

CITY OF WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

CITY COUNCIL MEETING
MONDAY, JANUARY 3, 2022 - 7:00 P.M.
475 MAIN STREET, WEST CHICAGO, ILLINOIS

AGENDA

1. Call to Order
2. Pledge of Allegiance to the Flag
3. Roll Call and Establishment of a Quorum
4. Public Participation
5. City Council Meeting Minutes of December 20, 2021
6. Corporate Disbursement Report
- January 3, 2022 (\$268,686.84)
7. Consent Agenda
 - Development Committee:
 - A. Ordinance No. 21-O-0042 – An Ordinance of the City of West Chicago, DuPage County, Illinois Calling for a Public Hearing and Joint Review Board Meeting to Consider the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project (Downtown Tax Increment Financing District No. 2).
8. Adjournment

Join Zoom Meeting

<https://us02web.zoom.us/j/89057368188?pwd=VGZwTkRwSkI6TE01L3p0MFh1TmtpMz09>

Meeting ID: 890 5736 8188

Passcode: 992216

One tap mobile

+13126266799,,89057368188#,,,,*992216# US (Chicago)

+13017158592,,89057368188#,,,,*992216# US (Washington DC)

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 890 5736 8188

Passcode: 992216

Find your local number: <https://us02web.zoom.us/j/kc4es9yXEB>

475 Main Street
West Chicago, Illinois
60185

T (630) 293-2200
F (630) 293-3028
www.westchicago.org

Ruben Pineda
MAYOR
Nancy M. Smith
CITY CLERK

Michael L. Guttman
CITY ADMINISTRATOR

CITY OF WEST CHICAGO – 475 Main Street
CITY COUNCIL MINUTES
Regular Meeting
December 20, 2021

1. Call to Order. Mayor Ruben Pineda (on site) called the meeting to order at 7:00 pm. The Mayor said it was determined that in person meetings are not practical and prudent at this time.

2. Pledge of Allegiance to the Flag. Alderman Dettmann led all in the pledge of allegiance.

3. Invocation. The City Clerk gave the invocation.

4. Roll Call and Establishment of a Quorum.

Roll Call found Aldermen Lori J. Chassee, James E. Beifuss, Jr., Heather Brown, Jayme Sheahan, Christine Dettmann, Alton Hallett, Sandy Dimas, Christopher Swiatek, Jeanne M. Short, Rebecca Stout, and John E. Jakabcsin present remotely. Aldermen Melissa Birch-Ferguson, Matthew E. Garling, and Joseph G. Morano were absent. The Mayor announced a quorum.

City Clerk Nancy M. Smith was also present on site.

Also in attendance remotely were City Attorney Patrick K. Bond, Public Works Director Mehul Patel, City Administrator Michael L. Guttman, and Community Development Director Tom Dabareiner. Administrative Services Director Linda Martin was present on site.

5. Public Participation. City Administrator Guttman said there was no public participation.

A. Public Hearing: 2022 Proposed Budget. The Mayor opened the public hearing at 7:03 pm. No one spoke for or against the proposed budget. The Mayor thanked the staff and everyone for all their hard work for being fiscally sound. He said the staff put a lot of work into it and have done a fantastic job. The Mayor closed the public hearing at 7:04 pm.

6. City Council Meeting Minutes – December 6, 2021. Alderman Chassee made a motion, seconded by Alderman Jakabcsin, to approve the minutes of December 6, 2021. During discussion, Alderman Brown said that in Item 8.A., Alderman Garling had also made a comment. City Clerk Smith said she would check her notes. Clerk Smith found that Alderman Garling said, "Her husband comes to these meetings and he made accusations against council members."

Voting Aye: Alderman Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

7. Corporate Disbursement Report. Alderman Dimas made a motion, seconded by Alderman Swiatek, to approve the December 20, 2021, Corporate Disbursement Report in the amount of \$496,111.77. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

8. Consent Agenda – Consideration of an Omnibus Vote.

* **Development Committee:** Alderman Stout read and explained the following items:

A. Ordinance 21-O-0038 – An Ordinance Amending the Code of Ordinances of the City of West Chicago – Appendix A, Article XIII of the Zoning Code Relating to Existing Nonconforming Gravel Residential Driveways

B. Resolution 21-R-0107 – A Resolution Approving the Wilson Street – Resubdivision 327-329 Wilson

Alderman Stout made a motion, seconded by Alderman Chassee, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

* **Infrastructure Committee:** Alderman Beifuss read and explained the following items:

C. Ordinance 21-O-0033 – An Ordinance Authorizing the Disposal or Sale of Surplus Equipment, Stock Inventory, and/or Personal Property Owned by the City of West Chicago

D. Resolution 21-R-0099 – A Resolution Authorizing the Mayor to Execute a Professional Services Contract with KLM Engineering, Inc., for Design Engineering Services Related to the Water Treatment Plant Painting Project in the Amount Not to Exceed \$27,500.00

E. Resolution 21-R-0101 – A Resolution Authorizing the Mayor to Execute an Intergovernmental Agreement with the Illinois Department of Transportation for Maintenance of Traffic Control Devices Located on State Highways within the City of West Chicago for the Term of July 1, 2021, through June 30, 2031

F. Resolution 21-R-0102 – A Resolution Authorizing the Mayor to Award a Construction Contract for Base Bid and Alternate One to J.L. Adler Roofing and Sheet Metal, Inc., of Joliet, Illinois, in an amount of \$75,077.00 for the Roof Replacement Project at 200 Main Street

G. Resolution 21-R-0103 – A Resolution Authorizing the Mayor to Award a Construction Contract to Berglund Construction Company of Chicago, Illinois, in an Amount of \$235,000.00 for the Structural Rehabilitation Project at 200 Main Street

H. Resolution 21-R-0104 – A Resolution Authorizing the Mayor to Award a Construction Contract for Base Bid and Alternates One, Three, Four, Five and Six to Berglund Construction Company of Chicago, Illinois, in an Amount of \$303,900.00 Along with Unit Prices for Certain Items for the Masonry Rehabilitation Project at 200 Main Street

I. Resolution 21-R-0105 – A Resolution Authorizing the Mayor to Execute a Contract with Viking Brothers, Inc., for the Procurement of Coarse and Fine Aggregate Material Delivered for FY 2022

Alderman Beifuss made a motion, seconded by Alderman Hallett, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

* **Finance Committee:** Alderman Dimas read and explained the following items:

J. Ordinance 21-O-0025 – An Ordinance Adopting a Whistleblower Protection Policy for the City of West Chicago and Codifying Same as Article XIV in the City Code of Ordinances

K. Ordinance 21-O-0032 – An Ordinance Amending Chapter 2, Article III of the City of West Chicago City Code to Designate the City Administrator as the City's "Auditing Official" for Purposes of Implementation of the City's Whistleblower Protection Policy

L. Ordinance 21-O-0035 – An Ordinance Amending the Annual Budget for the City of West Chicago, DuPage County, Illinois, for the Fiscal Year Commencing January 1, 2021, and Ending December 31, 2021, Passed and Adopted by Ordinance 28-O-0020 – Final 2021 Budget Amendment

M. Ordinance 21-O-0036 – An Ordinance Adopting the Annual Budget for the City of West Chicago, DuPage County, Illinois, for the Fiscal Year Commencing January 1, 2022, and Ending December 31, 2022. Alderman Dimas thanked City Administrator Guttman, Administrative Services Director Linda Martin, and the rest of the staff for a balanced budget for the coming year.

N. Ordinance 21-O-0040 – An Ordinance Levying Taxes on Property within the Corporate Limits of the City of West Chicago as that Property is Assessed and Equalized for State and County Purposes for the Fiscal Year Beginning January 1, 2022, and Ending December 31, 2022 (removed and voted upon separately)

O. Ordinance 21-O-0041 – An Ordinance for the Levy and Assessment of Taxes for the Fiscal Year Beginning January 1, 2022, and Ending December 31, 2022, in and for the City of West Chicago Special Services Area Number 2

Alderman Dimas made a motion, seconded by Alderman Chassee, to adopt the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

* **Items Not Sent to Committee:** The Mayor read and explained the following items:

P. Resolution 21-R-0106 – A Resolution Declaring the City of West Chicago's Official Intent to Reimburse Expenditures (Downtown TIF District No. 2)

Q. Resolution 21-R-0108 – A Resolution Making a Determination Relative to the Release of Executive Session Minutes Pursuant to the Illinois Open Meetings Act

R. Resolution 21-R-0109 – A Resolution Authorizing the Destruction of Audio Recordings of Certain Closed Meetings

Alderman Stout made a motion, seconded by Alderman Dimas, to approve the above items. Voting Aye: Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

9. Reports by Committees. None

10. Unfinished Business. From Item 8.N. Ordinance 21-O-0040 – An Ordinance Levying Taxes on Property within the Corporate Limits of the City of West Chicago as that Property is Assessed and Equalized for State and County Purposes for the Fiscal Year Beginning January 1, 2022, and Ending December 31, 2022

Alderman Brown made a motion, seconded by Alderman Dimas, to adopt Ordinance 21-O-0040. During discussion, Alderman Brown said after reading the ordinance, she personally felt that the people have been hit hard with tax increases and did not need even the smallest adjustment. Voting Aye: Aldermen Chassee, Beifuss, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: Alderman Brown. Motion carried.

