dependent on the final Federal and State participation. The actual costs will be used in the final division of cost for billing and reimbursement.

If funding is not a percentage of the total, place an asterisk in the space provided for the percentage and explain above.

The Federal share of construction engineering may not exceed 15% of the Federal share of the final construction cost.

**Local Agency Appropriation**

By execution of this Agreement, the LA is indicating sufficient funds have been set aside to cover the local share of the project cost and additional funds will be appropriated, if required, to cover the LA's total cost.

**Method of Financing (State Contract Work)**

- METHOD A—Lump Sum (80% of LA Obligation) \_\_\_\_\_
- METHOD B— \_\_\_\_\_ Monthly Payments of \_\_\_\_\_
- METHOD C—LA's Share Balance divided by estimated total cost multiplied by actual progress payment.

(See page two for details of the above methods and the financing of Day Labor and Local Contracts)

Agreement Provisions

THE LA AGREES:

- (1) To acquire in its name, or in the name of the state if on the state highway system, all right-of-way necessary for this project in accordance with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and established state policies and procedures. Prior to advertising for bids, the LA shall certify to the STATE that all requirements of Titles II and III of said Uniform Act have been satisfied. The disposition of encroachments, if any, will be cooperatively determined by representatives of the LA, and STATE and the FHWA, if required.
- (2) To provide for all utility adjustments, and to regulate the use of the right-of-way of this improvement by utilities, public and private, in accordance with the current Utility Accommodation Policy for Local Agency Highway and Street Systems.
- (3) To provide for surveys and the preparation of plans for the proposed improvement and engineering supervision during construction of the proposed improvement.
- (4) To retain jurisdiction of the completed improvement unless specified otherwise by addendum (addendum should be accompanied by a location map). If the improvement location is currently under road district jurisdiction, an addendum is required.
- (5) To maintain or cause to be maintained, in a manner satisfactory to the STATE and FHWA, the completed improvement, or that portion of the completed improvement within its jurisdiction as established by addendum referred to in item 4 above.
- (6) To comply with all applicable Executive Orders and Federal Highway Acts pursuant to the Equal Employment Opportunity and Nondiscrimination Regulations required by the U.S. Department of Transportation.
- (7) To maintain, for a minimum of 3 years after the completion of the contract, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the contract; the contract and all books, records and supporting documents related to the contract shall be available for review and audit by the Auditor General and the department; and the LA agrees to cooperate fully with any audit conducted by the Auditor General and the department; and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract for which adequate books, records and supporting documentation are not available to support their purported disbursement.
- (8) To provide if required, for the improvement of any railroad-highway grade crossing and rail crossing protection within the limits of the proposed improvement.
- (9) To comply with Federal requirements or possibly lose (partial or total) Federal participation as determined by the FHWA.
- (10) (State Contracts Only) That the method of payment designated on page one will be as follows:
  - Method A - Lump Sum Payment. Upon award of the contract for this improvement, the LA will pay to the STATE, in lump sum, an amount equal to 80% of the LA's estimated obligation incurred under this Agreement, and will pay to the STATE the remainder of the LA's obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.
  - Method B - Monthly Payments. Upon award of the contract for this improvement, the LA will pay to the STATE, a specified amount each month for an estimated period of months, or until 80% of the LA's estimated obligation under the provisions of the Agreement has been paid, and will pay to the STATE the remainder of the LA's obligation (including any nonparticipating costs) in a lump sum, upon completion of the project based upon final costs.
  - Method C - Progress Payments. Upon receipt of the contractor's first and subsequent progressive bills for this improvement, the LA will pay to the STATE, an amount equal to the LA's share of the construction cost divided by the estimated total cost, multiplied by the actual payment (appropriately adjusted for nonparticipating costs) made to the contractor until the entire obligation incurred under this Agreement has been paid.
- (11) (Day Labor or Local Contracts) To provide or cause to be provided all of the initial funding, equipment, labor, material and services necessary to construct the complete project.
- (12) (Preliminary Engineering) In the event that right-of-way acquisition for, or actual construction of the project for which this preliminary engineering is undertaken with Federal participation is not started by the close of the tenth fiscal year following the fiscal year in which this agreement is executed, the LA will repay the STATE any Federal funds received under the terms of this Agreement.
- (13) (Right-of-Way Acquisition) In the event that the actual construction of the project on this right-of-way is not undertaken by the close of the twentieth fiscal year following the fiscal year in which this Agreement is executed, the LA will repay the STATE any Federal Funds received under the terms of this Agreement.
- (14) (Railroad Related Work Only) The estimates and general layout plans for at-grade crossing improvements should be forwarded to the Rail Safety and Project Engineer, Room 204, Illinois Department of Transportation, 2300 South Dirksen Parkway, Springfield, Illinois, 62764. Approval of the estimates and general layout plans should be obtained prior to the commencement of railroad related work. All railroad related work is also subject to approval by the Illinois Commerce Commission (ICC). Final inspection for railroad related work should be coordinated through appropriate IDOT District Bureau of Local Roads and Streets office. Plans and preemption times for signal related work that will be interconnected with traffic signals shall be submitted to the ICC for review and approval prior to the commencement of work. Signal related work involving interconnects with state maintained traffic signals should also be coordinated with the IDOT's District Bureau of Operations. The LA is responsible for the payment of the railroad related expenses in accordance with the LA/railroad agreement prior to requesting reimbursement from IDOT. Requests for reimbursement should be sent to the appropriate IDOT District Bureau of Local Roads and Streets office.

