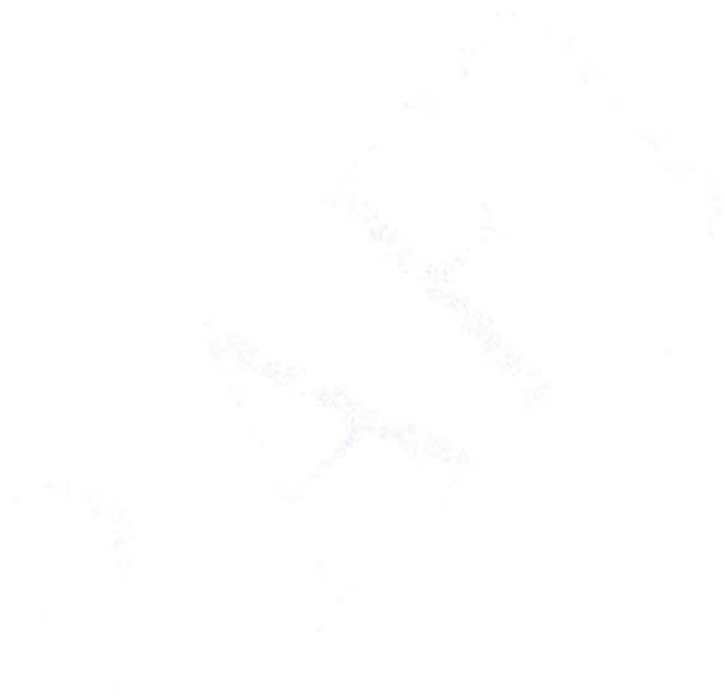


## APPENDIX C

### ROOSEVELT ROAD/FABYAN PARKWAY TIF REDEVELOPMENT PROJECT AREA ELIGIBILITY STUDY



# Introduction

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On April 17, 2017 the West Chicago City Council adopted Resolution 17-R-0021 authorizing preparation of an eligibility study related to the designation of an area known as the Roosevelt Road/Fabyan Parkway Redevelopment Project Area as a redevelopment project area pursuant to the definitions set forth under (65 ILCS 5/11-74.4.1 et seq.), as amended (the "Act"). This legislation focuses on the elimination of blighted or rapidly deteriorating areas through the implementation of a redevelopment plan. Pursuant to the notice requirements contained in the Act, a copy of the resolution was sent to affected tax districts on April 20, 2017.

This report summarizes the analyses and findings of the Consultant's work, which is the responsibility of Camiros, Ltd. ("the Consultant"). The Consultant has prepared this report with the understanding that the City would rely 1) on the findings and conclusions of this report in proceeding with the designation of the Study Area as a redevelopment project area under the Act, and 2) on the fact that the Consultant has obtained the necessary information to conclude that the Study Area can be designated as a redevelopment project area in compliance with the Act.

The Tax Increment Allocation Redevelopment Act (the "Act") permits municipalities to induce redevelopment of eligible "blighted," "conservation" or "industrial park conservation areas" in accordance with an adopted redevelopment plan. The Act authorizes the use of tax increment revenues derived in a redevelopment project area for the payment or reimbursement of eligible Redevelopment Project Costs as set forth in the Act.

The Act stipulates specific procedures, which must be adhered to, in designating a redevelopment project area. One of those procedures is the determination that the area meets the statutory eligibility requirements. At 65 Sec 5/11-74.-3(p), the Act defines a "redevelopment project area" as follows:

"... an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area or a blighted area or a conservation area, or combination of both blighted areas and conservation areas."

In adopting this legislation, the Illinois General Assembly found:

1. (at 65 Sec 5/11-74.4-2(a)) ...there exist in many municipalities within the State blighted, conservation and industrial park conservation areas...; and
2. (at 65 Sec 5/11-74.4-2(b)) ...the eradication of blighted areas and the treatment and improvement of conservation areas by... redevelopment projects is hereby declared to be essential to the public interest.

The legislative findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public. The Act specifies certain requirements, which must be met, before a municipality may proceed with implementing a redevelopment project in order to ensure that the exercise of these powers is proper and in the public interest.

## Blighted Areas

Pursuant to the Act, a “blighted area” refers to either an improved or vacant area within the boundaries of a redevelopment project area where certain defined conditions are meaningfully present and reasonably distributed.

### Improved Areas

Improved areas meet the requirements for designation as a blighted area through documentation of the presence of a combination of five or more of the following factors that are detrimental to the public safety, health or welfare:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Environmental clean-up requirements
12. Lack of community planning
13. Lagging or declining equalized assessed value (“EAV”)

### Vacant Land

There are two sets of factors that determine whether vacant land meets the requirements for designation as a “blighted area” under the Act. The sound growth and development of the area may be impaired by the meaningful presence and reasonable distribution of two or more of the following factors:

- A. Obsolete platting
- B. Diversity of ownership
- C. Tax or special assessment delinquencies
- D. Deterioration of structures or site improvements in neighboring areas
- E. Environmental clean-up requirements
- F. Lagging or declining equalized assessed value (“EAV”)

Vacant land may also qualify for designation if the sound growth of the proposed redevelopment project area is impaired by one of the following factors:

- a. Area consists of one or more unused quarries, mines or strip mine ponds
- b. Area consists of unused rail yards, rail tracks or railroad rights-of-way
- c. Area is subject to chronic flooding pursuant to definitions contained in the Act
- d. Area consists of an unused or illegal disposal site as defined in the Act



- e. Area was designated as a town or village center prior to November 1, 1999, but not developed for that purpose
- f. Area qualified as a blighted improved area immediately prior to becoming vacant

## Conservation Areas

A "conservation area" is an improved area located within the territorial limits of the municipality in which at least 50% of the structures have an age of 35 years or more. Such areas are not yet blighted but, because of a combination of three or more of the following conditions that are detrimental to the public safety, health, morals or welfare, may become a blighted area:

1. Dilapidation
2. Obsolescence
3. Deterioration
4. Presence of structures below minimum code standards
5. Illegal use of individual structures
6. Excessive vacancies
7. Lack of ventilation, light or sanitary facilities
8. Inadequate utilities
9. Excessive land coverage and overcrowding of structures and community facilities
10. Deleterious land use or layout
11. Lack of community planning
12. Environmental clean-up requirements
13. Lagging or declining equalized assessed value ("EAV")

## Industrial Park Conservation Areas

To be designated as an "industrial park conservation area" the municipality must be a "labor surplus municipality, as defined in the Act. The property contained in the redevelopment project area must be zoned as industrial no later than the date the TIF designation ordinances are adopted. The area must include both vacant land suitable for use as an industrial park and a blighted area or a conservation area contiguous to such vacant land.

## Roosevelt Road/Fabyan Parkway TIF Study Area

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The Study Area, shown in *Figure A: Roosevelt Road/Fabyan Parkway TIF Study Area*, is approximately 161 acres in size. The Study Area is irregular in shape and encompasses properties in the area generally bounded by Roosevelt Road on the north, the Burlington Northern Santa Fe Railroad on the south and east, and the west property lines of potential development sites generally fronting Fabyan Parkway and Roosevelt Road.

The Study Area contains a mix of vacant land and improved areas pursuant to the definitions contained in the Act, as identified in *Figure A*. The Study Area boundaries were drawn to generally include properties with significant infrastructure improvement needs and obsolete properties with future redevelopment potential.

The improved portion of the Study Area includes 13 tax parcels with 17 buildings and structures. The approximately 34 acres of improved property represents 22% of the net land area of the Study Area, excluding public rights-of-way. The Study Area includes approximately 9 acres of public rights-of-way and 118 acres of vacant land found on nine tax parcels.

## Eligibility Analysis Overview

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An analysis was undertaken to determine whether any or all of the conditions listed in the Act are present in the Study Area, and if so, to what extent and in which locations. In order to accomplish this evaluation the following tasks were undertaken:

1. Exterior survey of the condition and use of each building;
2. Field survey of environmental conditions involving parking facilities, public infrastructure, site access, fences and general property maintenance;
3. Analysis of existing land uses and their relationships;
4. Comparison of surveyed buildings to zoning regulations;
5. Analysis of the current platting, building size and layout;
6. Analysis of building floor area and site coverage;
7. Review of previously prepared plans, studies, inspection reports and other data;
8. Analysis of real estate assessment data;
9. Review of available building permit records to determine the level of development activity in the area; and
10. Review of building code violation and fire suppression system information.