11. New Business. None

12. Correspondence and Announcements.

Announcement of Availability of Eligibility Study and Redevelopment Plan and Project for the Proposed West Chicago Downtown TIF District No. 2. The Mayor announced that this would be available to the public.

Upcoming Meetings

- December 21, 2021	Plan Commission/Zoning Board of Appeals (cancelled)
- December 27, 2021	Public Affairs Committee (cancelled)
- December 28, 2021	Historical Preservation Commission (cancelled)

13. Mayor's Comments. The Mayor knows that people are watching the news or looking at the Covid-19 data at the County. Every week the numbers of Covid-19 are going up. Even people who have been vaccinated get it, but not as bad. He has had six people who have not won the fight. The Mayor urged people to get their booster shots if they have the opportunity. People should also get tested before attending Christmas gatherings. The virus is out there.

Over 75% of the City employees have been vaccinated. Be careful and be cautious. The Mayor cannot attend as many events as he would like to. He has an elderly mother and mother-in-law.

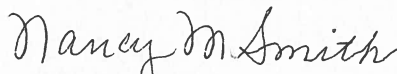
The Mayor wished everyone a Merry Christmas, and said let us meet the New Year with our heads held up. If the Covid-19 numbers continue to rise, the Council will keep meeting by zoom since our quarters are very cramped.

14. Executive Session. City Attorney Bond said there was no need for an executive session. He wished everyone a Merry Christmas and a Happy New Year.

15. Items to be Referred for Final Action from Executive Session. Not applicable.

16. Adjournment. At 7:26 pm, Alderman Chassee made a motion, seconded by Alderman Stout, to adjourn. Voting Aye (with many of the Aldermen wishing a Merry Christmas and Happy New Year): Aldermen Chassee, Beifuss, Brown, Sheahan, Dettmann, Hallett, Dimas, Swiatek, Short, Stout, and Jakabcsin. Voting Nay: 0. Motion carried.

Respectfully submitted,



Nancy M. Smith
City Clerk

CITY OF WEST CHICAGO

CORPORATE DISBURSEMENT REPORT January 3, 2022

OPERATING ACCOUNT FUNDED BY:	\$	268,686.84

GENERAL FUND	\$	136,989.05
SEWER FUND	\$	12,621.59
WATER FUND	\$	24,701.39
CAPITAL PROJECTS FUND	\$	69,380.09
DOWNTOWN TIF SPECIAL PROJECTS	\$	23,994.72
ROOSEVELT/FABYAN TIF	\$	1,000.00

APPROVED BY THE CITY COUNCIL ON:

DATE: _____

SIGNATURE: _____

SELECTION CRITERIA: transact.batch='G429'

ACCOUNTING PERIOD: 12/21

FUND - 40 - OPERATING FUND

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105100	91826	01/03/22 14897	ADVANCED AUTOMATION & CO	063447	RESOLUTION NO. 21-R-00	0.00	7,159.05
105100	91827	01/03/22 5384	AIRGAS USA, LLC	010925	CYLINDER RENTAL INVOIC	0.00	136.59
105100	91828	01/03/22 14839	ARIES INDUSTRIES, INC	053443	INVOICE #410679 DATED	0.00	258.22
105100	91829	01/03/22 5205	ASSOCIATED TECHNICAL SER	063447	INVOICE #34703 DATED 1	0.00	745.50
105100	91830	01/03/22 13068	AT & T	010613	12/14 - 01/13/22	0.00	68.06
105100	91831	01/03/22 3400	AT&T	063448	12/16 - 01/15/22	0.00	259.05
105100	91832	01/03/22 1800	B & F CONSTRUCTION CODE	011029	INSPECTIONS/PROPERTY M	0.00	14,375.00
105100	91832	01/03/22 1800	B & F CONSTRUCTION CODE	011029	PLAN REVIEW FOR 833 W	0.00	300.00
105100	91832	01/03/22 1800	B & F CONSTRUCTION CODE	011029	PLAN REVIEW FOR 1300 W	0.00	425.00
105100	91832	01/03/22 1800	B & F CONSTRUCTION CODE	011029	PLAN REVIEW FOR 2500 E	0.00	425.00
105100	91832	01/03/22 1800	B & F CONSTRUCTION CODE	011029	PLAN REVIEW FOR 2500 E	0.00	637.50
105100	91832	01/03/22 1800	B & F CONSTRUCTION CODE	011029	PLAN REVIEW FOR 2555 E	0.00	982.43
105100	91832	01/03/22 1800	B & F CONSTRUCTION CODE	011029	PLAN REVIEW FOR 2555 E	0.00	1,375.00
TOTAL CHECK						0.00	18,519.93
105100	91833	01/03/22 6441	CANON BUSINESS SOLUTIONS	063448	INVOICE #4038220408 DA	0.00	60.42
105100	91833	01/03/22 6441	CANON BUSINESS SOLUTIONS	010924	INVOICE #4038118280 DA	0.00	64.09
105100	91833	01/03/22 6441	CANON BUSINESS SOLUTIONS	063448	INVOICE #4038118052 DA	0.00	115.25
TOTAL CHECK						0.00	239.76
105100	91834	01/03/22 13089	COMCAST	010503	12/15 - 01/14/22	0.00	850.00
105100	91835	01/03/22 12682	COMCAST CABLE	010613	CABLE BILL FOR FY 2022	0.00	25.92
105100	91836	01/03/22 13257	COMCAST CABLE	010925	12/27 - 01/26/22	0.00	291.85
105100	91837	01/03/22 13257	COMCAST CABLE	063448	12/25 - 01/24/22	0.00	263.85
105100	91838	01/03/22 15012	COVEY, QUINN	063448	REIMBURSEMENT TO QUINN	0.00	300.00
105100	91839	01/03/22 892	DUPAGE COUNTY TREASURER	010613	INVOICE # IA 741	0.00	750.00
105100	91840	01/03/22 15468	EAGLE POINT GUN TJ MORRI	010613	DATE: 12 10 2021	0.00	2,050.00
105100	91841	01/03/22 9839	EJ EQUIPMENT INC.	053443	INVOICE #P04931 DATED	0.00	17.23
105100	91842	01/03/22 8973	ENGINEERING RESOURCE ASS	053440	PROFESSIONAL ENGINEERI	0.00	358.50
105100	91843	01/03/22 5330	ESRI, INC.	010504	ESRI SOFTWARE MAINTENA	0.00	18,300.00
105100	91844	01/03/22 15428	FLORES, ORLANDO	010924	REIMBURSEMENT TO ORLAN	0.00	50.00
105100	91845	01/03/22 12853	GOLDSTINE, SKRODZKI, RUS	010613	INVOICE 158910 SERVICE	0.00	517.00
105100	91845	01/03/22 12853	GOLDSTINE, SKRODZKI, RUS	010501	INVOICE 158910 SERVICE	0.00	517.00
105100	91845	01/03/22 12853	GOLDSTINE, SKRODZKI, RUS	010501	INVOICE 158909 SERVICE	0.00	58.75
105100	91845	01/03/22 12853	GOLDSTINE, SKRODZKI, RUS	063447	INVOICE 158909 SERVICE	0.00	58.75