Engineer's Payment Estimates in accordance with the Division of Cost on page one.

- (15) And certifies to the best of its knowledge and belief its officials:
- (a) are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;
  - (b) have not within a three-year period preceding this Agreement been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements receiving stolen property;
  - (c) are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, local) with commission of any of the offenses enumerated in item (b) of this certification; and
  - (d) have not within a three-year period preceding the Agreement had one or more public transactions (Federal, State, local) terminated for cause or default.
- (16) To include the certifications, listed in item 15 above and all other certifications required by State statutes, in every contract, including procurement of materials and leases of equipment.
- (17) (State Contracts) That execution of this agreement constitutes the LA's concurrence in the award of the construction contract to the responsible low bidder as determined by the STATE.
- (18) That for agreements exceeding \$100,000 in federal funds, execution of this Agreement constitutes the LA's certification that:
- (a) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or any employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement;
  - (b) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress, in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions;
  - (c) The LA shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.
- (19) To regulate parking and traffic in accordance with the approved project report.
- (20) To regulate encroachments on public right-of-way in accordance with current Illinois Compiled Statutes.
- (21) To regulate the discharge of sanitary sewage into any storm water drainage system constructed with this improvement in accordance with current Illinois Compiled Statutes.
- (22) That the LA may invoice the STATE monthly for the FHWA and/or STATE share of the costs incurred for this phase of the improvement. The LA will submit supporting documentation with each request for reimbursement from the STATE. Supporting documentation is defined as verification of payment, certified time sheets, vendor invoices, vendor receipts, and other documentation supporting the requested reimbursement amount.
- (23) To complete this phase of the project within three years from the date this agreement is approved by the STATE if this portion of the project described in the Project Description does not exceed \$1,000,000 (five years if the project costs exceed \$1,000,000).
- (24) Upon completion of this phase of the improvement, the LA will submit to the STATE a complete and detailed final invoice with all applicable supporting supporting documentation of all incurred costs, less previous payments, no later than one year from the date of completion of this phase of the improvement. If a final invoice is not received within one year of completion of this phase of the improvement, the most recent invoice may be considered the final invoice and the obligation of the funds closed.
- (25) (Single Audit Requirements) That if the LA receives \$500,000 or more a year in federal financial assistance they shall have an audit made in accordance with the Office of Management and Budget (OMB) Circular No. A-133. LA's that receive less than \$500,000 a year shall be exempt from compliance. A copy of the audit report must be submitted to the STATE with 30 days after the completion of the audit, but no later than one year after the end of the LA's fiscal year. The CFDA number for all highway planning and construction activities is 20.205.