## Improved Property Condition Evaluation

This section summarizes the process used for assessing improved property conditions in the Study Area. These standards and criteria were used to evaluate the existence of dilapidation or deterioration of buildings and structures.

### Building Components Evaluated

During the field survey, buildings were examined to determine whether they were in sound condition or had minor, major, or critical defects. Building components examined were of two types:

#### Primary Structural Components

These include the basic elements of any building: foundation walls, load-bearing walls and columns, roof, roof structures and facades.

#### Secondary Components

These are components generally added to the primary structural components and are necessary parts of the building, including exterior and interior stairs, windows and window units, doors and door units, interior walls, chimney, and gutters and downspouts.

Each primary and secondary component was evaluated separately as a basis for determining the overall condition of individual buildings. This evaluation considered the relative importance of specific components within a building and the effect that deficiencies in components will have on the remainder of the building.



### Building Component Classification

The four categories used in classifying building components and systems and the criteria used in evaluating structural deficiencies are described below.

#### Sound

Building components that contain no defects, are adequately maintained, and require no treatment outside of normal ongoing maintenance.

#### Minor Deficient

Building components containing minor defects (loose or missing material or holes and cracks over a limited area), which often may be corrected through the course of normal maintenance. Minor defects have no real effect on either the primary or secondary components and the correction of such defects may be accomplished by the owner or occupants. Examples include tuck pointing masonry joints over a limited area or replacement of less complicated components. Minor defects are not considered in rating a building as structurally substandard.

#### Major Deficient

Building components that contain major defects over a widespread area that would be difficult or costly to correct through normal maintenance. Buildings in the major deficient category would require replacement or rebuilding of components by people skilled in the building trades.

#### Dilapidated

Building components that contain severe defects (bowing, sagging, or settling to any or all exterior components causing the structure to be out-of-plumb, or broken, loose or missing material and deterioration over a widespread area) so extensive that the cost of repair would be excessive. The cost of repairs needed to bring such buildings into sound condition would likely exceed the value of the building and would not represent a prudent use of funds.

### Final Building Rating

Based on the evaluation of building components, buildings were classified as follows:

#### Sound

Sound buildings can be kept in a standard condition with normal maintenance. Buildings so classified have no minor defects.

#### Deteriorated

Deteriorated buildings contain defects that collectively are not easily correctable and cannot be accomplished in the course of normal maintenance. Buildings classified as deteriorated have more than one minor defect, but no major defects.

#### Dilapidated

Structurally substandard buildings contain defects that are so serious and so extensive that the building may need to be removed. Buildings classified as dilapidated or structurally substandard have two or more major defects.

Each condition identified in the Act for establishing eligibility of an improved area for designation as a redevelopment project area was considered. Only factors whose presence could be documented as being meaningfully present and reasonably distributed within the Study Area were used to establish eligibility for designation of the Study Area as a redevelopment project area under the Act.

## Presence and Distribution of Eligibility Factors

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The Study Area qualifies for designation as a combination improved conservation area and blighted vacant area under the criteria contained in the Act. The conditions present with respect to the portions of the Study Area that consist of improved property and vacant land are described below.

### Improved Property

The Study Area includes 13 tax parcels that are classified as improved property pursuant to the definitions contained in the Act. Improved property represents 22% of the property within the Study Area, excluding public rights-of-way. The improved portion of the Study Area contains 17 buildings and structures.

#### Age

The Study Area contains 17 buildings and structures, of which 12 were identified as having been built in 1982 or earlier according to DuPage County property assessment records and historic air photographs. Thus, the required age threshold is met with 70.6% of structures being 35 years of age or older.

#### Conservation Area Eligibility Factors

The presence and distribution of eligibility factors related to the qualification of the Study Area for designation as a conservation area are discussed below.

##### **1. Dilapidation**

As defined in the Act, “dilapidation” refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that rehabilitation is not practical or economically feasible. Such structures typically exhibit major structural fatigue such as leaning or warped walls, severe cracking in walls and foundations, and bowed or sagging roofs.

Four structures within the improved portion of the Study Area have serious structural defects and were classified as dilapidated, representing 23.5% of buildings.

*Conclusion: Because this condition is present to a limited extent, it was not used to establish eligibility of the Study Area as a conservation area under the Act.*

##### **2. Obsolescence**

As defined in the Act, “obsolescence” refers to “the condition or process of falling into disuse, or where structures have become ill suited for the original use.” Obsolescence can occur in response to a variety of factors. Most often, the standard of improvement for given uses becomes higher, over the course of time. Uses that are not improved or upgraded periodically often become obsolete. Market forces play a large role in the process of obsolescence. When the market for particular uses declines, there is little or no financial incentive to make improvement to properties. In the absence



of improvements made over the course of time, properties fall further and further behind current standards and become obsolete.

Obsolete improved properties contain characteristics or deficiencies that limit their long-term sound use or reuse. Obsolescence in improved properties is typically difficult and expensive to correct. Obsolete building types have an adverse effect on nearby and surrounding development and detract from the physical, functional and economic vitality of the area.

Functional obsolescence was found to be present to a major extent in the Study Area, evidenced by older commercial structures occupied by marginal businesses that are not consistent with the uses described in the West Chicago Comprehensive Plan. Structures rated as functionally obsolete include vacant and dilapidated residential structures and an old school building owned by West Chicago School District 33.

Economic obsolescence is also present, demonstrated by decreasing property assessments that reflect declining market values. Only one improved tax parcel showed an increase in equalized assessed value (EAV) between the 2011 and 2016 tax years. That increase was less than \$2,000. Approximately 84.6% of improved tax parcels were found to be obsolete.

*Conclusion: This condition is meaningfully present reasonably distributed and was used to qualify the Study Area for designation as a conservation area.*

### **3. Deterioration**

Based on the definition given by the Act, deterioration refers to any physical deficiencies or disrepair in buildings or site improvements requiring treatment or repair. As defined in the Act, "deterioration" refers to, with respect to buildings, defects including but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas may evidence deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

Both site and building deterioration are present with respect to improved property. Deteriorated buildings represent 64.7% of all structures. Site deterioration was found on 84.6% of improved tax parcels.

*Conclusion: This condition is meaningfully present and reasonably distributed, and was used to qualify the Study Area for designation as a conservation area under the Act.*

### **4. Presence of Structures Below Minimum Code Standards**

As defined in the Act, the "presence of structures below minimum code standards" refers to all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.

As referenced in the definition above, the principal purposes of governmental codes applicable to properties are to require buildings to be constructed in such a way as to sustain safety of loads

expected from the type of occupancy; to be safe for occupancy against fire and similar hazards; and/or to establish minimum standards essential for safe and sanitary habitation. Structures below minimum code standards are characterized by defects or deficiencies that threaten health and safety.

An exterior review of code compliance issues was completed by City staff in December 2016. Code violations included failure to post building addresses, which could impede emergency responses, vehicles parked on unapproved surfaces, buildings with collapsed roofs, broken windows and other building code issues. Because a full inspection of each property was not conducted, the presence of structures below minimum code standards may be understated. Seven buildings were identified as being below code standards, representing 41.2% of all structures within the improved portion of the Study Area.

*Conclusion: This condition is present to a limited extent and was not used to establish eligibility as a conservation area under the Act.*

#### **5. Illegal Use of Structures**

There is an illegal use of a structure when structures are used in violation of federal, state or local laws.

*Conclusion: This condition was not found to be present within the Study Area and was not used to establish eligibility as a conservation area under the Act.*

#### **6. Excessive Vacancies**

As defined in the Act, "excessive vacancies" refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Three vacant buildings were observed on two tax parcels, including the historic McAuley School building. A second tax parcel includes a vacant house and adjacent auto body shop. These buildings represent approximately 17.6% of buildings in the Study Area. While this factor is present to a limited extent, the visibility of these vacant buildings contributes to the sense of obsolescence within the Study Area.

*Conclusion: Because this condition is present to a limited extent, it was not used to qualify the Study Area for designation as a conservation area under the Act.*

#### **7. Lack of Ventilation, Light, or Sanitary Facilities**

As defined in the Act, "lack of ventilation, light, or sanitary facilities" refers to the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms, and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.