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 12/30/21
 TIME: 17:15:18

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 2
 ACCTPA21

SELECTION CRITERIA: transact.batch='G429'
 ACCOUNTING PERIOD: 12/21

FUND - 40 - OPERATING FUND

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105100	91845	01/03/22	12853	GOLDSTINE, SKRODZKI, RUS 010210	SERVICES DUE LABOR AND	0.00	117.50
105100	91845	01/03/22	12853	GOLDSTINE, SKRODZKI, RUS 010501	INVOICE 158911 SERVICE	0.00	899.66
105100	91845	01/03/22	12853	GOLDSTINE, SKRODZKI, RUS 063447	INVOICE 158911 SERVICE	0.00	899.67
105100	91845	01/03/22	12853	GOLDSTINE, SKRODZKI, RUS 053443	INVOICE 158911 SERVICE	0.00	899.67
TOTAL CHECK						0.00	4,026.75
105100	91846	01/03/22	12432	GREEN T TREE & PEST SERV 010924	INVOICE #2297752 DATED	0.00	45.00
105100	91847	01/03/22	14830	GROOT, INC 010926	INVOICE #8013617 DATED	0.00	3,466.90
105100	91848	01/03/22	13701	HENDERSON TRUCK EQUIP-IL 010925	INVOICE #347258 DATED	0.00	819.92
105100	91849	01/03/22	3834	IGFOA 010510	2022 ANNUAL MEMBERSHIP	0.00	300.00
105100	91850	01/03/22	3420	ILLINOIS SECRETARY OF ST 010613	SOS NOTIFICATION DATE:	0.00	151.00
105100	91851	01/03/22	13555	JX ENTERPRISES, INC 010925	INVOICE #25180666P DAT	0.00	153.80
105100	91851	01/03/22	13555	JX ENTERPRISES, INC 010925	INVOICE #25181220P DAT	0.00	401.98
TOTAL CHECK						0.00	555.78
105100	91852	01/03/22	12391	KANE, MCKENNA & ASSOC, I 093454	PROFESSIONAL SERVICES	0.00	9,323.75
105100	91852	01/03/22	12391	KANE, MCKENNA & ASSOC, I 173454	PROFESSIONAL SERVICES	0.00	1,000.00
TOTAL CHECK						0.00	10,323.75
105100	91853	01/03/22	12639	KIESLER'S POLICE SUPPLY, 010613	INVOICE # IN179175	0.00	84.00
105100	91854	01/03/22	12678	MATOCHA ASSOCIATES 093454	RESOLUTION NO. 21-R-00	0.00	11,975.00
105100	91855	01/03/22	11129	MOE FUNDS 010501	MOE FUNDS - FEB '22	0.00	40,865.85
105100	91855	01/03/22	11129	MOE FUNDS 053443	MOE FUNDS - FEB '22	0.00	9,384.01
105100	91855	01/03/22	11129	MOE FUNDS 063447	MOE FUNDS - FEB '22	0.00	9,384.01
105100	91855	01/03/22	11129	MOE FUNDS 083453	MOE FUNDS - FEB '22	0.00	908.13
TOTAL CHECK						0.00	60,542.00
105100	91856	01/03/22	5366	MONROE TRUCK EQUIPMENT, 010925	INVOICE #335688 DATED	0.00	764.73
105100	91856	01/03/22	5366	MONROE TRUCK EQUIPMENT, 010925	INVOICE #335202 DATED	0.00	1,048.96
TOTAL CHECK						0.00	1,813.69
105100	91857	01/03/22	4303	NORTH EAST MULTI-REGIONA 010613	INVOICE # 296003	0.00	125.00
105100	91858	01/03/22	15434	RAE REPORTING, LTD. 010501	INVOICE 2021-353 INTER	0.00	350.00
105100	91859	01/03/22	15063	RITA TACCONA & ASSOCIATE 010613	INVOICE # 21-1221	0.00	200.00
105100	91860	01/03/22	13908	RUSH TRUCK CENTERS OF IL 010925	INVOICE #3025921196 DA	0.00	2,988.45
105100	91860	01/03/22	13908	RUSH TRUCK CENTERS OF IL 010925	INVOICE #3025956945 DA	0.00	26.68
105100	91860	01/03/22	13908	RUSH TRUCK CENTERS OF IL 010925	INVOICE #3025893166 DA	0.00	306.32
105100	91860	01/03/22	13908	RUSH TRUCK CENTERS OF IL 010925	INVOICE #3025902196 DA	0.00	442.40
105100	91860	01/03/22	13908	RUSH TRUCK CENTERS OF IL 010925	INVOICE #3025894138 DA	0.00	455.72
TOTAL CHECK						0.00	4,219.57

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 12/30/21
 TIME: 17:15:18

CITY OF WEST CHICAGO
 CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 3
 ACCTPA21

SELECTION CRITERIA: transact.batch='G429'
 ACCOUNTING PERIOD: 12/21

FUND - 40 - OPERATING FUND

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105100	91861	01/03/22	11440 RUSSO POWER EQUIPMENT	010925	INVOICE #SPI10891873 D	0.00	343.86	
105100	91862	01/03/22	7716 SAUBER MANUFACTURING CO	010925	INVOICE #PSI219768 DAT	0.00	632.12	
105100	91863	01/03/22	14588 SCHEFFLER'S FLOWERS, INC	093454	INSTALLED GREENS IN 12	0.00	1,800.00	
105100	91864	01/03/22	6935 SNAP ON TOOLS	010925	INVOICE #ARV / 5086352	0.00	78.10	
105100	91865	01/03/22	12708 STERICYCLE, INC	010613	INVOICE # 4010615339	0.00	579.84	
105100	91866	01/03/22	14154 SUBURBAN PROPANE	053443	INVOICE #7800-509623 D	0.00	1,023.28	
105100	91867	01/03/22	9209 THIRD MILLENNIUM ASSOCIA	063447	UTILITY BILLING PROCES	0.00	621.92	
105100	91867	01/03/22	9209 THIRD MILLENNIUM ASSOCIA	053443	UTILITY BILLING PROCES	0.00	621.93	
TOTAL CHECK							0.00	1,243.85
105100	91868	01/03/22	12102 THOMAS ENGINEERING GROUP	083453	RESOLUTION NO. 21-R-00	0.00	7,176.00	
105100	91868	01/03/22	12102 THOMAS ENGINEERING GROUP	083453	RESOLUTION NO. 17-R-00	0.00	61,295.96	
TOTAL CHECK							0.00	68,471.96
105100	91869	01/03/22	12774 T-MOBILE	010925	ACCOUNT #967615741 DAT	0.00	815.90	
105100	91870	01/03/22	15457 T-MOBILE USA, INC.	010613	INVOICE # 9478910951	0.00	180.00	
105100	91871	01/03/22	15431 TONIAS, JIM	063448	REIMBURSEMENT TO JIM T	0.00	400.00	
105100	91872	01/03/22	15072 TOSCAS LAW GROUP	010613	STATEMENT DATE: 12 22	0.00	200.00	
105100	91872	01/03/22	15072 TOSCAS LAW GROUP	010613	STATEMENT DATE: 12 16	0.00	600.00	
105100	91872	01/03/22	15072 TOSCAS LAW GROUP	011029	CONDUCT ADMIN HEARING	0.00	675.00	
105100	91872	01/03/22	15072 TOSCAS LAW GROUP	010613	STATEMENT DATE: 12 22	0.00	675.00	
TOTAL CHECK							0.00	2,150.00
105100	91873	01/03/22	4089 TYLER MEDICAL SERVICES	010501	INOIVE 432342 POLICE O	0.00	466.00	
105100	91873	01/03/22	4089 TYLER MEDICAL SERVICES	010501	INVOICE 432268 PRE-EMP	0.00	90.00	
TOTAL CHECK							0.00	556.00
105100	91874	01/03/22	14261 UNITED RENTALS	010921	INVOICE #200790561-001	0.00	223.99	
105100	91874	01/03/22	14261 UNITED RENTALS	093454	INVOICE #200790561-001	0.00	895.97	
TOTAL CHECK							0.00	1,119.96
105100	91875	01/03/22	4823 WATER PRODUCTS AURORA	063447	INVOICE #0307042 DATED	0.00	2,215.00	
105100	91875	01/03/22	4823 WATER PRODUCTS AURORA	063447	INVOICE #0306990 DATED	0.00	1,318.92	
TOTAL CHECK							0.00	3,533.92
105100	91876	01/03/22	13109 WATER RESOURCES, INC	063447	INVOICE #35250 DATED 1	0.00	900.00	
105100	91877	01/03/22	3519 WEST CHICAGO LIBRARY DIS	0100	20.8¢ OF PPRT RECEIVED	0.00	35,216.18	
TOTAL CASH ACCOUNT							0.00	268,686.84
TOTAL FUND							0.00	268,686.84

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
DATE: 12/30/21
TIME: 17:15:18

CITY OF WEST CHICAGO
CHECK REGISTER - DISBURSEMENT FUND

PAGE NUMBER: 4
ACCTPA21

SELECTION CRITERIA: transact.batch='G429'
ACCOUNTING PERIOD: 12/21

FUND - 40 - OPERATING FUND

CASH ACCT	CHECK NO	ISSUE DT	-----VENDOR-----	-----DEPT-DIV	-----DESCRIPTION-----	SALES TAX	AMOUNT
TOTAL REPORT						0.00	268,686.84

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
 DATE: 12/30/21
 TIME: 16:18:30

CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 1
 ACCTPAY1
 ACCOUNTING PERIOD: 12/21

SELECTION CRITERIA: payable.due_date between '20220102 00:00:00.000' and '20220103 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 01 - GENERAL FUND