#### THE STATE AGREES:

- (1) To provide such guidance, assistance and supervision and to monitor and perform audits to the extent necessary to assure validity of the LA's certification of compliance with Titles II and III requirements.
- (2) (State Contracts) To receive bids for the construction of the proposed improvement when the plans have been approved by the STATE (and FHWA, if required) and to award a contract for construction of the proposed improvement, after receipt of a satisfactory bid.
- (3) (Day Labor) To authorize the LA to proceed with the construction of the improvement when Agreed Unit Prices are approved and to reimburse the LA for that portion of the cost payable from Federal and/or State funds based on the Agreed Unit Prices and Engineer's Payment Estimates in accordance with the Division of Cost on page one.
- (4) (Local Contracts) That for agreements with Federal and/or State funds in engineering, right-of-way, utility work and/or construction work:

- (a) To reimburse the LA for the Federal and/or State share on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payment by the LA;
- (b) To provide independent assurance sampling, to furnish off-site material inspection and testing at sources normally visited by STATE inspectors of steel, cement, aggregate, structural steel and other materials customarily tested by the STATE.

**IT IS MUTUALLY AGREED:**

- (1) That this Agreement and the covenants contained herein shall become null and void in the event that the FHWA does not approve the proposed improvement for Federal-aid participation or the contract covering the construction work contemplated herein is not awarded within three years of the date of execution of this Agreement.
- (2) This Agreement shall be binding upon the parties, their successors and assigns.
- (3) For contracts awarded by the LA, the LA shall not discriminate on the basis of race, color, national origin or sex in the award and performance of any USDOT - assisted contract or in the administration of its DBE program or the requirements of 49 CFR part 26. The LA shall take all necessary and reasonable steps under 49 CFR part 26 to ensure nondiscrimination in the award and administration of USDOT - assisted contracts. The LA's DBE program, as required by 49 CFR part 26 and as approved by USDOT, is incorporated by reference in this Agreement. Upon notification to the recipient of its failure to carry out its approved program, the department may impose sanctions as provided for under part 26 and may, in appropriate cases, refer the matter for enforcement under 18 U.S.C. 1001 and/or the Program Fraud Civil Remedies Act of 1986 (31 U.S.C. 3801 et seq.). In the absence of a USDOT - approved LA DBE Program or on State awarded contracts, this Agreement shall be administered under the provisions of the STATE's USDOT approved Disadvantaged Business Enterprise Program.
- (4) In cases where the STATE is reimbursing the LA, obligations of the STATE shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or applicable Federal Funding source fails to appropriate or otherwise make available funds for the work contemplated herein.
- (5) All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement and/or amendment shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application.

**ADDENDA**

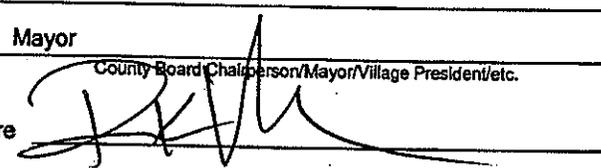
Additional information and/or stipulations are hereby attached and identified below as being a part of this Agreement.

Number 1 Location Map

(Insert addendum numbers and titles as applicable)

The LA further agrees, as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this Agreement and all addenda indicated above.

**APPROVED**

Name Ron Sandack  
 Title Mayor  
County Board Chairperson/Mayor/Village President/etc.  
 Signature   
 Date June 23, 2009

TIN Number \_\_\_\_\_

**APPROVED**

State of Illinois  
Department of Transportation

Gary Hannig, Secretary of Transportation Date \_\_\_\_\_

By: \_\_\_\_\_  
(Delegate's Signature)

(Delegate's Name - Printed)

Christine M. Reed, Director of Highways/Chief Engineer Date \_\_\_\_\_

Ellen J. Schanzle-Haskins, Chief Counsel Date \_\_\_\_\_

Ann L. Schneider, Director of Finance and Administration Date \_\_\_\_\_

**NOTE:** If signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.

**ATTACHMENT F**

**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**OGDEN AVENUE TIF REPORT (TIF #2)**  
Report Period 1/1/09 to 12/31/09

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

There is no additional information.

**VILLAGE OF DOWNERS GROVE, ILLINOIS**

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

Report Period 1/1/09 to 12/31/09

Information Regarding Contracts with TIF Consultants

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

**VILLAGE OF DOWNERS GROVE, ILLINOIS**  
**OGDEN AVENUE TIF REPORT (TIF #2)**  
Report Period 1/1/09 – 12/31/09

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.