Because interior inspections were not conducted as part of this eligibility analysis, the full extent of this factor may be understated. However, garbage and debris was observed on a number of parcels, which indicates that provision for garbage storage is inadequate. Similarly, the degree of dilapidation found with respect to several existing buildings suggests that structural inadequacies may prevent property ingress and egress. Three of 13 tax parcels, representing 23.1% of improved tax parcels were found to be impacted by this factor

*Conclusion: This condition was identified as being present to a limited extent with respect to the improved portion of the Study Area. Consequently, it was not used to establish eligibility as a conservation area under the Act.*

#### **8. Inadequate Utilities**

As defined in the Act, “inadequate utilities” refers to underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are (i) of insufficient capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

City records indicate that none of the existing buildings are currently being billed for municipal water and sanitary service. While three of these buildings are currently vacant, the rest appear to be relying on well and septic for basic utility service. These systems are inadequate for the types of contemporary development anticipated in the Study Area.

The DuPage County Stormwater and Floodplain Ordinance applies to all buildings built after February 15, 1992. A review of historic DuPage County air photographs shows that nearly all of the structures within the improved portion of the Study Area were in place by 1987, and thus lacked adequate stormwater management infrastructure. While these older buildings were exempt from ordinance requirements, any new development would be required to meet current requirements.

*Conclusion: This condition is meaningfully present and reasonably distributed within the Study Area, directly impacting 69.2% of tax parcels. Therefore, it was used to establish eligibility of the improved portion of the Study Area as a conservation area under the Act.*

#### **9. Excessive Land Coverage and Overcrowding of Structures and Community Facilities**

As defined in the Act, “excessive land coverage and overcrowding of structures and community facilities” refers to the over-intensive use of property and the crowding of buildings and accessory facilities within a given area. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel.

There are two instances where multiple buildings and uses are located on a single tax parcel. At the eastern end of the Study Area a used car dealer, a contractors shop and a single family house are located on a single tax parcel. These disparate uses create a negative image for adjacent properties. Further west, another parcel includes a vacant and dilapidated house and a vacant auto body shop immediately adjacent to this parcel is a muffler shop that is not of sufficient size and shape to



accommodate the intensity of use that is currently present. Overall, 30.8% of tax parcels were found to be impacted by this factor.

*Conclusion: This condition is present to a limited extent with respect to improved property, and was not used to qualify the improved portion of the Study Area for designation as a conservation area under the Act.*

#### **10. Deleterious Land Use or Layout**

As defined in the Act, “deleterious land use or layout” refers to the existence of incompatible land use relationships, buildings occupied by an inappropriate mix of uses, uses considered to be noxious, offensive, or unsuitable for the surrounding area, uses which are non-conforming with respect to current zoning, platting which does not conform to the current land use and infrastructure pattern, parcels of inadequate size or shape for contemporary development, and single buildings located on multiple parcels which have not been consolidated into a single building site.

This condition impacts improved parcels fronting Roosevelt Road, especially between Fabyan Parkway and McChesney Road where shallow lot depths limit redevelopment options.

*Conclusion: Because this condition is present to a limited extent, it was not used to qualify the Study Area as a conservation area under the Act.*

#### **11. Environmental Clean-Up Requirements**

As defined in the Act, “environmental clean-up” means that the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or Federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area. No existing environmental surveys were conducted or found that identify sites within the Study Area as environmentally contaminated.

*Conclusion: This factor was not found to be present within the Study Area.*

#### **12. Lack of Community Planning**

As defined in the Act, “lack of community planning” means that the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area’s development. This condition must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The improved portion of the Study Area is located along Roosevelt Road. Properties include an old school building that once served the surrounding community. While historic, the building is deteriorated and not consistent with current zoning and the intended development direction for the

area. Similarly, the two single-family houses, reflect an obsolete development pattern, rather than uses consistent with a modern business and industrial park – the current community land use designation. Most of the commercial development along Roosevelt Road predates the 2006 West Chicago Comprehensive Plan Land Use Map.

The platting of commercial lots, especially west of Fabyan Parkway, is not consistent with contemporary commercial development requirements. Consolidation and resubdivision of parcels would be required to attract new development. Diversity of ownership is also a challenge that must be overcome to attract redevelopment.

The improved portion of the Study Area includes two commercial landscape and nursery operations, one of which is open to the public. However, neither use is consistent with the long-term development direction set forth in West Chicago's Comprehensive Plan, zoning ordinance and the 2016 West Chicago Strategic Plan.

As previously described, excessive land coverage and overcrowding of community facilities is evidenced by the presence of unrelated buildings and uses on single tax parcels. Several lots have concentrations of garbage and debris that are not properly stored. Other lots do not have adequate parking to serve customers or store vehicles awaiting service. Examples of deleterious land use and layout include lots that are of inadequate size and shape to support contemporary commercial development. Finally, many of the existing buildings fail to meet West Chicago building and life safety code requirements. Taken together these conditions further demonstrate the lack of effective community planning with respect to the Study Area.

*Conclusion: This condition is meaningfully present and reasonably distributed and was used to qualify the improved portion of the Study Area as a conservation area under the Act.*

### **13. Lagging or Declining Equalized Assessed Value**

As defined in the Act, this condition is present when the Study Area can be described by one of the following three conditions 1) the total equalized assessed value ("EAV") has declined in three of the last five years; 2) the total EAV is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years; or 3) the total EAV is increasing at an annual rate that is less than the Consumer Price Index for all Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years for which information is available.

As shown in *Table A: Comparative Increase in Equalized Assessed Value (EAV)*, the EAV of the Study Area declined in three of the last five years. The EAV of the Study Area has also been less than the increase in the Consumer Price Index (CPI) for All Urban Consumers in three of the last five years. Thus, two of the necessary standards for establishing the presence of this factor with respect to improved property has been met, only one of which is required.



<b>Table A: Comparative Increase in Equalized Assessed Value (EAV)</b>					
	<b>2016 EAV</b>	<b>2015 EAV</b>	<b>2014 EAV</b>	<b>2013 EAV</b>	<b>2012 EAV</b>
All Study Area Properties	\$1,215,162	\$1,124,908	\$1,071,321	\$1,104,333	\$1,189,995
% Change from Prior Year	8.0%	5.0%	-3.0%	-7.2%	-8.9%
West Chicago, Excluding Study Area	\$618,325,567	\$566,918,070	\$552,977,771	\$573,102,869	\$618,968,123
% Change from Prior Year	9.1%	2.5%	-3.5%	-7.4%	-9.7%
CPI % Change from Prior Year*	1.3%	0.1%	1.6%	1.5%	2.1%

\* Calendar year change in CPI

Source: DuPage County Clerk, U.S. Bureau of Labor Statistics

*Conclusion: This factor was used to qualify the Study Area as a conservation area under the Act.*

## VACANT LAND

Nine tax parcels are classified as vacant land. Vacant land may qualify as a blighted area if two of the six eligibility factors discussed below are found to be present in the Study Area, or if any one of several other conditions exists. As described below, the vacant tax parcels meet the criteria required for designation as a "vacant blighted area" as set forth in the Act.

### A. *Obsolete Platting*

This factor is present when the platting of vacant land results in parcels of limited or narrow size or configuration of parcels in irregular size or shape that would be difficult to develop on a planned basis, in a manner compatible with contemporary standards and requirements. Obsolete platting is also evident where there is a failure to create rights-of-way for streets or alleys or where public rights-of-way are of inadequate widths, or easements for public utilities have not been provided.

New streets and utility easements will be required to facilitate the development of the vacant land in the Study Area. Six of the nine vacant tax parcels (67%) require subdivision in order to create sites that meet contemporary commercial development standards. Issues with respect to current platting include parcel size, inadequate access to public rights-of-way, narrow street frontage and excessive lot depths. A significant development obstacle is the ability to secure full access from Roosevelt Road which is under the jurisdiction of the Illinois Department of Transportation, which directly impacts five tax parcels totaling 50 acres of land.

*Conclusion: This factor is meaningfully present and reasonably distributed within the Study Area with respect to vacant land within the Study Area.*



#### **B. Diversity of Ownership**

This factor is present when the number of owners of the vacant land is sufficient in number to retard or impede the assembly of land for development.