DEPT-DIV	ACCOUNT	TITLE		VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
0100	311000	PERS PROP REPL T	3519	WEST CHICAGO LIBRARY	00097759-01	PPRT	G429	0.00	35216.18
TOTAL GENERAL FUND REVENUES								0.00	35216.18
010210	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00097715-01	158908	G429	0.00	117.50
TOTAL CITY ADMIN-ADMIN								0.00	117.50
010501	4053	HEALTH/DENTAL/LI	11129	MOE FUNDS		FEB '22	G429	0.00	40865.85
010501	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00097716-01	158909	G429	0.00	58.75
010501	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00097717-01	158910	G429	0.00	517.00
010501	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00097718-01	158911	G429	0.00	899.66
010501	4108	EMPLOYMENT EXAMS	15434	RAE REPORTING, LTD.	00097714-01	2021-353	G429	0.00	350.00
010501	4108	EMPLOYMENT EXAMS	4089	TYLER MEDICAL SERVICE	00097712-01	432342	G429	0.00	466.00
010501	4108	EMPLOYMENT EXAMS	4089	TYLER MEDICAL SERVICE	00097713-01	432268	G429	0.00	90.00
TOTAL ADMIN SERVICES-HR								0.00	43247.26
010503	4109	NETWORK CHARGES	13089	COMCAST		12/15 -1/14	G429	0.00	850.00
TOTAL ADMIN SERVICES-IT								0.00	850.00
010504	4125	SOFTWARE MAINTEN	5330	ESRI, INC.	00097719-01	FY 22	G429	0.00	18300.00
TOTAL ADMIN SERVICES-GIS								0.00	18300.00
010510	4112	MEMBERSHIPS/DUES	3834	IGFOA	00097760-01		G429	0.00	300.00
TOTAL ADMIN SERVICES-ADMIN								0.00	300.00
010613	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00097717-01	158910	G429	0.00	517.00
010613	4100	LEGAL FEES	15072	TOSCAS LAW GROUP	00097708-01		G429	0.00	600.00
010613	4100	LEGAL FEES	15072	TOSCAS LAW GROUP	00097725-01		G429	0.00	200.00
010613	4100	LEGAL FEES	15072	TOSCAS LAW GROUP	00097725-02		G429	0.00	675.00
010613	4110	TRAINING & TUITI	4303	NORTH EAST MULTI-REGI	00097721-01	296003	G429	0.00	125.00
010613	4225	OTHER CONTRACTUA	12682	COMCAST CABLE	00097711-01	877120038001	G429	0.00	25.92
010613	4225	OTHER CONTRACTUA	12708	STERICYCLE, INC	00097723-01	4010615339	G429	0.00	579.84
010613	4225	OTHER CONTRACTUA	13068	AT & T		114559150	G429	0.00	68.06
010613	4225	OTHER CONTRACTUA	15063	RITA TACCONA & ASSOCI	00097726-01	21-1221	G429	0.00	200.00
010613	4225	OTHER CONTRACTUA	892	DUPAGE COUNTY TREASUR	00097720-01	IA 741	G429	0.00	750.00
010613	4616	VEHICLE LICENSE	3420	ILLINOIS SECRETARY OF	00097761-01	2008 JEEP	G429	0.00	151.00
010613	4618	AMMUNITION/FIREA	12639	KIESLER'S POLICE SUPP	00097710-01	179175	G429	0.00	84.00
010613	4618	AMMUNITION/FIREA	15468	EAGLE POINT GUN TJ MO	00097703-01		G429	0.00	2050.00
010613	4650	MISCELLANEOUS CO	15457	T-MOBILE USA, INC.	00097724-01	9478910951	G429	0.00	180.00
TOTAL POLICE-OPERATIONS								0.00	6205.82
010921	4225	OTHER CONTRACTUA	14261	UNITED RENTALS	00097728-01	200790561-00G429		0.00	223.99

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
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CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

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 ACCTPAY1
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SELECTION CRITERIA: payable.due_date between '20220102 00:00:00.000' and '20220103 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 01 - GENERAL FUND

DEPT-DIV	ACCOUNT	TITLE	VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
TOTAL PUBLIC WORKS-MUN PROP							0.00	223.99
010924	4110	TRAINING & TUITI	15428	FLORES, ORLANDO	00097729-01	G429	0.00	50.00
010924	4225	OTHER CONTRACTUA	12432	GREEN T TREE & PEST S	00097727-01	2297752 G429	0.00	45.00
010924	4650	MISCELLANEOUS CO	6441	CANON BUSINESS SOLUTI	00097740-02	G429	0.00	64.09
TOTAL PUBLIC WORKS-R & B							0.00	159.09
010925	4202	TELEPHONE & ALAR	13257	COMCAST CABLE		877120038024G429	0.00	291.85
010925	4400	VEHICLE REPAIR	13908	RUSH TRUCK CENTERS OF	00097742-04	G429	0.00	2988.45
010925	4400	VEHICLE REPAIR	7716	SAUBER MANUFACTURING	00097750-01	PSI1219768 G429	0.00	632.12
010925	4603	PARTS FOR VEHICL	11440	RUSSO POWER EQUIPMENT	00097748-01	SPI10891873 G429	0.00	343.86
010925	4603	PARTS FOR VEHICL	13555	JX ENTERPRISES, INC	00097745-01	G429	0.00	153.80
010925	4603	PARTS FOR VEHICL	13555	JX ENTERPRISES, INC	00097745-02	G429	0.00	401.98
010925	4603	PARTS FOR VEHICL	13701	HENDERSON TRUCK EQUIP	00097751-01	347258 G429	0.00	819.92
010925	4603	PARTS FOR VEHICL	13908	RUSH TRUCK CENTERS OF	00097742-01	G429	0.00	455.72
010925	4603	PARTS FOR VEHICL	13908	RUSH TRUCK CENTERS OF	00097742-02	G429	0.00	306.32
010925	4603	PARTS FOR VEHICL	13908	RUSH TRUCK CENTERS OF	00097742-03	G429	0.00	442.40
010925	4603	PARTS FOR VEHICL	13908	RUSH TRUCK CENTERS OF	00097742-05	G429	0.00	26.68
010925	4603	PARTS FOR VEHICL	5366	MONROE TRUCK EQUIPMEN	00097739-01	335202 G429	0.00	1048.96
010925	4603	PARTS FOR VEHICL	5366	MONROE TRUCK EQUIPMEN	00097747-01	335688 G429	0.00	764.73
010925	4603	PARTS FOR VEHICL	5384	AIRGAS USA, LLC	00097732-01	9984377032 G429	0.00	136.59
010925	4604	TOOLS & EQUIPMEN	6935	SNAP ON TOOLS	00097749-01	50863521 G429	0.00	78.10
010925	4650	MISCELLANEOUS CO	12774	T-MOBILE	00097731-01	G429	0.00	815.90
TOTAL PUBLIC WORKS-MAINT GAR							0.00	9707.38
010926	4210	REFUSE DISPOSAL	14830	GROOT, INC	00097730-01	8013617 G429	0.00	3466.90
TOTAL MOTOR FUEL TAX							0.00	3466.90
011029	4100	LEGAL FEES	15072	TOSCAS LAW GROUP	00097757-01	G429	0.00	675.00
011029	4113	ENFORCEMENT & IN	1800	B & F CONSTRUCTION CO	00097752-01	58015 G429	0.00	14375.00
011029	4120	PLAN REVIEW	1800	B & F CONSTRUCTION CO	00097753-01	G429	0.00	425.00
011029	4120	PLAN REVIEW	1800	B & F CONSTRUCTION CO	00097753-02	G429	0.00	300.00
011029	4120	PLAN REVIEW	1800	B & F CONSTRUCTION CO	00097753-03	G429	0.00	982.43
011029	4120	PLAN REVIEW	1800	B & F CONSTRUCTION CO	00097753-04	G429	0.00	425.00
011029	4120	PLAN REVIEW	1800	B & F CONSTRUCTION CO	00097753-05	G429	0.00	1375.00
011029	4120	PLAN REVIEW	1800	B & F CONSTRUCTION CO	00097753-06	G429	0.00	637.50
TOTAL COM DEV-BUILDING & CODE							0.00	19194.93
TOTAL FUND							0.00	136989.05

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CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

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 ACCTPAY1
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SELECTION CRITERIA: payable.due_date between '20220102 00:00:00.000' and '20220103 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 05 - SEWER FUND

DEPT-DIV	ACCOUNT	-----TITLE-----	-----VENDOR-----	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
053440	4806	OTHER CAPITAL OU	8973	ENGINEERING RESOURCE	00096184-01	W2111900.06 G429	0.00	358.50
TOTAL SEWER-SSA#2							0.00	358.50
053443	4053	HEALTH/DENTAL/LI	11129	MOE FUNDS		FEB '22 G429	0.00	9384.01
053443	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00097716-01	158909 G429	0.00	58.75
053443	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00097718-01	158911 G429	0.00	899.67
053443	4225	OTHER CONTRACTUA	9209	THIRD MILLENNIUM ASSO	00097756-01	27054 G429	0.00	621.93
053443	4603	PARTS FOR VEHICL	14839	ARIES INDUSTRIES, INC	00097736-01	410679 G429	0.00	258.22
053443	4603	PARTS FOR VEHICL	9839	EJ EQUIPMENT INC.	00097746-01	4931 G429	0.00	17.23
053443	4607	GAS & OIL	14154	SUBURBAN PROPANE	00097735-01	7800-59623 G429	0.00	1023.28
TOTAL SEWER-SANITARY COLLECTION							0.00	12263.09
TOTAL FUND							0.00	12621.59