**VILLAGE OF DOWNERS GROVE, ILLINOIS**

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

Report Period 1/1/09 to 12/31/09

**Obligations**

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

**VILLAGE OF DOWNERS GROVE, ILLINOIS**

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

Report Period 1/1/09 to 12/31/09

**Financial Analysis: TIF Obligations**

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

**ATTACHMENTS K & L**

**FINANCIAL AND COMPLIANCE REPORT**

VILLAGE OF DOWNERS GROVE, ILLINOIS  
OGDEN AVENUE CORRIDOR  
TAX INCREMENT FINANCING DISTRICT FUND  
FINANCIAL AND COMPLIANCE REPORT

For the Year Ended  
December 31, 2009

VILLAGE OF DOWNERS GROVE, ILLINOIS  
OGDEN AVENUE CORRIDOR  
TAX INCREMENT FINANCING DISTRICT FUND  
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998 Corporate Boulevard • Aurora, IL 60502

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 May 20 2010, 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, 2009. 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, 2009 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.

A handwritten signature in black ink, appearing to read 'J. H. L. R.'.

Aurora, Illinois  
May 20, 2010



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, 2009 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, 2009 and the changes in financial position for the year then ended, in conformity with accounting principles generally accepted in the United States of America.

A handwritten signature in cursive script, appearing to read 'S. L. U. P.' or similar.

Aurora, Illinois  
May 20, 2010

## FINANCIAL STATEMENTS

VILLAGE OF DOWNERS GROVE, ILLINOIS  
BALANCE SHEET  
OGDEN AVENUE CORRIDOR  
TAX INCREMENT FINANCING DISTRICT FUND

December 31, 2009

---

ASSETS	
Cash and cash equivalents	\$ 2,173,017
Investments	493,300
Receivables	
Property taxes	790,699
Accrued Interest	429
	<hr/>
TOTAL ASSETS	<u>\$ 3,457,445</u>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts payable	\$ 511
Deferred revenues	777,098
	<hr/>
Total liabilities	<u>777,609</u>
FUND BALANCE	
Unreserved	2,679,836
	<hr/>
Total fund balance	<u>2,679,836</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 3,457,445</u>

(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, 2009

<b>REVENUES</b>	
Taxes	
Property taxes	\$ 776,229
Investment income	5,660
	781,889
Total revenues	781,889
<b>EXPENDITURES</b>	
Community development	
Contractual supplies	1,410
Contractual Services	1,641
Other charges and services	35,000
Capital outlay	12,415
	50,466
Total expenditures	50,466
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	731,423
<b>OTHER FINANCING SOURCES (USES)</b>	
Transfers (out) to other Village funds	(75,000)
	(75,000)
<b>NET CHANGE IN FUND BALANCE</b>	656,423
<b>FUND BALANCE, JANUARY 1</b>	2,023,413
	2,023,413
<b>FUND BALANCE, DECEMBER 31</b>	\$ 2,679,836
	2,679,836

(See accompanying notes to financial statements.)

VILLAGE OF DOWNERS GROVE, ILLINOIS  
OGDEN AVENUE CORRIDOR  
TAX INCREMENT FINANCING DISTRICT FUND  
NOTES TO FINANCIAL STATEMENTS

December 31, 2009

---

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.

VILLAGE OF DOWNERS GROVE, ILLINOIS  
OGDEN AVENUE CORRIDOR  
TAX INCREMENT FINANCING DISTRICT FUND  
NOTES TO FINANCIAL STATEMENTS (Continued)

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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 2009 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, 2010 and August 1, 2010, and are payable in two installments, on or about June 1, 2010 and September 1, 2010. 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 2009 tax levy is intended to fund expenditures for the 2010 fiscal year, these taxes are deferred as of December 31, 2009.