Du Page County property tax records indicate that the vacant land is held by three different taxpayers. As discussed previously, the configuration of these tax parcels will require consolidation and resubdivision to create suitable development sites. While this process will be somewhat simplified due to the limited number of property owners, it is complicated due to the divergent development interests of these owners as well.

*Conclusion: While this factor is present within the Study Area due to the multiplicity of ownership, it was not used to establish eligibility as a Blighted Vacant Area under the Act.*

#### **C. Tax and Special Assessment Delinquencies**

This factor exists when tax or special assessment delinquencies exist or the vacant land has been the subject of tax sales under the property tax code within the last five years.

*Conclusion: This factor was not found to be present within the Study Area.*

#### **D. Deterioration of Structures or Site Improvements in Neighboring Areas Adjacent to the Vacant Land**

Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land includes the improved areas as described in the previous sections. The criteria used to evaluate deterioration of structures and site improvements is discussed in greater detail elsewhere in the Eligibility Study.

The improved part of the Study Area is adjacent to the vacant portion of the Study Area. As previously discussed, 84.6% of improved tax parcels are deteriorated. Additionally, 64.7% of structures were found to be deteriorated. Deteriorated property is located to the east and west of the vacant tax parcels. Thus, the necessary threshold for establishing the presence of this factor in establishing eligibility of the Study Area as a blighted vacant area has been met.

*Conclusion: Deterioration of structures or site improvements in neighboring areas adjacent to the vacant area impacts is meaningfully present and reasonably distributed within the Study Area.*

#### **E. Environmental Clean-Up**

As defined in the Act, "environmental clean-up" means that the area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

*Conclusion: This condition was not found to be present with respect to vacant land within the Study Area.*

#### **F. Lagging or Declining EAV**

As defined in the Act, a “declining or lagging equalized assessed valuation” means that the total equalized assessed value of the proposed redevelopment project area has declined for three of the last five calendar years prior to the year in which the redevelopment project is designated or is increasing at an annual rate that is less than the balance of the municipality for three of the last five calendar years for which information is available or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three of the last five calendar years prior to the year in which the redevelopment project area is designated.

As shown in *Table A: Comparative Increase in Equalized Assessed Value (EAV)*, the year over year EAV change for the Study Area meets the necessary eligibility threshold established within the statutory language. The Act specifies that this factor apply to the Study Area as a whole and does not differentiate between vacant and improved property.

*Conclusion: This factor was used to qualify the Study Area as a blighted vacant area under the Act.*

### **Eligibility Analysis Summary**

On the basis of the above review of current conditions, the improved portion of the Study Area meets the criteria for qualification as a conservation area. More than 50% of the buildings within the Study Area are 35 years of age or older. A minimum of three of the thirteen eligibility factors are required to qualify as a conservation area under the Act, once this age threshold is met. The Study Area exhibits the presence of five conservation area eligibility factors that are meaningfully present and reasonably distributed within the Study Area, as determined in the individual analysis of each eligibility factor. Six other eligibility factors were found to be present to a more limited extent. The prevalence of the applicable conservation area eligibility factors are summarized in *Table C: Distribution of Conservation Area Eligibility Conditions*.



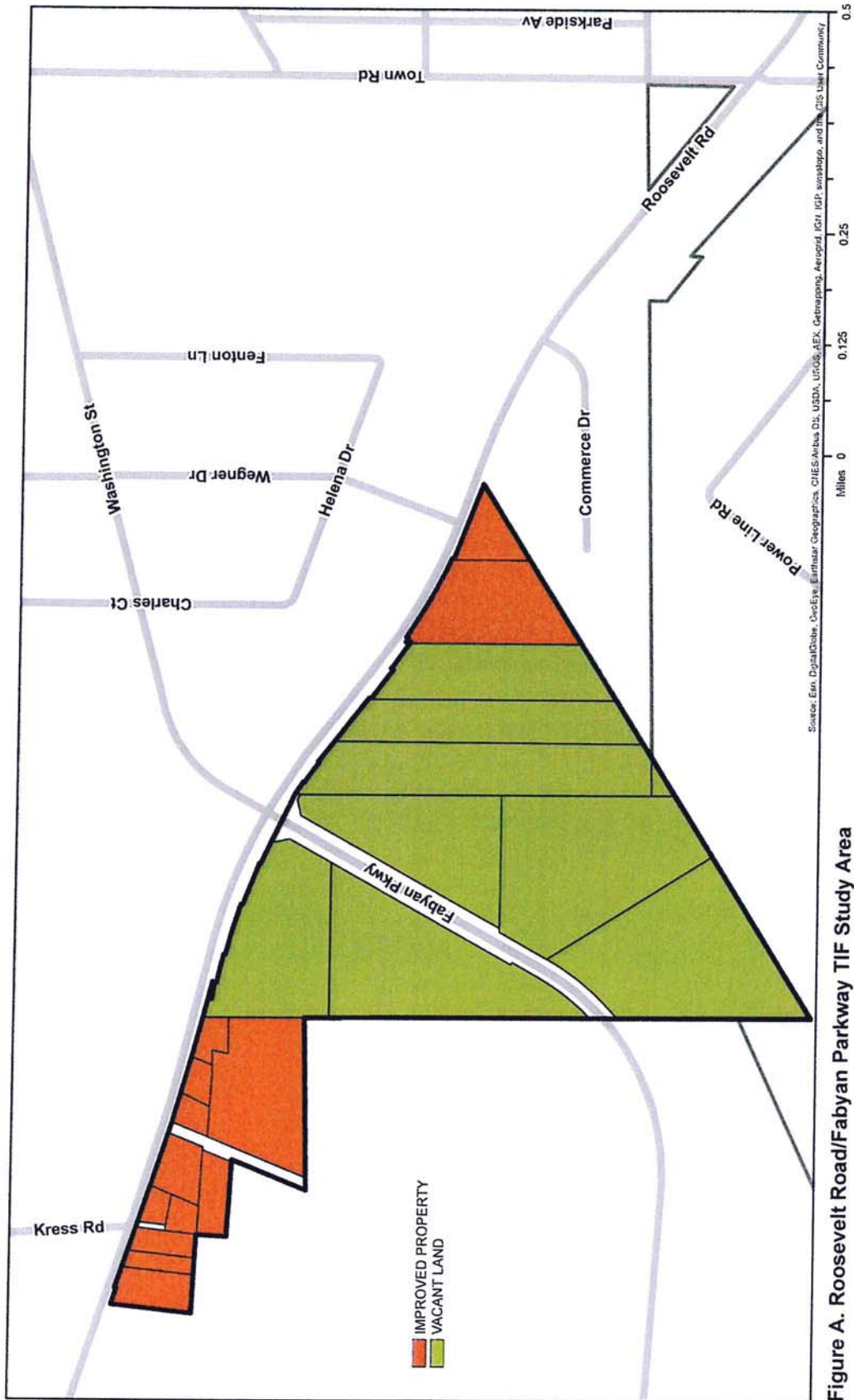
Table B: Conservation Area Eligibility Factor Summary			
Conservation Area Eligibility Factors		Present to a Major Extent	Present to a Limited Extent
<i>(At least three factors must be meaningfully present and reasonably distributed)</i>			
1	Dilapidation		√
2	Obsolescence	√	
3	Deterioration	√	
4	Presence of structures below minimum code standards		√
5	Illegal use of structures		
6	Excessive vacancies		√
7	Lack of ventilation, light or sanitary facilities		√
8	Inadequate Utilities	√	
9	Excessive land coverage or overcrowding of community facilities		√
10	Deleterious land use or layout		√
11	Lack of community planning	√	
12	Environmental clean-up requirements		
13	Lagging or declining equalized assessed valuation	√	

Vacant land qualifies for designation as a blighted vacant area due to the meaningful presence and reasonable distribution of three of six conditions defined in the Act. One additional factor is present to a more limited extent, further supporting the eligibility finding. Under this set of eligibility factors the presence of two conditions are required.

Table C: Blighted Vacant Area Eligibility Factor Summary			
Eligibility Factors Applicable to Vacant Land Considered in this Analysis		Present to a Major Extent	Present to a Limited Extent
<i>(At least two factors must be meaningfully present and reasonably distributed)</i>			
A	Obsolete platting	√	
B	Diversity of ownership		√
C	Tax and special assessment delinquencies		
D	Deterioration of structures or site improvements in areas adjacent to vacant land	√	
E	Environmental clean-up requirements		
F	Lagging or declining equalized assessed valuation	√	

The Study Area boundary map showing the distribution of improved property and vacant is presented in Figure A: Roosevelt Road/Fabyan Parkway TIF Study Area on the following page.