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
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CITY OF WEST CHICAGO
 CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 4
 ACCTPAY1
 ACCOUNTING PERIOD: 12/21

SELECTION CRITERIA: payable.due_date between '20220102 00:00:00.000' and '20220103 00:00:00.000'
 PAYMENT TYPE: ALL

FUND - 06 - WATER FUND

DEPT-DIV	ACCOUNT	TITLE		VENDOR	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
063447	4053	HEALTH/DENTAL/LI	11129	MOE FUNDS		FEB '22	G429	0.00	9384.01
063447	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00097716-01	158909	G429	0.00	58.75
063447	4100	LEGAL FEES	12853	GOLDSTINE, SKRODZKI,	00097718-01	158911	G429	0.00	899.67
063447	4225	OTHER CONTRACTUA	9209	THIRD MILLENNIUM ASSO	00097756-01	27054	G429	0.00	621.92
063447	4418	DISTRIB SYSTEM R	5205	ASSOCIATED TECHNICAL	00097733-01	34703	G429	0.00	745.50
063447	4621	PARTS & EQUIPMEN	4823	WATER PRODUCTS AURORA	00097741-01		G429	0.00	1318.92
063447	4621	PARTS & EQUIPMEN	4823	WATER PRODUCTS AURORA	00097741-02		G429	0.00	2215.00
063447	4641	WATER METERS/PAR	13109	WATER RESOURCES, INC	00097734-01	35250	G429	0.00	900.00
063447	4806	OTHER CAPITAL OU	14897	ADVANCED AUTOMATION &	00096567-01	21-3836	G429	0.00	7159.05
TOTAL WATER-PRODUCTION/DIST								0.00	23302.82
063448	4110	TRAINING & TUITI	15012	COVEY, QUINN	00097738-01		G429	0.00	300.00
063448	4110	TRAINING & TUITI	15431	TONIAS, JIM	00097737-01		G429	0.00	400.00
063448	4202	TELEPHONE & ALAR	3400	AT&T		630Z215842	G429	0.00	259.05
063448	4225	OTHER CONTRACTUA	13257	COMCAST CABLE		877120038366	G429	0.00	263.85
063448	4502	COPIER FEES	6441	CANON BUSINESS SOLUTI	00097740-01		G429	0.00	115.25
063448	4502	COPIER FEES	6441	CANON BUSINESS SOLUTI	00097740-03		G429	0.00	60.42
TOTAL WATER-TREATMENT PLANT OP								0.00	1398.57
TOTAL FUND								0.00	24701.39

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
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CITY OF WEST CHICAGO
CASH REQUIREMENTS BILL LIST

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ACCTPAY1
ACCOUNTING PERIOD: 12/21

SELECTION CRITERIA: payable.due_date between '20220102 00:00:00.000' and '20220103 00:00:00.000'
PAYMENT TYPE: ALL

FUND - 08 - CAPITAL PROJECTS FUND

DEPT-DIV	ACCOUNT	-----TITLE-----	-----VENDOR-----	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
083453	4053	HEALTH/DENTAL/LI	11129	MOE FUNDS	FEB '22	G429	0.00	908.13
083453	4225	OTHER CONTRACTUA	12102	THOMAS ENGINEERING GR	00095561-01 21-336	G429	0.00	61295.96
083453	4225	OTHER CONTRACTUA	12102	THOMAS ENGINEERING GR	00096987-01 21-337	G429	0.00	7176.00
TOTAL CAPITAL PROJECTS							0.00	69380.09
TOTAL FUND							0.00	69380.09

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
DATE: 12/30/21
TIME: 16:18:30

CITY OF WEST CHICAGO
CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 6
ACCTPAY1
ACCOUNTING PERIOD: 12/21

SELECTION CRITERIA: payable.due_date between '20220102 00:00:00.000' and '20220103 00:00:00.000'
PAYMENT TYPE: ALL

FUND - 09 - DOWNTOWN TIF SPEC PROJ

DEPT-DIV	ACCOUNT	-----TITLE-----	-----VENDOR-----	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
093454	4225	OTHER CONTRACTUA	12391	KANE, MCKENNA & ASSOC	00097754-01 18340	G429	0.00	9323.75
093454	4225	OTHER CONTRACTUA	14261	UNITED RENTALS	00097728-01 200790561-00G429	G429	0.00	895.97
093454	4801	BUILDING/GROUNDS	12678	MATOCHE ASSOCIATES	00097529-01 #2-A	G429	0.00	11975.00
093454	4815	STREETSCAPE PROG	14588	SCHEFFLER'S FLOWERS,	00097758-01 9984	G429	0.00	1800.00
TOTAL DOWNTOWN TIF							0.00	23994.72
TOTAL FUND							0.00	23994.72

PENTAMATION - FINANCIAL MANAGEMENT SYSTEM
DATE: 12/30/21
TIME: 16:18:30

CITY OF WEST CHICAGO
CASH REQUIREMENTS BILL LIST

PAGE NUMBER: 7
ACCTPAY1
ACCOUNTING PERIOD: 12/21

SELECTION CRITERIA: payable.due_date between '20220102 00:00:00.000' and '20220103 00:00:00.000'
PAYMENT TYPE: ALL

FUND - 17 - ROOSEVELT/FABYAN TIF

DEPT-DIV	ACCOUNT	-----TITLE-----	-----VENDOR-----	P.O.'S	INVOICE	BATCH	SALES TAX	AMOUNT
173454	4225	OTHER CONTRACTUA	12391	KANE, MCKENNA & ASSOC	00097755-01 18341	G429	0.00	1000.00
TOTAL							0.00	1000.00
TOTAL FUND							0.00	1000.00
TOTAL CHECK TRANSACTIONS							0.00	268686.84
TOTAL EFT TRANSACTIONS							0.00	0.00
TOTAL REPORT							0.00	268686.84

CITY OF WEST CHICAGO

CITY COUNCIL AGENDA ITEM SUMMARY

ITEM TITLE:

Public Hearing/Joint Review Board Meeting
Meetings to Consider Project Area and Plans for the
Downtown TID District No. 2.0

Ordinance No. 21-O-0042

AGENDA ITEM NUMBER: 7.A.

FILE NUMBER: _____

COMMITTEE AGENDA DATE: N/A

COUNCIL AGENDA DATE: January 3, 2022

STAFF REVIEW: Tom Dabareiner, AICP

SIGNATURE _____



APPROVED BY CITY ADMINISTRATOR: Michael
Guttman

SIGNATURE _____

ITEM SUMMARY:

On July 19, 2021, the City Council authorized an agreement with Kane McKenna & Associates to prepare a TIF Eligibility Study and Report, along with a Redevelopment Plan. Required notices were published and the Plan was announced as available for review at the Council meeting of December 20, 2021.

TIF rules require the Council to conduct a public hearing and set a date and time for a Joint Review Board meeting. The attached ordinance sets the Public Hearing date as February 7, 2022 and the JRB meeting date as January 19, 2022. Details associated with making these meeting dates and times official are set forth in the Ordinance.

ACTION PROPOSED:

Discussion and approval of Ordinance No. 21-O-0042.

COMMITTEE RECOMMENDATION:

This item did not go to a committee as it was contemplated as part of the approved Kane McKenna Contract.

Cc: Ordinance

ORDINANCE NO. 21-O-0042

**AN ORDINANCE OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS
CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO
CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND
THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT
(DOWNTOWN TAX INCREMENT FINANCING DISTRICT NO. 2)**

WHEREAS, the City of West Chicago ("City") is a home rule unit of local government pursuant to Section 6 of Article VII of the Constitution of the State of Illinois, and has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the City is considering the designation of a redevelopment project area and the approval of a redevelopment plan and project within the corporate limits of the City, to be called the Downtown Tax Increment Financing District No. 2 ("TIF District"), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* ("TIF Act"); and

WHEREAS, on July 19, 2021, the Mayor and City Council approved a motion authorizing Kane, McKenna and Associates, Inc. to prepare an eligibility study and report, and a redevelopment plan and project relative to the TIF District; and

WHEREAS, on October 14, 2021, the City published the Tax Increment Financing (TIF) Interested Parties Registry Notice, as required by Section 11-74.4-5(a) of the TIF Act, in the *DuPage County Daily Herald*; and

WHEREAS, on December 20, 2021, the City announced the availability of the redevelopment plan and project for the proposed TIF District ("TIF Plan"), with said TIF Plan containing an eligibility report for the proposed TIF District ("Eligibility Report") addressing the tax increment financing eligibility of the area proposed for the redevelopment project area ("Redevelopment Project Area"), with said Redevelopment Project Area being legally described on **EXHIBIT A** attached hereto and made part hereof; and

WHEREAS, pursuant to the provisions of Section 11-74.4-5(c) of the TIF Act, prior to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District, the City must fix a time and place for a public hearing; and

WHEREAS, pursuant to the provisions of Section 11-74.4-5(b) of the TIF Act, prior

to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District, the City must convene a meeting of the Joint Review Board ("JRB") to consider the proposal; and

WHEREAS, it is the desire of the Mayor and City Council to conduct such public hearing and to convene said meeting of the JRB;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WEST CHICAGO, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation. That the recitals above shall be and are hereby incorporated in this Section 1 as if restated herein.