## **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

\$ 2,023,414.00

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

			% of Total
Property Tax Increment	\$ 776,229	\$ 3,661,290	93%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 5,660	\$ 189,948	5%
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)		\$ 66,670	2%

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

\$ 781,889

**Cumulative Total Revenues/Cash Receipts**

\$ 3,917,908 100%

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

\$ 125,466.35

**Distribution of Surplus**

\$ -

**Total Expenditures/Disbursements**

\$ 125,466

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

\$ 656,423

**FUND BALANCE, END OF REPORTING PERIOD**

\$ 2,679,837

- 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)		
Financial Audit	1,410	
Administration	75,000	
Financial Redevelopment Agreement	35,000	
		\$ 111,410
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)		
Geotechnical Testing - Sidewalk Construction	1,641	
Sidewalk Construction - Phase 1	12,415	
		\$ 14,056
6. Costs of removing contaminants required by environmental laws or rules (o)(6) - Industrial Jobs Recovery TIFs ONLY		
		\$ -







**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** \$ 2,679,837

	Amount of Original Issuance	Amount Designated
<b>1. Description of Debt Obligations</b>		
N/A		

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

<b>2. Description of Project Costs to be Paid</b>		
Economic Development and Public Works Expense		\$ 77,250
CIP S-005: Sidewalk and curb cut construction. Part of CMAQ & STP Grants Land Acquisition		\$ 500,000
CIP S-005: Sidewalk and curb cut construction. Part of CMAQ & STP Grants Construction		\$ 974,000
CIP ST-017: Corridor Enhancements (Prof Svcs & Infrastructure)		\$ 2,000,000
CIP ST-017: Entrance way signage		\$ 25,000
Comprehensive Plan		\$ 10,000
Bill Kay Nissan		\$ 70,000

**Total Amount Designated for Project Costs** \$ 3,656,250

**TOTAL AMOUNT DESIGNATED** \$ 3,656,250

**SURPLUS\*/(DEFICIT)** \$ (976,413)

\* 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)]**

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 12/31/09	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ 17,122,482	\$ 653,067	\$ 17,775,549
Public Investment Undertaken	\$ 1,099,900	\$ 2,827,585	\$ 6,480,910
Ratio of Private/Public Investment	15.57		2.74
<b>Project 1: Overall RPA Planning</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 104,934	\$ 10,000	\$ 500,000
Ratio of Private/Public Investment	0		0
<b>Project 2: Brownfield Grant, 979 Ogden Avenue Environmental Assessment Completed 12/2002</b>			
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 Completed 6/30/04</b>			
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) CIP: S-005 for installation of sidewalk (Not Started)</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ 158,000	\$ 158,000
Public Investment Undertaken	\$ -	\$ 574,000	\$ 574,000
Ratio of Private/Public Investment	0		19/69
<b>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</b>			
Private Investment Undertaken (See Instructions)	\$ 220,746	\$ -	\$ 220,746
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0
<b>Project 6: Curb Cut Reduction &amp; Sidewalk CMAQ Grant (Part of \$333,000 Grant) S-005</b>			
Private Investment Undertaken (See Instructions)	\$ 22,734	\$ 50,266	\$ 73,000
Public Investment Undertaken	\$ 3,305	\$ 21,695	\$ 25,000
Ratio of Private/Public Investment	6 29/33		2 23/25

11/1/99 to 12/31/09	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
---------------------	---	-------------------------------------

**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	\$ 444,801	\$ 513,000
Public Investment Undertaken	\$ 10,751	\$ 161,890	\$ 171,000
Ratio of Private/Public Investment	6 34/99		3

**Project 9: Corridor Enhancements (Master ROW)**  
**CIP: ST-017: Includes gateway and landscaping**

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ 2,000,000	\$ 4,000,000
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	\$ 175,000	\$ 35,000	\$ 380,000
Ratio of Private/Public Investment	7.61		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; 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

**Project 14: McDonalds Corporation 225 Ogden**  
**New building on exist foundation; C.O. 2/18/05**

Private Investment Undertaken (See Instructions)	\$ 620,000	\$ -	\$ 620,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

	Estimated Investment for Subsequent Fiscal Year		Estimated Cost of the Total Project
11/1/99 to 12/31/09			

**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 ( <a href="#">More projects 57 &amp; 58</a> )	\$ -	\$ -	\$ -
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 \(Design Plans\) \(Grant Expired 6/30/09\)](#)

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

**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 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 12/31/09	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
---------------------	---	-------------------------------------

<b>Project 23: Delta Sonic 1401 Ogden</b> 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

<b>Project 24: Enterprise Rent-A-Car 1420 Ogden</b> 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

<b>Project 25: American National 1728 Ogden</b> 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

<b>Project 26: Play It Again Sports 1626 Ogden</b> 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