**Figure A. Roosevelt Road/Fabyan Parkway TIF Study Area**  
 City of West Chicago  
 Roosevelt Road/Fabyan Parkway TIF

APPENDIX D  
ROOSEVELT ROAD/FABYAN PARKWAY TIF  
REDEVELOPMENT PROJECT AREA  
INITIAL EQUALIZED ASSESSED VALUE BY PIN

#	TAX PARCEL	2016 EAV
1	04-07-203-006	\$16,920
2	04-07-203-007	\$53,670
3	04-07-203-012	\$99,500
4	04-07-204-001	\$23,620
5	04-07-204-002	\$27,000
6	04-08-102-001	\$103,980
7	04-08-103-005	\$0
8	04-08-103-008	\$89,140
9	04-08-103-009	\$111,170
10	04-08-300-001	\$67,950
11	04-08-303-014	\$17,723
12	04-08-303-015	\$5,671
13	04-08-303-016	\$7,406
14	04-08-304-004	\$7,975
15	04-08-304-005	\$5,847
16	04-08-304-006	\$5,371
17	04-08-401-007	\$264,560
18	04-08-401-009	\$4,848
19	04-08-401-010	\$288,400
20	04-08-401-011	\$4,951
21	04-17-100-004	\$194
22	04-17-100-005	\$9,266
TOTAL		\$1,215,162

ORDINANCE NO. 17-O-0032

**AN ORDINANCE APPROVING THE CITY OF WEST  
CHICAGO ROOSEVELT/FABYAN TAX INCREMENT  
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Mayor and City Council (the "*Corporate Authorities*") of the City of West Chicago, DuPage County, Illinois (the "*City*"), have heretofore determined that the stable economic and physical development of the City is endangered by the presence of blighting factors, with a resulting decline of the City which impairs the value of private investments and threatens the sound growth and the tax base of the City and the taxing districts having the power to tax real property in the City (the "*Taxing Districts*") and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the Corporate Authorities have heretofore determined that in order to promote and protect the health, safety, morals and welfare of the public that blighting conditions in the City need to be eradicated and that redevelopment within the City be undertaken and that to remove and alleviate adverse conditions in the City. The City has determined it is necessary to encourage private investment and restore and enhance the tax base of the City and the Taxing Districts by such redevelopment; and

WHEREAS, the City has caused to be conducted and made available for public inspection an eligibility study to determine whether the proposed City of West Chicago Roosevelt/Fabyan Redevelopment Project Area (the "*Area*") qualifies as a "redevelopment project area" pursuant to the TIF Act, which study was conducted by Camiros, Ltd. ("*Camiros*"); and

WHEREAS, the City has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the City for the proposed Area; and

WHEREAS, Camiros is a planning firm having a national reputation for expertise in tax increment allocation and redevelopment financing in the State of Illinois; and



WHEREAS, Camiros has heretofore concluded and has advised the City that the proposed Area qualifies as a “redevelopment project area” under 65 ILCS 65/11-74.4-3 of the Illinois Municipal Code; and

WHEREAS, the City has further caused the preparation of, and on August 8, 2017, made available for public inspection a proposed redevelopment plan and project for the proposed Area (the “*Plan*” and “*Project*”); and

WHEREAS, the proposed Plan does not include the development of vacant land (i) with a golf course and related clubhouse and other facilities or (ii) designated by federal, state, county, municipal government as public land for outdoor camping and hunting activities or for nature preserves and used for that purpose within 5 years prior to the adoption of this ordinance; and

WHEREAS, the Corporate Authorities have heretofore, and it hereby is, expressly determined that the proposed Plan will not result in displacement of residents from inhabited units; and

WHEREAS, none of the redevelopment project costs enumerated in the proposed Plan and Project would provide direct financial support to a retail entity initiating operations in the proposed Area while terminating operations at another Illinois location within 10 miles of the proposed Area but outside the boundaries of the City; and

WHEREAS, the proposed Plan and Project sets forth in writing: the program to be undertaken to accomplish the objectives of the City and includes an itemized list of estimated redevelopment project costs that may be incurred within the proposed Area; evidence indicating that the proposed Area on the whole has not been subject to growth and development through investment by private enterprise; an assessment of the financial impact of the Area on or any increased demand for services from any taxing district affected by the Plan; any program to address such financial impact or increased demand; the sources of funds to pay costs; the nature

and term of the obligations to be issued; the most recent equalized assessed valuation of the Area; an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Area; a commitment to fair employment practices and an affirmative action plan; and a certification that the Plan will not result in displacement of residents from inhabited units; and the Plan and Project accordingly complies in all respects with the requirements of the TIF Act; and

WHEREAS, the City convened a joint review board meeting on September 12, 2017, consisting of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the proposed Area at the time the proposed Area is designated, a representative selected by the City, and a public member (the “JRB”), as required by and in all respects in compliance with the provisions of the TIF Act; and

WHEREAS, the JRB has met as required by the TIF Act and has reviewed the public record, planning documents and the form of a proposed ordinance approving the proposed Plan and Project; and

WHEREAS, the JRB has adopted by a majority vote an advisory, non-binding recommendation that the City proceed to implement the Plan and Project and to designate the proposed Area as a redevelopment project area under the TIF Act; and

WHEREAS, the JRB based its decision to approve the proposed Plan and the designation of the proposed Area as a conservation area on the basis of the proposed Area’s and the proposed Plan’s satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3(b) of the TIF Act, and the objectives of the TIF Act; and

ORDINANCE NUMBER ONE



WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Corporate Authorities adopted an ordinance calling for a public hearing (the "*Hearing*") relative to the Plan and Project and the designation of the proposed Area as a redevelopment project area under the TIF Act and fixed the time and place for such Hearing, being the 16<sup>th</sup> day of October, 2017 at 7:00 P.M., at the City Hall, 475 W. Main Street, City of West Chicago, Illinois 60185; and

WHEREAS, due notice in respect to such Hearing was given pursuant to Section 11-74.4-5 of the TIF Act, said notice, together with a copy of the Plan, and the name of a person to contact for further information, being given to taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on August 22, 2017, by publication in the Daily Herald on October 2nd and October 3rd, 2017, and by certified mail to taxpayers within the proposed Area on October 2nd, 2017; and

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on August 25, 2017, to all residential addresses that, after a good faith effort, the City determined are located outside the boundaries of the proposed Area which are within 750 feet of the boundaries of the proposed Area; and

WHEREAS, the City held the Hearing on October 16, 2017, at the City Hall, 475 Main Street, City of West Chicago, Illinois; and

WHEREAS, at the Hearing any interested person or affected taxing district was permitted to file with the Municipal Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the City heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 16th day of October, 2017; and

WHEREAS, no changes have been made in the proposed Plan or in the parcels of property to be included in the proposed Area since the adjournment of the Hearing; and

ORDINANCE NUMBER ONE

WHEREAS, the Plan and Project set forth the factors which cause the proposed Area to be a conservation area, and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Proposed Area which could cause the area to be a “conservation area” as defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the proposed Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the proposed Area on or any increased demand for services from any taxing district affected by the Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the City as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the City:

NOW, THEREFORE, Be It Ordained by the Mayor and City Council of the City of West Chicago, DuPage County, in the exercise of its home rule powers, as follows:

*Section 1. Findings.* The Corporate Authorities hereby make the following findings:



(a) The proposed Area is described in EXHIBIT A attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the proposed Area is described in EXHIBIT B attached hereto and incorporated herein as if set out in full by this reference. The map of the proposed Area is depicted on *Exhibit C* attached hereto and incorporated herein as if set out in full by this reference.

(b) There exist conditions that cause the proposed Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified as a “conservation area” and “blighted vacant area” as defined in Section 11-74.4-3(b) of the TIF Act.

(c) The proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

(d) The Plan and Project conform to the comprehensive plan for the development of the City as a whole.

(e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is not later twenty-three years after the date of its adoption, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Plan is not later than December 31, 2040, being the year in which payment to the Municipal Treasurer as provided in subsection (b) of Section 11-74.4-5 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which this ordinance is adopted .