SECTION 2: Public Hearing Date. That, pursuant to the provisions of the TIF Act, the Mayor and City Council hereby designate the date of February 7, 2022, at 7:00 p.m. at either the West Chicago Council Chambers at 475 Main Street West Chicago, Illinois 60185, or at a virtual location if permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the Redevelopment Project Area and the TIF Plan for the proposed TIF District.

SECTION 3: Availability of Eligibility Report and TIF Plan. That copies of the Eligibility Report and the TIF Plan for the proposed TIF District have been on file in the office of the City Clerk, and have been available for public inspection during regular City business hours, since December 3, 2022.

SECTION 4: Comments and Objections. That at the public hearing, any interested person, taxpayer or affected taxing district may file with the City Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

SECTION 5: JRB Meeting Date. That the JRB for the proposed TIF District shall meet on January 19, 2022, at 10:00 a.m. at either the West Chicago Council Chambers at 475 Main Street, West Chicago, Illinois 60185, or at a virtual location if permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act. The JRB shall review the public record, planning documents, Eligibility Report, Redevelopment Project Area and the TIF Plan for the proposed TIF District. The JRB shall make an advisory recommendation to the City within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of designating the Redevelopment Project Area and approving the TIF Plan for the proposed TIF District. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 11-74.4-5(b) of the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: DuPage County, Winfield Township, College of DuPage, Grade School District 33, High School District 94, West

Chicago Park District, West Chicago Fire Protection District, West Chicago Public Library District and the City of West Chicago.

SECTION 6: City JRB Representative. That the City's representative on the JRB is hereby confirmed as the City Administrator Michael Guttman or his designee.

SECTION 7: Notice of Availability of Eligibility Report and TIF Plan. That a notice setting forth the availability of the Eligibility Report and the TIF Plan for the proposed TIF District, and how to obtain a copy thereof, shall be sent by mail to all residential addresses within seven hundred fifty feet (750') of the boundaries of the proposed TIF District and to all persons who have registered on the City's TIF Interested Parties Registry, within a reasonable time after the adoption of this Ordinance, as required by Section 11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as **EXHIBIT B** and made part hereof.

SECTION 8: Notice of Public Hearing and JRB Meeting. That a notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication, certified mail, return receipt requested, and by first class U.S. Mail, all as required by Sections 11-74.4-5(b) and 11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as **EXHIBIT C** and made part hereof, with such changes thereto as may be necessary regarding the location of the public hearing and JRB meeting under the then-applicable Executive Orders of the Illinois Governor and the provisions of the Illinois Open Meetings Act regarding virtual meetings.

SECTION 9: Severability. That 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 10: Repeal. That all ordinances, resolutions, motions or parts thereof in conflict with this Ordinance shall be and the same are hereby repealed.

SECTION 11: Effect. That this Ordinance shall be in full force and effect upon its adoption, approval and publication in pamphlet form as provided by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

PASSED this 3rd day of January, 2022.

Alderman Beifuss _____

Alderman Chassee _____

Alderman Sheehan _____

Alderman Brown _____

Alderman Hallett _____

Alderman Dettman _____

Alderman Birch-Ferguson _____

Alderman Dimas _____

Alderman Swiatek _____

Alderman Garling _____

Alderman Stout _____

Alderman Short _____

Alderman Jakabcsin _____

Alderman Morano _____

APPROVED as to form: _____
City Attorney

APPROVED THIS _____ day of _____, 2022.

Mayor Ruben Pineda

ATTEST:

City Clerk Nancy M. Smith

PUBLISHED: _____

EXHIBIT A

REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION

**CITY OF WEST CHICAGO
DOWNTOWN TAX INCREMENT FINANCING DISTRICT NO. 2**

(attached)

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10 IN TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION AS RECORDED FEBRUARY 7, 2008 AS DOCUMENT NO. R2008-019851, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET TO THE NORTHWEST CORNER OF LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT, AS RECORDED JULY 22, 1959 AS DOCUMENT NUMBER R1959-932525;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT, AS RECORDED OCTOBER 29, 1992 AS DOCUMENT NUMBER R1992-206877;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION, AS RECORDED MARCH 21, 2006 AS DOCUMENT NUMBER R2006-052197;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF COLFORD

SUBDIVISION, AS RECORDED APRIL 24, 1889 AS DOCUMENT NUMBER R1889-040930;

THENCE WEST ALONG SAID SOUTH LINE OF COLFORD SUBDIVISION TO THE A POINT ON THE EAST LINE OF THE WEST 219.78 FEET OF THE NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 219.78 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE WEST ALONG SAID SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT ON THE EAST LINE OF HESLOP'S ADDITION TO TURNER AS RECORDED JULY 24, 1874 AS DOCUMENT NUMBER 18480;

THENCE NORTH ALONG SAID EAST LINE OF HESLOP'S ADDITION TO TURNER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION, AS RECORDED JULY 22, 1856 AS DOCUMENT NUMBER R1856-10634;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION TO A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF SAID LOT 11 AND LOT 12 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF LOT 11 AND LOT 12 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET TO THE SOUTHEAST CORNER OF LOT 1 IN E.M. WALEN RESUBDIVISION, AS RECORDED OCTOBER 20, 2006 AS DOCUMENT NUMBER R2006-204218;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN E.M. WALEN RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER, AS RECORDED AUGUST 10, 1949 AS DOCUMENT NUMBER R1949-573644;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT, AS RECORDED MARCH 10, 1958 AS DOCUMENT NUMBER R1958-872842;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT TO THE MOST NORTHERLY CORNER OF SAID LOT 1, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE SOUTHWESTERLY ALONG A LINE, 100.5 FEET, TO A POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD TO THE SOUTHWEST CORNER OF LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT, AS RECORDED DECEMBER 4, 1984 AS DOCUMENT NUMBER R1984-97184;

THENCE EASTERLY ALONG THE MOST WEST SOUTH LINE OF SAID LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AURORA STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF AURORA STREET TO A POINT OPPOSITE AND ADJACENT TO THE SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION, AS RECORDED FEBRUARY 7, 1986 AS DOCUMENT R1986-13058;

THENCE EASTERLY ALONG A LINE TO SAID SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN KAFORSKI'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF LOT 1 IN SAID KAFORSKI'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 1 IN KAFORSKI'S SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN LINDSAY CHEMICAL DIVISION, AS RECORDED JUNE 5, 1959 AS DOCUMENT NUMBER R1959-925962;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 IN LINDSAY CHEMICAL DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, AS RECORDED MAY 18, 1857 AS DOCUMENT NUMBER R1857-11467;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION TO THE NORTHEAST CORNER OF LOT 12 IN SAID BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 IN BLOCK 6 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO THE POINT OF BEGINNING.

Street Addresses:

119 W. Washington
119 W. Washington
119 W. Washington
110 W. McConnell
132 Fremont St.
131 Fremont St.

129 Fremont St.
123 Fremont St.
130 Arbor Ave.
119 W. Washington
185-187 W. Washington
201 W. Washington

185-187 W. Washington
175 W. Washington
151 W. Washington
145 W. Washington
139 W. Washington
111 W. Washington
Fremont St.
130 Fremont St.
122-124 Fremont St.
101 W. Washington
103 W. Washington
157 W. Washington
W. Washington
W. Washington
133 N. Aurora St.
123 N. Aurora St..
123 Fremont St.
123 Fremont St.
111 Fremont St.
110 Arbor
101 E. Washington
100 Arbor Ave.
150 W. Washington
150 W. Washington
146-148 W. Washington
142 W. Washington
136-138 W. Washington
118 W. Washington
100 Main St.
102 Main St.
104 Main St.
108 Main St.
110 - 110 1/2 Main St.
112 Main St.
116 Main St.
118 Main St.
122 Main St.
124 Main St.
126 Main St.
101 Main St.
101-111 Main St.
113 Main Street
115 Main Street
117 Main Street
119 Main Street
123 Main Street

179-183 W. Washington
129 Main Street
111 Galena
113 Galena
131 Main Street
101 Main Street.
115 High St.
128 Main S.
130 Main St
132 Main St.
134 &136 Main St.
200-202 Main St.
204 Main St.
208 Main St.
210 Main St.
212 Main St
214 Main St.
218 Main St
220 Main St
222 Main St
203-205 Main St.
207 Main St.
207 Main St.
213 Main St.
225 Main St.
108 Galena St.
110-112 Galena St.
116 Galena St.
High St.
305 Main St.
321 Main St.
327 Main S.
302 High St.
308-310 High St.
314 High St.
322 High St.
331-333 Main St.
328 High St.
405 Main St.
411 Main St.
114 Chicago St.
120 W. Chicago St.
202 Chicago St.
206 Chicago St.
210 Chicago St.
216 Chicago St

240 Chicago St.
4119-421 Main St.
435 Main St.
441 Main St.
447 Main St.
Main St.

461 Main St.
475 Main St.
228 Chicago St
232 Chicago St.
530 Main St.
306 Main St.

General Location: The redevelopment project area is generally bounded by City Hall to the east, Main Street and Union Pacific Railroad to the south, High Street, Washington Street and McConnell Avenue to the north and Aurora Street to the west.