<b>Project 27: Secure One Security Sys 1517 Ogden</b> 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

<b>Project 28: Baird &amp; Warner 724-30 Ogden</b> Interior Remodel; 3 complete permits		
Private Investment Undertaken (See Instructions)	\$ 490,500	\$ 490,500
Public Investment Undertaken	\$ -	\$ -
Ratio of Private/Public Investment	0	0

<b>Project 29: Robert Briant 1530-1552 Ogden</b> 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

<b>Project 30: Richard Simpson 515 Ogden</b> 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

		Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
11/1/99 to 12/31/09			

**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 2004](#)

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 & Cmrc 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 12/31/09	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
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<b>Project 39: Charter One Bank 1048 Ogden</b> <a href="#">Commercial Remodeling; Complete 9/1/04</a>		
Private Investment Undertaken (See Instructions)	\$ 2,000	\$ -
Public Investment Undertaken	\$ -	\$ -
Ratio of Private/Public Investment	0	0

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

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

<b>Project 42: American Bicycle 639 Ogden</b> <a href="#">Commercial Remodeling; Complete 2/7/06</a>		
Private Investment Undertaken (See Instructions)	\$ 60,000	\$ -
Public Investment Undertaken	\$ -	\$ -
Ratio of Private/Public Investment	0	0

<b>Project 43: Hinsdale Bank &amp; Trust 718 Ogden</b> <a href="#">Commercial Remodeling; Complete 1/7/08</a>		
Private Investment Undertaken (See Instructions)	\$ 55,000	\$ -
Public Investment Undertaken	\$ -	\$ -
Ratio of Private/Public Investment	0	0

<b>Project 44: Drovers Bank of Chgo 900 Ogden</b> <a href="#">Commercial Remodeling; Complete 3/6/06</a>		
Private Investment Undertaken (See Instructions)	\$ 70,000	\$ -
Public Investment Undertaken	\$ -	\$ -
Ratio of Private/Public Investment	0	0

<b>Project 45: Jay's Plumbing 1509 Ogden</b> <a href="#">Commercial Remodeling; Complete 11/2/05</a>		
Private Investment Undertaken (See Instructions)	\$ 10,000	\$ -
Public Investment Undertaken	\$ -	\$ -
Ratio of Private/Public Investment	0	0

<b>Project 46: Fornparts 431 Ogden</b> <a href="#">Commercial Remodeling; Complete 8/15/06</a>		
Private Investment Undertaken (See Instructions)	\$ 46,000	\$ -
Public Investment Undertaken	\$ -	\$ -
Ratio of Private/Public Investment	0	0

11/1/99 to 12/31/09	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
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<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>			
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 2007; Construction did not start.</b>			
Private Investment Undertaken (See Instructions)	\$ 6,200	\$ -	\$ 6,200
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>			
Private Investment Undertaken (See Instructions)	\$ 82,000	\$ -	\$ 82,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 52: Walgreen Company 1000 Ogden</b> <b>Interior Remodel-health clinic; Complete 9/13/07</b>			
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> <b>Commercial Remodel Complete 4/11/07</b>			
Private Investment Undertaken (See Instructions)	\$ 3,000	\$ -	\$ 3,000
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

<b>Project 54: Entranceway Sign Program</b> <b>CIP: ST-018 Work to begin in 2009.</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ 25,000	\$ 25,000
Ratio of Private/Public Investment	0		0

	Estimated Investment for Subsequent Fiscal Year		Estimated Cost of the Total Project
11/1/99 to 12/31/09			

**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 12/31/09	Estimated Investment for Subsequent Fiscal Year	Estimated Cost of the Total Project
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**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

**Project 65: Burger King 1445 Ogden**  
[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

**Project 66: Jon Con Properties 650 Ogden**  
[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

**Project 67: Louis Taylor 748 Ogden**  
[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

**Project 68: Speedway 898 Ogden**  
[Repair gas canopy columns Completed 1/8/09](#)

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

**Project 69: Learning Center 1229 Ogden**  
[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

	Estimated Investment for Subsequent Fiscal Year		Estimated Cost of the Total Project
11/1/99 to 12/31/09			