(f) The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be

substantially benefited by the proposed Project improvements are included in the proposed Area.

*Section 2. Exhibits Incorporated by Reference.* The proposed Plan and Project, which were the subject matter of the public hearing held on the 16th day of October, 2017, are hereby adopted and approved. A copy of the Plan and Project is set forth in EXHIBIT D attached hereto and incorporated herein as if set out in full by this reference.

*Section 3. Invalidity of Any Section.* If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity, or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

*Section 4. Superseder and Effective Date.* All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

*Section 5. Transmittal to County Clerk.* The City Clerk is hereby expressly directed to transmit forthwith to the County Clerk of DuPage County, Illinois, a certified copy of this ordinance.



PASSED this 6th day of November 2017.

Alderman J. Beifuss	_____	Alderman L. Chassee	_____
Alderman J. Sheahan	_____	Alderman H. Brown	_____
Alderman A. Hallett	_____	Alderman Michael Ferguson	_____
Alderman Birch Ferguson	_____	Alderman S. Dimas	_____
Alderman K. Meissner	_____	5th Ward – Vacant	_____
Alderman R. Stout	_____	Alderman G. Garcia	_____
Alderman N. Ligino-Kubinski	_____	Alderman B. Gagliardi	_____

APPROVED as to form: \_\_\_\_\_

City Attorney

APPROVED this 6th day of November 2017.

\_\_\_\_\_  
Mayor, Ruben Pineda

ATTEST:

\_\_\_\_\_  
City Clerk, Nancy M. Smith

PUBLISHED:

ORDINANCE NUMBER ONE

**EXHIBIT A — LEGAL DESCRIPTION**

**ROOSEVELT ROAD/FABYAN PARKWAY TIF  
REDEVELOPMENT PROJECT AREA  
LEGAL DESCRIPTION**

**P.I.N.04-07-203-012**

**LEGAL DESCRIPTION:**

THE EAST 125' OF LOT 2 OF R.J. RESUBDIVISION OF A PORTION OF CLARENCE ROLLAND'S ASSESSMENT PLAT NUMBER ONE IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 22, 1996 AS DOCUMENT R96-027892, IN DUPAGE COUNTY, ILLINOIS

**P.I.N.04-07-203-006; P.I.N.04-07-203-007**

**LEGAL DESCRIPTION:**

LOT 1 (EXCEPT THE WEST 125 FEET, MEASURED AT RIGHT ANGLES) IN CLARENCE ROLLAND'S ASSESSMENT PLAT NO. I, IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1947 AS DOCUMENT 515097, IN DUPAGE COUNTY, ILLINOIS.

**P.I.N.04-07-204-001; P.I.N.04-07-204-002; P.I.N.04-08-300-001; P.I.N. 04-08-102-001**

**LEGAL DESCRIPTION:**

PARCEL 1: LOT 1 IN KAELIN'S ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1958 AS DOCUMENT 895011, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 2 OF KAELIN'S ASSESSMENT PLAT, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1958 AS DOCUMENT 895011, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 OF HAFHEY'S ASSESSMENT PLAT OF PART OF SECTIONS 7 AND 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1966 AS DOCUMENT R66-31487, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4: THOSE PARTS OF THE SOUTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 7 AND THE SOUTH WEST 1/4 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH ARE BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF UNITED STATES HIGHWAY #330 (ROOSEVELT ROAD) AS WIDENED AND THE SECTION LINE COMMON TO SAID SECTIONS 7 AND 8; RUNNING THENCE EASTERLY ON AND ALONG SAID SOUTHERLY LINE OF SAID UNITED STATES HIGHWAY #330, A DISTANCE OF 310.8 FEET TO WESTERLY LINE OF PUBLIC ROAD RUNNING IN A SOUTHWESTERLY DIRECTION A C R O S S SAID SOUTH WEST 1/4 O F THE NORTH WEST 1/4 O F SECTION 8; THENCE SOUTHWESTERLY ON AND ALONG SAID WESTERLY LINE OF SAID LAST MENTIONED HIGHWAY, FORMING AN ANGLE 84 DEGREES 22 MINUTES IN SOUTH WEST QUADRANT, A DISTANCE OF 220.35 FEET TO A STAKE; THENCE WESTERLY ON A LINE WHICH FORMS AN ANGLE IN NORTH WEST QUADRANT, 109 DEGREES 23 MINUTES, A DISTANCE OF 353.02 FEET TO A STAKE; THENCE NORTHEASTERLY ON AND ALONG A LINE PARALLEL WITH THE WESTERLY LINE OF AFOREMENTIONED PUBLIC HIGHWAY, 302.86 FEET TO A POINT IN SAID SOUTHERLY LINE OF UNITED STATES HIGHWAY #330, 23.75 FEET WEST OF POINT OF BEGINNING; THENCE EASTERLY ON AND ALONG SAID SOUTHERLY LINE OF UNITED STATES HIGHWAY #330, 23.75 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



**P.I.N. 04-08-103-008**

**LEGAL DESCRIPTION**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE MCCAULEY, SR. AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; RUNNING THENCE NORTHERLY 86.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 38; THENCE NORTH 73 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 38, 196.05 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE PER DOCUMENT 329435; THENCE NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 65.67 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE, 185.00 FEET TO THE EAST RIGHT OF WAY LINE OF McCHESNEY ROAD; THENCE SOUTH 22 DEGREES 24 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 201.96 FEET TO A POINT THAT IS 34.97 FEET (AS MEASURED ALONG SAID EAST RIGHT OF WAY) NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 86 DEGREES 28 MINUTES 39 SECONDS EAST 185.00 FEET, TO A POINT THAT IS 17.25 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE NORTH 25 DEGREES 22 MINUTES 22 SECONDS EAST 161.28 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-103-009**

**LEGAL DESCRIPTION**

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 200 FEET WEST OF THE NORTHEAST QUARTER CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE MC CAULEY SR. AND WIFE TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430, AS DOCUMENT 11308; RUNNING THENCE NORTH 82 FEET TO THE SOUTH LINE OF THE HIGHWAY; THENCE NORTH 73 DEGREES 20 MINUTES WEST ALONG THE SOUTH LINE OF SAID HIGHWAY 441.7 FEET TO THE EAST LINE OF THE HIGHWAY RUNNING SOUTHERLY; THENCE SOUTH 22 DEGREES 54 MINUTES WEST ALONG THE EAST LINE OF THE HIGHWAY 208 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE EAST TO THE POINT OF BEGINNING; (EXCEPT THEREFROM LAND CONVEYED TO TRUSTEES OF SCHOOLS DISTRICT 27 BY QUIT CLAIM DEED RECORDED MAY 14, 1921 AS DOCUMENT 14835 AND EXCEPTING THEREFROM THE WESTERLY 185.0 FEET AS MEASURED ALONG THE SOUTH LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8) IN DU PAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-103-005**

**LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200 FEET WEST OF THE NORTH EAST CORNER OF THE WEST 60 ACRES (ASSUMED TO BE THE NORTHEAST CORNER OF THE WEST THREE-QUARTERS OF THE WEST HALF) OF THE SOUTHWEST QUARTER OF SECTION 8, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE MCAULEY, SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 AS DOCUMENT 11308, IN BOOK 20 OF DEEDS, AT PAGE 430; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 65 FEET; THENCE NORTH TO A POINT IN THE SOUTHERLY LINE OF THE HIGHWAY (ROOSEVELT ROAD) THAT IS 35 FEET NORTHWESTERLY, AS MEASURED ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, OF THE NORTHWEST CORNER OF SAID SCHOOL HOUSE LOT AS