Property Identification Numbers ("PINs"):

04-04-411-001	04-09-202-002
04-04-411-003	04-09-202-003
04-04-414-001	04-09-202-004
04-04-414-002	04-09-202-005
04-04-414-007	04-09-202-006
04-04-415-001	04-09-203-005
04-04-415-002	04-09-203-006
04-04-415-007	04-09-203-007
04-04-415-008	04-09-203-008
04-09-201-002	04-09-203-009
04-09-201-006	04-09-203-015
04-09-201-008	04-09-204-001
04-09-201-009	04-09-204-002
04-09-201-010	04-09-204-003
04-09-201-011	04-09-204-004
04-09-201-016	04-09-204-005
04-09-201-017	04-09-204-006
04-09-201-018	04-09-204-007
04-09-201-019	04-09-204-008
04-09-201-020	04-09-204-009
04-09-201-021	04-09-204-010
04-09-201-022	04-09-204-011
04-09-201-027	04-09-205-001
04-09-201-031	04-10-106-001
04-09-201-032	04-10-106-002
04-09-201-033	04-10-106-003
04-09-201-034	04-10-106-004
04-09-201-036	04-10-106-005
04-09-201-037	04-10-106-006
04-09-201-038	04-10-106-007
04-09-201-039	04-10-106-008
04-09-202-001	04-10-106-009

04-10-106-010
04-10-106-011
04-10-106-012
04-10-106-015
04-10-107-001
04-10-108-001
04-10-108-002
04-10-108-003
04-10-108-004
04-10-108-005
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04-10-109-009
04-10-109-011
04-10-109-012
04-10-109-013
04-10-109-014
04-10-113-001

04-10-113-002
04-10-113-003
04-10-113-004
04-10-113-005
04-10-113-006
04-10-113-007
04-10-113-009
04-10-113-010
04-10-119-001
04-10-119-002
04-10-119-003
04-10-119-004
04-10-119-005
04-10-119-006
04-10-119-007
04-10-119-008
04-10-119-012
04-10-119-037
04-10-119-038
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04-10-119-040
04-10-119-041
04-10-119-042
04-10-119-043
04-10-119-057
04-10-119-058
04-10-119-069
04-10-131-001

EXHIBIT B

[CITY LETTERHEAD]

Dear Resident:

This letter is being sent to you in reference to the City of West Chicago's proposed Downtown 2 Tax Increment Finance District.

In accordance with the State of Illinois Tax Increment Finance (TIF) Allocation Act, the City must advise those residents that reside within 750 feet outside of the boundaries of the proposed Downtown 2 TIF District that they may request and receive information about the proposed Downtown 2 TIF District; and, that the proposed Downtown 2 Redevelopment Plan and Eligibility Report are available for review during normal business hours at the West Chicago City Hall in the City Clerk's Office, 475 W. Mai Street, West Chicago, Illinois. A map of the proposed Downtown 2 TIF District is enclosed for your review.

Please note that your property is **not** within the boundary of the TIF District and will not be directly affected by this TIF District.

A public hearing regarding this matter is scheduled for February 7, 2022, at 7:00 p.m. at Village Hall, 475 W. Mai Street, West Chicago, Illinois.

For information about how you can register to receive materials relating to the proposed Downtown 2 TIF District, please contact Peter Kelly, Economic Development Coordinator at 630-293-2200 Ext. 157 or by email at pkelly@westchicago.org.

CITY OF WEST CHICAGO

Nancy Smith
City Clerk

EXHIBIT C

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA FOR THE PROPOSED WEST CHICAGO DOWNTOWN TAX INCREMENT FINANCING DISTRICT NO. 2 AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO

Notice is hereby given that a public hearing will be held on February 7, 2022, at 7:00 p.m. at either the West Chicago City Hall Council Chambers, 475 Main Street, West Chicago, Illinois 60185, or at a virtual location if permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act, with the location thereof to be posted at West Chicago City Hall, 475 Main Street, West Chicago, Illinois 60185 and on the City's website (www.westchicago.org) no less than forty-eight (48) hours before the public hearing ("Public Hearing"), in regard to the proposed designation of a redevelopment project area ("Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project ("Redevelopment Plan and Project") in relation thereto, for the proposed West Chicago Downtown Tax Increment Financing District No. 2 ("TIF District"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1, *et seq.*, as amended ("TIF Act").

The boundaries of the Redevelopment Project Area for the proposed TIF District are more fully set forth on the legal description attached hereto as **EXHIBIT 1** and made part hereof and the street location map attached hereto as **EXHIBIT 2** and made part hereof.

The proposed Redevelopment Plan and Project provides for land acquisition and assembly and improvements to the public infrastructure within the proposed Redevelopment Project Area and for the City of West Chicago ("City") to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated City actions include, but are not limited to: acquisition of property and property interests; site preparation and clearance; demolition; provision of public infrastructure and related public improvements and rehabilitation of structures; interest rate write-downs; job training; the encouragement of redevelopment agreements; assisting in the clean-up of any hazardous waste, hazardous substances or underground storage tanks as required by State or Federal law where these are a material impediment to redevelopment; addressing any flooding problems; and improving opportunities for further development and redevelopment within the TIF District. The City would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Report and the Redevelopment Plan and Project have been on file with the City since December 3, 2022, and are currently on file and available for public inspection between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday,

except holidays, at the office of the City Clerk for the City of West Chicago, at 475 Main Street, West Chicago, Illinois 60185. Copies of the Eligibility Report and the Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. The City Clerk for the City of West Chicago may be contacted for further information, at the address above or by telephone at (630) 293-2200.

Pursuant to the TIF Act, the Joint Review Board for the proposed TIF District ("JRB") is being convened to review the public record, planning documents, Eligibility Report and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed TIF District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: DuPage County, Winfield Township, College of DuPage, Grade School District 33, High School District 94, West Chicago Park District, West Chicago Fire Protection District, West Chicago Public Library District and the City of West Chicago.

Pursuant to the TIF Act, the meeting of the JRB will be held on January 19, 2022, at 10:00 a.m. at either the West Chicago City Hall Council Chambers, 475 Main Street, West Chicago, Illinois 60185, or at a virtual location if permitted under the Governor's Executive Orders and / or the Illinois Open Meetings Act, with the location thereof to be posted at West Chicago City Hall, 475 Main Street, West Chicago, Illinois 60185 and on the City's website (www.westchicago.org) no less than forty-eight (48) hours before the meeting ("Meeting"). Those taxing districts with representatives on the JRB are hereby notified of the Meeting. The JRB's recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the City within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed TIF District.

Prior to and at the Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the City Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the West Chicago City Clerk, 475 Main Street, West Chicago, Illinois 60185. The Public Hearing may be adjourned by the Mayor and City Council without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the
Corporate Authorities of the City of West Chicago, Illinois

Nancy Smith, City Clerk

EXHIBIT 1

LEGAL DESCRIPTION, PINS AND GENERAL LOCATION FOR THE DOWNTOWN TAX INCREMENT FINANCING DISTRICT NO. 2

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 10 IN TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION AS RECORDED FEBRUARY 7, 2008 AS DOCUMENT NO. R2008-019851, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 IN GLORIA'S PLAT OF CONSOLIDATION TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF WASHINGTON STREET TO THE NORTHWEST CORNER OF LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT, AS RECORDED JULY 22, 1959 AS DOCUMENT NUMBER R1959-932525;

THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID LOT 1 IN ISHERWOOD'S ASSESSMENT PLAT TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT, AS RECORDED OCTOBER 29, 1992 AS DOCUMENT NUMBER R1992-206877;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF LOT 1 IN WEST CHICAGO LIBRARY DISTRICT CONSOLIDATION PLAT TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MAIN STREET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION, AS RECORDED MARCH 21, 2006 AS DOCUMENT NUMBER R2006-052197;

THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND THE EAST LINE OF LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 IN THE GATEWAY CENTRE II RESUBDIVISION TO THE NORTHWEST CORNER THEROF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF COLFORD SUBDIVISION, AS RECORDED APRIL 24, 1889 AS DOCUMENT NUMBER R1889-040930;

THENCE WEST ALONG SAID SOUTH LINE OF COLFORD SUBDIVISION TO THE A POINT ON THE EAST LINE OF THE WEST 219.78 FEET OF THE NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE SOUTH ALONG SAID EAST LINE OF THE WEST 219.78 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;