**Project 70: Steak & Shake 1520 Ogden**  
 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

**Project 71: Sprint Store 500 Ogden**  
 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

**Project 72: Radio Shack 220 Ogden**  
 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

**Project 73: Duncan Donuts 522 Ogden**  
 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

**Project 74: Maureen Fear 950 Ogden**  
 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

**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

**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	\$ 45,714,468

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**

## 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;

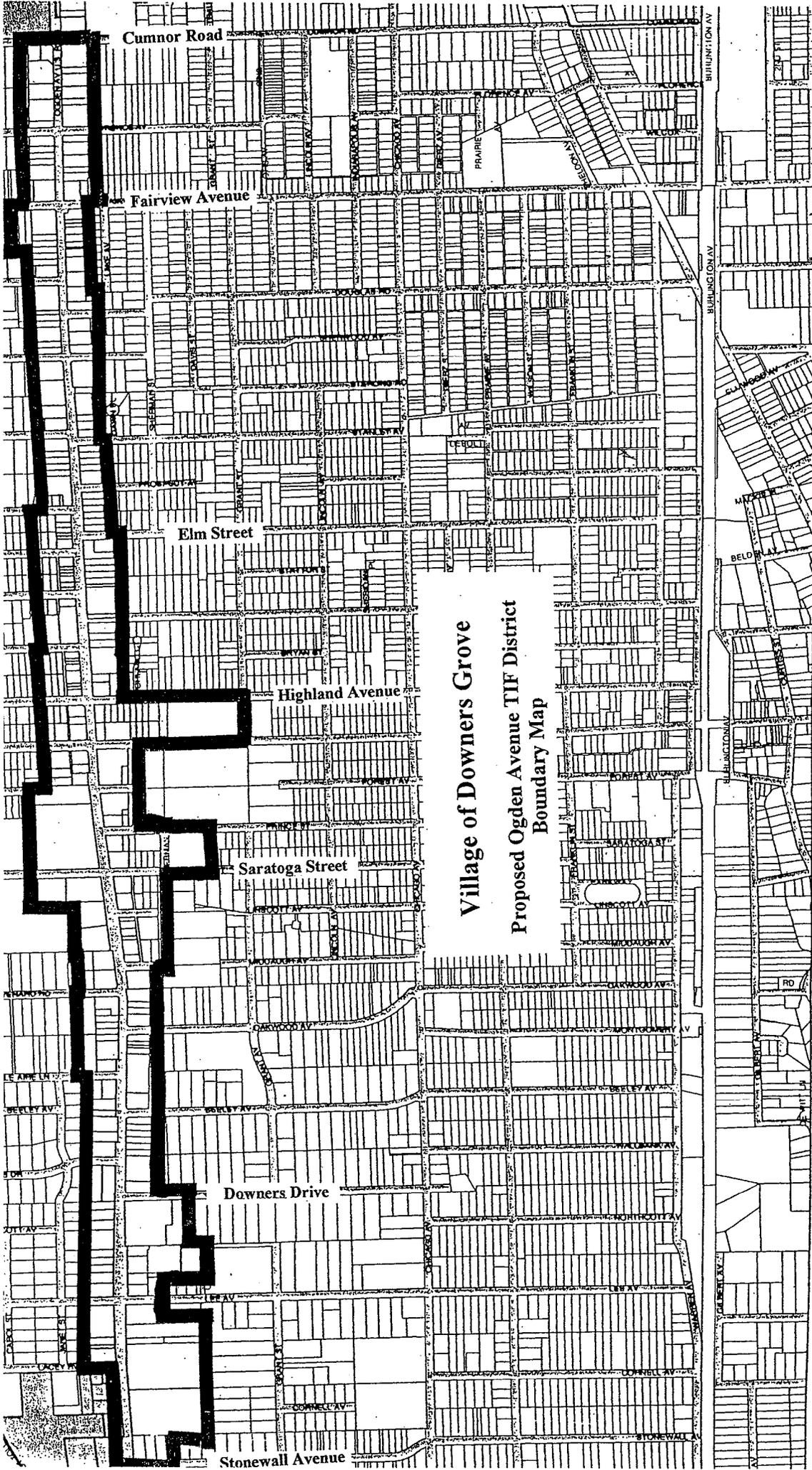
THENCE WESTERLY, ALONG THE SOUTH LINES OF LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN AFORESAID BLOCK 4, TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 7, TO THE SOUTH LINE OF THE NORTH 13 FEET OF LOT 34 IN AFORESAID BLOCK 4; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID 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**