DESCRIBED IN DOCUMENT 11308; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID HIGHWAY, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WEST, ALONG SAID SOUTH LINE, TO THE POINT OF BEGINNING, EXCEPTING THAT PART LYING EASTERLY OF THE EAST LINE OF THE WEST THREE FOURTHS (REFERRED TO IN SOME DEEDS AS THE EAST LINE OF THE WEST 60 ACRES), AS EXTENDED NORTH, OF SAID SOUTHWEST QUARTER, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE WEST THREE-QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID WEST THREE-QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER THEREOF FOR A POINT OF BEGINNING; THENCE SOUTH ALONG THE EAST LINE OF SAID WEST THREE QUARTERS OF THE WEST HALF OF THE SOUTHWEST QUARTER A DISTANCE OF 99.0 FEET; THENCE WESTERLY ALONG A LINE FORMING AN ANGLE OF 086 DEGREES, 48 MINUTES, 08 SECONDS FROM NORTH TO WESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 216.5 FEET TO AN OLD FENCE LINE; THENCE NORTHEASTERLY ALONG THE SAID OLD FENCE LINE A DISTANCE OF 99.3 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER AFORESAID (LYING 196.0 FEET WEST FROM THE POINT OF BEGINNING); THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER THEREOF A DISTANCE OF 196.0 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-303-014**

**LEGAL DESCRIPTION**

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE MC CAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED ON APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; RUNNING THENCE NORTHERLY 86.91 FEET TO THE SOUTH RIGHT OF WAY LINE OF ILLINOIS ROUTE 38; THENCE NORTH 73 DEGREES 20 MINUTES 00 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY OF SAID ILLINOIS ROUTE 38, 196.05 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE PER DOCUMENT 32943; THENCE NORTH 74 DEGREES 41 MINUTES 53 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 65.67 FEET; THENCE CONTINUING NORTH 74 DEGREES 41 MINUTES 53 SECONDS ROAD; THENCE SOUTH 22 DEGREES 24 MINUTES 34 SECONDS WEST ALONG SAID RIGHT OF WAY LINE 201.96 FEET TO A POINT THAT IS 34.97 FEET AS MEASURED ALONG SAID EAST RIGHT OF WAY, NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 FOR POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 28 MINUTES 39 SECONDS EAST, 185.00 FEET, TO A POINT THAT IS 17.25 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8; THENCE SOUTH 25 DEGREES 22 MINUTES 22 SECONDS WEST 19.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 189.76 FEET TO THE EAST RIGHT OF WAY LINE OF McCHESNEY ROAD; THENCE NORTH 22 DEGREES 24 MINUTES 34 SECONDS EAST ALONG THE SAID EAST RIGHT OF WAY LINE, 34.97 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, 200 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF THE SOUTHWEST QUARTER OF SAID SECTION 8, SAID POINT BEING THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT CONVEYED BY GEORGE McCauley SR., AND WIFE, TO THE SCHOOL TRUSTEES BY DEED RECORDED APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430, AS DOCUMENT 11308; THENCE COMMENCING WEST ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER 65.00 FEET TO THE POINT OF BEGINNING; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8, 455.47 FEET TO THE EASTERLY LINE OF McCHESNEY ROAD; THENCE NORTHERLY ALONG SAID EASTERLY LINE 35.60 FEET; THENCE EASTERLY TO THE POINT OF BEGINNING,



EXCEPTING THEREFROM ANY PROTION FALLING WITH THE WESTERLY 185.00 FEET AS MEASURED ALONG THE SOUTH LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST, ALL IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER, 200.00 FEET WEST OF THE NORTHEAST CORNER OF THE WEST 60 ACRES OF SAID SOUTHWEST QUARTER, SAID POINT OF COMMENCEMENT BEING THE SOUTHWEST CORNER OF SAID SCHOOL HOUSE LOT CONVEYED BY GEORGE McCAULEY SR., AND WIFE, TO THE SCHOOL TRUSTEE BY DEED RECORDED ON APRIL 13, 1857 IN BOOK 20 OF DEEDS, PAGE 430 AS DOCUMENT 11308; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 65.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 41.92 FEET TO THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHWEST QUARTER AND THE NORTH LINE OF SAID SOUTHWEST QUARTER AS MONUMENTED AND OCCUPIED; THENCE EASTERLY ALONG THE MONUMENTED AND OCCUPIED NORTH LINE OF SAID SOUTHWEST QUARTER 41.23 FEET TO THE INTERSECTION OF THE WEST LINE OF SCHOOL LOT PER DOCUMENT NUMBER 148351; THENCE NORTHERLY ALONG THE WEST LINE OF SCHOOL LOT PER DOCUMENT NUMBER 148351, 3.40 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE WEST THREE FOURTHS OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 196.0 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT R80-16971, SAID TRACT BEING PART OF THE McCAULEY SCHOOL PROPERTY; THENCE SOUTHWESTERLY ALONG SAID LINE, 87.38 FEET TO ITS INTERSECTION WITH AN OLD FENCE LINE (BEING AN EASTERLY LINE OF THE BRUSS PROPERTY AS SHOWN ON A PLAT OF SURVEY THEREOF, AFORESAID); THENCE NORTHERLY ALONG SAID OLD FENCE LINE, 81.63 FEET TO A LINE PREVIOUSLY USED AS THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE WESTERLY ALONG SAID LINE, 65.05 FEET TO A SOUTHERLY EXTENSION OF THE MOST WESTERLY WESTERLY LINE OF THE McCAULEY SCHOOL PROPERTY; THENCE NORTHERLY ALONG SAID EXTENSION, 0.45 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER (BEING A SOUTHERLY LINE OF THE McCAULEY SCHOOL PROPERTY); THENCE EASTERLY ALONG SAID NORTH LINE, 65.00 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

ALSO THAT PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF THE WEST THREE FOURTHS OF THE WEST HALF OF SAID SOUTHWEST QUARTER AND RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID WEST THREE FOURTHS, 99.00 FEET TO THE SOUTHEAST CORNER OF THE SCHOOL LOT FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID 19.34 FEET; THENCE NORTHWESTERLY, 216.98 FEET TO AN OLD WOOD FENCE POST USED PREVIOUSLY AS A PROPERTY CORNER; THENCE NORTHERLY, 4.99 FEET TO A POINT ON THE SOUTH LINE OF THE SCHOOL LOT THAT IS 0.45 FEET EAST OF THE SOUTHWEST CORNER OF SAID SCHOOL LOT; THENCE EAST ALONG THE SOUTH LINE OF THE SCHOOL LOT, 216.05 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 5: THAT PART OF THE WEST THREE FOURTHS OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE SAID WEST THREE FOURTHS OF THE WEST HALF OF SOUTHWEST QUARTER THEREOF LYING 99.0 FEET SOUTH (AS MEASURED ON SAID EAST LINE) FROM THE NORTHEAST CORNER THEREOF FOR A POINT AND PLACE OF BEGINNING; THENCE SOUTH ALONG THE SAID EAST LINE OF WEST THREE FOURTHS OF WEST HALF OF SOUTHWEST QUARTER A DISTANCE OF 457.19 FEET; THENCE WEST AT RIGHT ANGLES WITH THE LAST DESCRIBED LINE A DISTANCE OF 985.04 FEET TO A POINT ON THE CENTER LINE OF McCHESNEY ROAD; THENCE NORTHEASTERLY ALONG THE SAID CENTER LINE OF McCHESNEY ROAD ON A LINE FORMING AN ANGLE OF 67 DEGREES 32 MINUTES 10 SECONDS FROM EAST TO NORTHEASTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 643.74 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8



AFORESAID; THENCE EAST ALONG THE SAID NORTH LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 544.03 FEET; THENCE SOUTHWESTERLY ALONG AN OLD FENCE LINE, ON A LINE FORMING AN ANGLE OF 81 DEGREES 07 MINUTES 27 SECONDS FROM WEST TO SOUTHWESTERLY WITH THE LAST DESCRIBED LINE, A DISTANCE OF 99.3 FEET; THENCE EASTERLY ALONG AN OLD FENCE LINE, SAID LINE FORMING AN ANGLE OF 81 DEGREES 19 MINUTES 27 SECONDS FROM NORTHEASTERLY TO EASTERLY WITH THE LAST DESCRIBED LINE, A DISTANCE OF 216.5 FEET TO THE POINT AND PLACE OF BEGINNING, (EXCEPT ANY PART THEREOF LYING NORTH OF THE SOUTH LINE OF BRUSS ASSESSMENT PLAT, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 1997 AS DOCUMENT R97-193429) IN DU PAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-303-016**