THENCE WEST ALONG SAID SOUTH LINE OF SAID NORTH 34.5 FEET OF THE SOUTH 247.5 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10 TO A POINT ON THE EAST LINE OF HESLOP'S ADDITION TO TURNER AS RECORDED JULY 24, 1874 AS DOCUMENT NUMBER 18480;

THENCE NORTH ALONG SAID EAST LINE OF HESLOP'S ADDITION TO TURNER TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE;

THENCE EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COLFORD AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND THE EAST RIGHT-OF-WAY LINE OF OAKWOOD AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHICAGO STREET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF HIGH STREET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION, AS RECORDED JULY 22, 1856 AS DOCUMENT NUMBER R1856-10634;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE SOUTHEASTERY LINE OF LOT 11 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION TO A POINT ON THE NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF SAID LOT 11 AND LOT 12 IN BLOCK 3 OF TOWN OF JUNCTION SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF THE SOUTHWESTERLY 55 FEET OF LOT 11 AND LOT 12 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF GALENA STREET AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF WASHINGTON STREET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE;

THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARBOR AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET;

THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FREMONT STREET TO THE SOUTHEAST CORNER OF LOT 1 IN E.M. WALLEN RESUBDIVISION, AS RECORDED OCTOBER 20, 2006 AS DOCUMENT NUMBER R2006-204218;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 IN E.M. WALLEN RESUBDIVISION TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER, AS RECORDED AUGUST 10, 1949 AS DOCUMENT NUMBER R1949-573644;

THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID SOUTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID MC CONNELL AVENUE;

THENCE WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MC CONNELL AVENUE TO A POINT ON THE NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT, AS RECORDED MARCH 10, 1958 AS DOCUMENT NUMBER R1958-872842;

THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF LOT 1 IN JACOBSON'S ASSESSMENT PLAT TO THE MOST NORTHERLY CORNER OF SAID LOT 1, SAID CORNER ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD;

THENCE SOUTHWESTERLY ALONG A LINE, 100.5 FEET, TO A POINT OF INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CHICAGO AND NORTHWESTERN RAILROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD;

THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD TO THE SOUTHWEST CORNER OF LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT, AS RECORDED DECEMBER 4, 1984 AS DOCUMENT NUMBER R1984-97184;

THENCE EASTERLY ALONG THE MOST WEST SOUTH LINE OF SAID LOT 1 IN WEST CHICAGO PARK DISTRICT ASSESSMENT PLAT TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF AURORA STREET;

THENCE SOUTH ALONG SAID WEST RIGHT-OF-WAY LINE OF AURORA STREET TO A POINT OPPOSITE AND ADJACENT TO THE SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION, AS RECORDED FEBRUARY 7, 1986 AS DOCUMENT R1986-13058;

THENCE EASTERLY ALONG A LINE TO SAID SOUTHWEST CORNER OF LOT 2 IN KAFORSKI'S SUBDIVISION;

THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 2 IN KAFORSKI'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE SOUTHWESTERLY LINE OF LOT 1 IN SAID KAFORSKI'S SUBDIVISION;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 1 IN KAFORSKI'S SUBDIVISION TO THE NORTHEAST CORNER OF LOT 1 IN LINDSAY CHEMICAL DIVISION, AS RECORDED JUNE 5, 1959 AS DOCUMENT NUMBER R1959-925962;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 IN LINDSAY CHEMICAL DIVISION TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER THEREOF, SAID SOUTHWEST CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION, AS RECORDED MAY 18, 1857 AS DOCUMENT NUMBER R1857-11467;

THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION TO THE NORTHEAST CORNER OF LOT 12 IN SAID BLOCK 6 IN WINSLOW'S ADDITION TO THE TOWN OF JUNCTION;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 12 IN BLOCK 6 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON AFORESAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY);

THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILWAY (FORMERLY THE CHICAGO & NORTHWESTERN RAILWAY) TO THE POINT OF BEGINNING.

Street Addresses:

119 W. Washington

119 W. Washington

119 W. Washington
110 W. McConnell
132 Fremont St.
131 Fremont St.
129 Fremont St.
123 Fremont St.
175 W. Washington
151 W. Washington
145 W. Washington
139 W. Washington
111 W. Washington
Fremont St.
130 Fremont St.
122-124 Fremont St.
101 W. Washington
103 W. Washington
157 W. Washington
W. Washington
W. Washington
133 N. Aurora St.
123 N. Aurora St..
123 Fremont St.
123 Fremont St.
111 Fremont St.
110 Arbor
101 E. Washington
100 Arbor Ave.
150 W. Washington
150 W. Washington
146-148 W. Washington
142 W. Washington
136-138 W. Washington
118 W. Washington
100 Main St.
102 Main St.
104 Main St.
108 Main St.
110 - 110 1/2 Main St.
112 Main St.
116 Main St.
118 Main St.
122 Main St.
124 Main St.
126 Main St.
101 Main St.
101-111 Main St.

130 Arbor Ave.
119 W. Washington
185-187 W. Washington
201 W. Washington
185-187 W. Washington
179-183 W. Washington
113 Main Street
115 Main Street
117 Main Street
119 Main Street
123 Main Street
129 Main Street
111 Galena
113 Galena
131 Main Street
101 Main Street.
115 High St.
128 Main S.
130 Main St
132 Main St.
134 & 136 Main St.
200-202 Main St.
204 Main St.
208 Main St.
210 Main St.
212 Main St
214 Main St.
218 Main St
220 Main St
222 Main St
203-205 Main St.
207 Main St.
207 Main St.
213 Main St.
225 Main St.
108 Galena St.
110-112 Galena St.
116 Galena St.
High St.
305 Main St.
321 Main St.
327 Main S.
302 High St.
308-310 High St.
314 High St.
322 High St.

331-333 Main St.
328 High St.
405 Main St.
411 Main St.
114 Chicago St.
120 W. Chicago St.
202 Chicago St.
206 Chicago St.
210 Chicago St.
216 Chicago St
240 Chicago St.

4119-421 Main St.
435 Main St.
441 Main St.
447 Main St.
Main St.
461 Main St.
475 Main St.
228 Chicago St
232 Chicago St.
530 Main St.
306 Main St.

General Location: The redevelopment project area is generally bounded by City Hall to the east, Main Street and Union Pacific Railroad to the south, High Street, Washington Street and McConnell Avenue to the north and Aurora Street to the west.

Property Identification Numbers ("PINs"):

04-04-411-001	04-09-201-036
04-04-411-003	04-09-201-037
04-04-414-001	04-09-201-038
04-04-414-002	04-09-201-039
04-04-414-007	04-09-202-001
04-04-415-001	04-09-202-002
04-04-415-002	04-09-202-003
04-04-415-007	04-09-202-004
04-04-415-008	04-09-202-005
04-09-201-002	04-09-202-006
04-09-201-006	04-09-203-005
04-09-201-008	04-09-203-006
04-09-201-009	04-09-203-007
04-09-201-010	04-09-203-008
04-09-201-011	04-09-203-009
04-09-201-016	04-09-203-015
04-09-201-017	04-09-204-001
04-09-201-018	04-09-204-002
04-09-201-019	04-09-204-003
04-09-201-020	04-09-204-004
04-09-201-021	04-09-204-005
04-09-201-022	04-09-204-006
04-09-201-027	04-09-204-007
04-09-201-031	04-09-204-008
04-09-201-032	04-09-204-009
04-09-201-033	04-09-204-010
04-09-201-034	04-09-204-011

04-09-205-001
04-10-106-001
04-10-106-002
04-10-106-003
04-10-106-004
04-10-106-005
04-10-106-006
04-10-106-007
04-10-106-008
04-10-106-009
04-10-106-010
04-10-106-011
04-10-106-012
04-10-106-015
04-10-107-001
04-10-108-001
04-10-108-002
04-10-108-003
04-10-108-004
04-10-108-005
04-10-108-006
04-10-108-007
04-10-108-008
04-10-108-009
04-10-109-001
04-10-109-002
04-10-109-003
04-10-109-004
04-10-109-005
04-10-109-006
04-10-109-007
04-10-109-008
04-10-109-009
04-10-109-011
04-10-109-012
04-10-109-013
04-10-109-014
04-10-113-001
04-10-113-002
04-10-113-003
04-10-113-004
04-10-113-005
04-10-113-006
04-10-113-007
04-10-113-009
04-10-113-010

04-10-119-001
04-10-119-002
04-10-119-003
04-10-119-004
04-10-119-005
04-10-119-006
04-10-119-007
04-10-119-008
04-10-119-012
04-10-119-037
04-10-119-038
04-10-119-039
04-10-119-040
04-10-119-041
04-10-119-042
04-10-119-043
04-10-119-057
04-10-119-058
04-10-119-069
04-10-131-001

EXHIBIT 2

STREET LOCATION MAP FOR THE WEST CHICAGO DOWNTOWN TAX INCREMENT FINANCING DISTRICT NO. 2