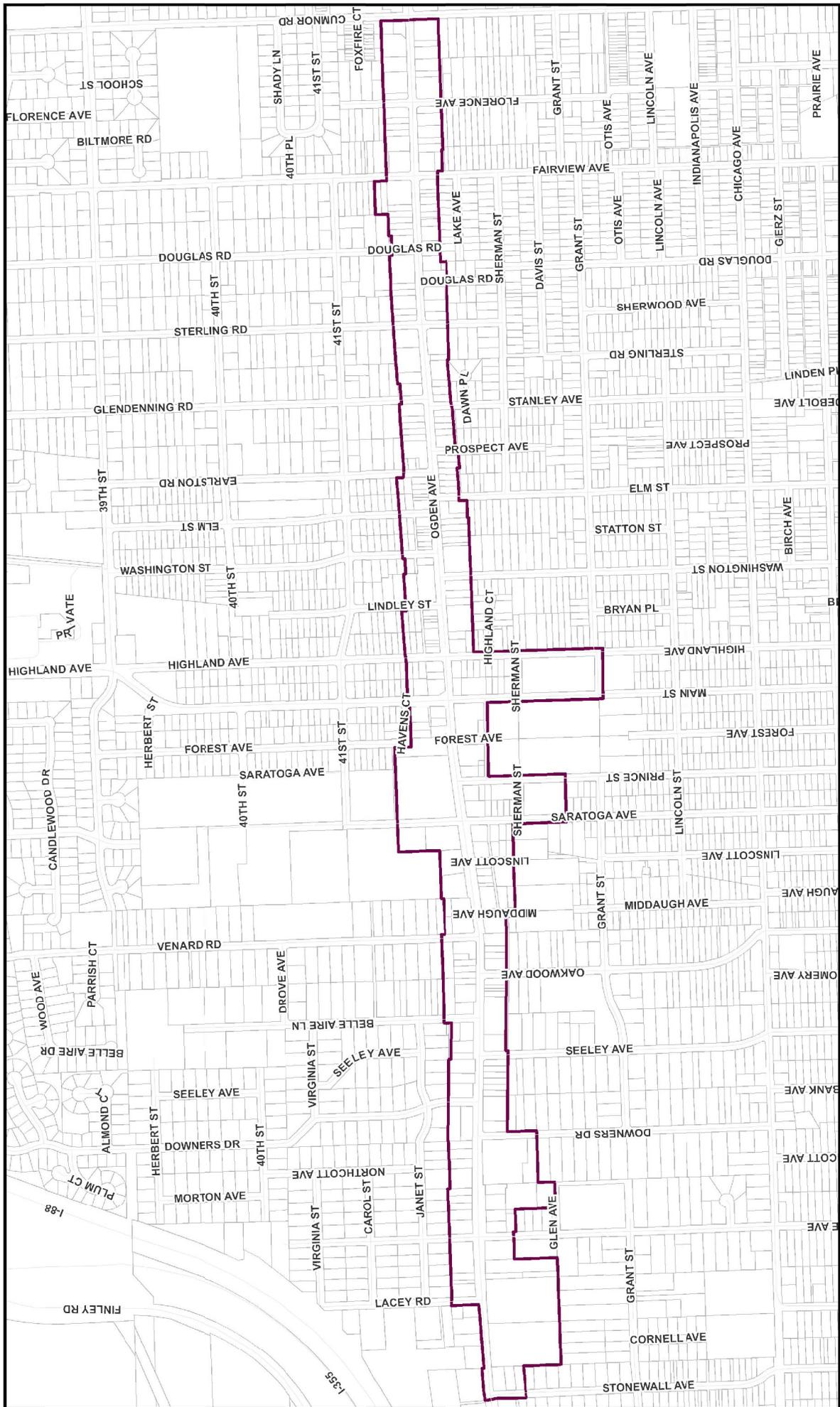
Village of Downers Grove  
Proposed Ogden Avenue TIF District  
Boundary Map

**FILED**

APR 20 2001

*Ray A. Kelly*

DuPage County Clerk



Ogdenville Avenue Corridor - TIF Boundary