**LEGAL DESCRIPTION**

PARCEL 1 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-303-015**

**LEGAL DESCRIPTION**

PARCEL 4 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

**P.I.N. 04-17-100-005**

**LEGAL DESCRIPTION**

PARCEL 2 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-304-004**

**LEGAL DESCRIPTION**

PARCEL 3 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-304-006**

**LEGAL DESCRIPTION**

PARCEL 5 IN RAY W. MACDONALD COUNTY CLERK'S CANTERBURY ASSESSMENT PLAT, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 10, 1978 AS DOCUMENT NO. R78-12409 IN DUPAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-304-005; P.I.N. 04-08-401-011; P.I.N. 04-17-100-004**

**LEGAL DESCRIPTION**

THAT PART OF THE SOUTH 1/2 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 8, 1555.2 FEET; THENCE NORTHERLY AT AN ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY



RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT R66-15790 FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 1666.9 FEET TO THE EASTERLY FINE OF PROPERTY DESCRIBED IN DOCUMENT 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT OF WAY LINE, 2317.7 FEET ALONG SAID EASTERLY FINE TO THE SOUTHERLY FINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.5 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 742.7 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT R66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.46 FEET TO THE POINT OF BEGINNING, (EXCEPT THE EAST 836.89 FEET AS MEASURED AT RIGHT ANGLES FROM THE EAST LINE THEREOF) IN DUPAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-401-009**

**LEGAL DESCRIPTION**

THE WEST 336.89 FEET OF THE EAST 836.89 FEET OF THAT PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SECTION 8, 1555.2 FEET; THENCE NORTHERLY AT THE ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, BEING THE SOUTH WEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT R66-15790 FOR A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, 1666.9 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT OF WAY LINE, 2317.7 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY LINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3132.55 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE 742.7 FEET ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 3213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT R66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.45 FEET TO THE POINT OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-401-010**

**LEGAL DESCRIPTION**

THE EASTERLY 500 FEET OF THE FOLLOWING DESCRIBED TRACT: THAT PART OF THE SOUTH HALF OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 8, 1,555.2 FEET; THENCE NORTHERLY AT AN ANGLE OF 88 DEGREES 28 MINUTES 40 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, 735.58 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD BEING THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT NO. 66-15790 FOR A PLACE OF BEGINNING; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 1,666.9 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 492191; THENCE NORTHERLY AT AN ANGLE OF 57 DEGREES 52 MINUTES 50 SECONDS MEASURED COUNTERCLOCKWISE FROM SAID RIGHT-OF-WAY LINE, 2,317.7 FEET ALONG SAID EASTERLY LINE TO THE SOUTHERLY RIGHT- OF-WAY LINE OF ROOSEVELT ROAD; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY

LINE 339.0 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3,132.55 FEET THROUGH A CENTRAL ANGLE OF 6 DEGREES 12 MINUTES; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE 637.4 FEET, TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY 742.7 FEET ON THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 3,213.23 FEET THROUGH A CENTRAL ANGLE OF 13 DEGREES 14 MINUTES 32 SECONDS, TO THE WESTERLY LINE OF PROPERTY DESCRIBED IN DOCUMENT NO. 66-15790; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AT AN ANGLE OF 121 DEGREES 08 MINUTES 14 SECONDS MEASURED COUNTERCLOCKWISE FROM THE CHORD OF THE LAST DESCRIBED CURVE, 460.45 FEET TO THE PLACE OF BEGINNING IN DUPAGE COUNTY, ILLINOIS.

**P.I.N. 04-08-401-007**

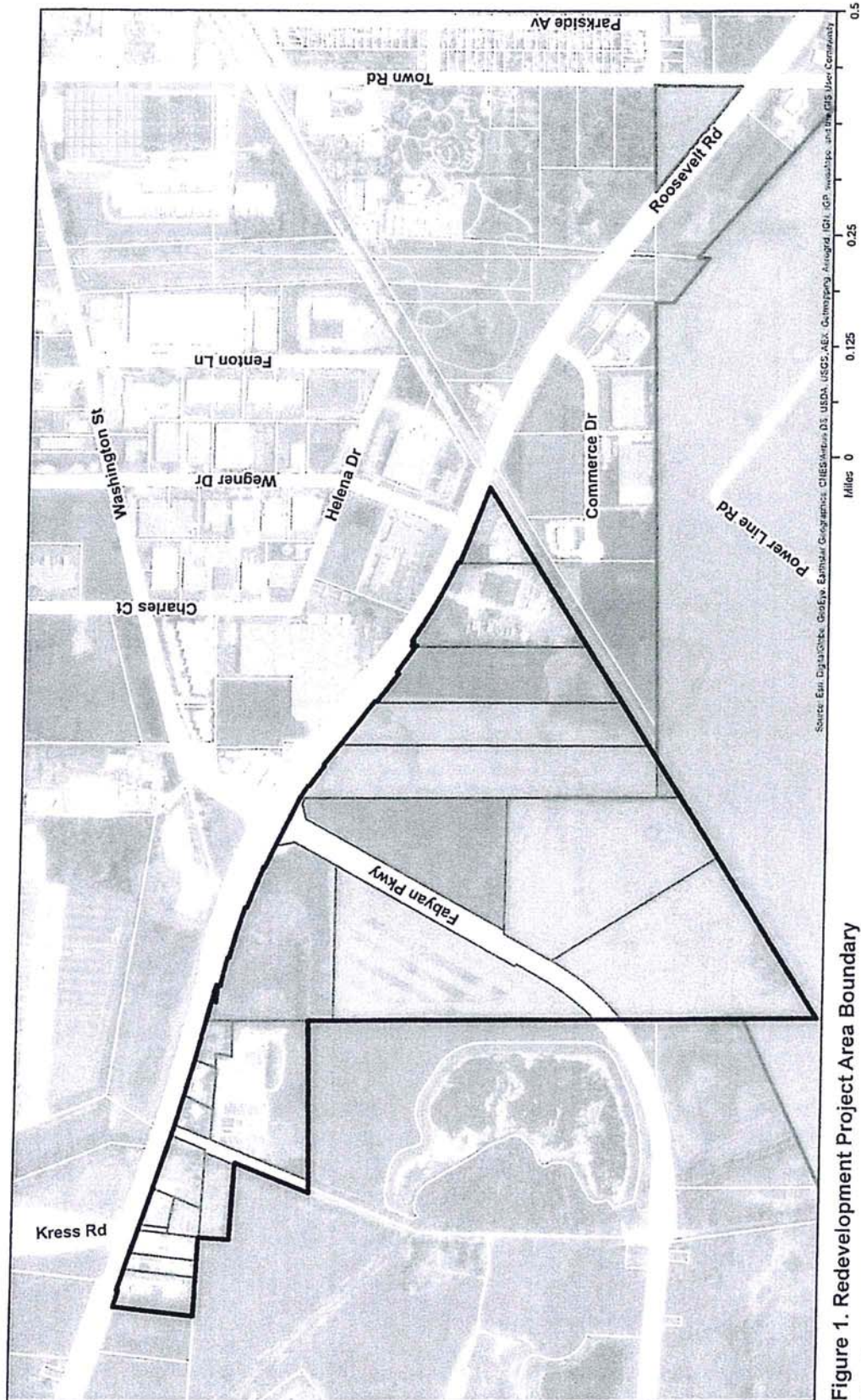
**LEGAL DESCRIPTION**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8 AND RUNNING THENCE WEST, ON THE SOUTH LINE OF SAID SECTION 8, 1555.2 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, 735.35 FEET TO THE NORTHERLY LINE OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH PARALLEL WITH SAID EAST LINE 537.51 FEET TO THE CENTERLINE OF ROOSEVELT ROAD (BEFORE BEING WIDENED); THENCE SOUTHEASTERLY, ON SAID CENTER LINE, 565.5 FEET TO SAID NORTHERLY RAILROAD RIGHT OF WAY LINE; THENCE SOUTHWESTERLY, ON SAID NORTHERLY LINE, 624.10 FEET, TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THAT PART OF THE LAND LYING NORTHERLY OF THE SOUTHERLY RIGHT OF WAY OF ROOSEVELT ROAD (ROUTE 38) AS CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT R81-57491), IN DUPAGE COUNTY, ILLINOIS.



## **EXHIBIT B — STREET LOCATION**

The Area contains 161 acres. The street location of the Area is: On the south side of Roosevelt Road at the intersection of Fabyan Parkway.



**Figure 1. Redevelopment Project Area Boundary**

City of West Chicago  
Roosevelt Road/Fabyan Parkway TIF