

**JOINT REVIEW BOARD MEETING  
DOWNTOWN TAX INCREMENT FINANCE DISTRICT #2  
THURSDAY, SEPTEMBER 14, 2023 – 2:05 P.M.  
475 MAIN STREET, WEST CHICAGO, ILLINOIS  
COUNCIL CHAMBERS**

**AGENDA**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of January 19, 2022 Minutes**
- 4. Review of FY 2022 Annual TIF Report**
- 5. Public Comment**
- 6. Adjournment**

# MINUTES

## JOINT REVIEW BOARD MEETING PROPOSED DOWNTOWN TAX INCREMENT FINANCE DISTRICT #2

Wednesday, January 19, 2022  
Virtual Meeting Via Zoom

### **I. Call to Order.**

Michael Guttman called the meeting to order at 10:01 A.M.

### **II. Introduction of Representatives.**

Roll call found in attendance: Karen Apostoli of West Chicago Elementary School District 33, Dan Oberg of West Chicago School District 94, Mike Gasparini of West Chicago Park District, Patrick Tanner of West Chicago Fire Protection District, Benjamin Weseloh of West Chicago Public Library District, Nicole Prater of Winfield Township, Paul Hoss of DuPage County, Scott Brady of College of DuPage, and Michael Guttman of City of West Chicago.

Others in attendance included: Greg Smith of Klein, Thorpe and Jenkins; Bob Rychlicki and Nina Coppola from Kane, McKenna and Associates, Inc., and Tom Dabareiner and Pete Kelly of City of West Chicago.

### **III. Selection of Public Member.**

A motion was made by City of West Chicago to appoint Vince Malina of Rite-Way Automotive as the Public Member, which was seconded by Winfield Township. The motion carried via 9-0 roll call vote.

### **IV. Selection of Chairperson.**

A motion was made by the West Chicago Fire Protection District to appoint Michael Guttman (City of West Chicago) as the Chairperson, which was seconded by West Chicago Library District. The motion carried via 9-0 roll call vote.

### **V. Review of Joint Review Board Procedures and Duties.**

Mr. Smith provided an overview of the statutory duties of the JRB as well as the procedures for TIF establishment.

### **VI. TIF Plan and TIF Eligibility Criteria - Review.**

Mr. Rychlicki summarized the TIF Plan and reviewed the TIF Qualifying Factors.

**VII. Review of Draft TIF Ordinances.**

Mr. Rychlicki explained the draft ordinances presented at this meeting are for review by the JRB. These will be presented to the City Council for approval.

**VIII. Questions/Public Comments (Chairperson).**

None.

**IX. Consideration of Recommendation to City Council Recommending the Approval of the Redevelopment Plan and Project for the City's Proposed Downtown 2 TIF District. (Chairperson)**

A motion was made by DuPage County to recommend approval of the Redevelopment Plan and Project for the Downtown 2 TIF District to the City Council, which was seconded by Winfield Township. The motion carried via 9-0 roll call vote.

**X. Review of Timetable and Next Steps.**

Mr. Rychlicki reviewed the date for the public hearing as well as the next steps to complete the TIF establishment process.

**XI. Adjournment.**

The DuPage County made a motion to adjourn, which was seconded by the West Chicago Fire Protection District. The motion carried via 9-0 roll call vote and the meeting adjourned at 10:33am.



**SECTION 2** [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

**FY 2022**

**Name of Redevelopment Project Area:**

**West Chicago Downtown TIF District No. 2 Redevelopment Project Area**

<b>Primary Use of Redevelopment Project Area*:</b> District	
*Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.	
<b>If "Combination/Mixed" List Component Types:</b>	
<b>Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):</b>	
<b>Tax Increment Allocation Redevelopment Act</b>	<input checked="" type="checkbox"/>
<b>Industrial Jobs Recovery Law</b>	<input type="checkbox"/>

**Please utilize the information below to properly label the Attachments.**

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment (labeled Attachment A).</b> For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (labeled Attachment A).</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification (labeled Attachment B).</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion (labeled Attachment C).</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement (labeled Attachment D).</b>	X	
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) (labeled Attachment E).</b>	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information (labeled Attachment F).</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) (labeled Attachment G).</b>	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report (labeled Attachment H).</b>	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (labeled Attachment J).</b>	X	
An analysis prepared by a financial advisor or underwriter, <b>chosen by the municipality</b> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <b>and actual debt service.</b> [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter <u>MUST</u> be attached (labeled Attachment J).</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund (labeled Attachment K).</b>	X	
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (labeled Attachment L).</b>	X	
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose the list only, not actual agreements (labeled Attachment M).</b>	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. <b>If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (labeled Attachment N).</b>	X	

**SECTION 3.1** [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)] and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]

**FY 2022**

**Name of Redevelopment Project Area:**

**West Chicago Downtown TIF District No. 2 Redevelopment Project Area**

**Provide an analysis of the special tax allocation fund.**

Special Tax Allocation Fund Balance at Beginning of Reporting Period

<b>SOURCE of Revenue/Cash Receipts:</b>	<b>Revenue/Cash Receipts for Current Reporting Year</b>	<b>Cumulative Totals of Revenue/Cash Receipts for life of TIF</b>	<b>% of Total</b>
Property Tax Increment			0%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

**All Amount Deposited in Special Tax Allocation Fund**

**Cumulative Total Revenues/Cash Receipts**

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

**Transfers to Municipal Sources**

**Distribution of Surplus**

**Total Expenditures/Disbursements**

**Net/Income/Cash Receipts Over/(Under) Cash Disbursements**

**Previous Year Adjustment (Explain Below)**

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

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

**Previous Year Explanation:**

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

**FY 2022**

**Name of Redevelopment Project Area:**

**West Chicago Downtown TIF District No. 2 Redevelopment Project Area**

**ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND**

**PAGE 1**

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
		\$ -
2. Annual administrative cost.		
		\$ -
3. Cost of marketing sites.		
		\$ -
4. Property assembly cost and site preparation costs.		
		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		
		\$ -
6. Costs of the construction of public works or improvements.		
		\$ -





**SECTION 3.2 A  
PAGE 3**

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
		\$ -
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ -</b>



**SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]**

**FY 2022**

**Name of Redevelopment Project Area:**

**West Chicago Downtown TIF District No. 2 Redevelopment Project Area**

**Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source**

FUND BALANCE BY SOURCE \$ -

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
<b>Total Amount Designated for Obligations</b>	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
<b>Total Amount Designated for Project Costs</b>		\$ -

**TOTAL AMOUNT DESIGNATED** \$ -

**SURPLUS/(DEFICIT)** \$ -

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

**FY 2022**

**Name of Redevelopment Project Area:**

**West Chicago Downtown TIF District No. 2 Redevelopment Project Area**

**Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.**

X
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Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

**SECTION 5 [20 ILCS 620/4.7 (7)(F)]**

**FY 2022**

**Name of Redevelopment Project Area:**

**West Chicago Downtown TIF District No. 2 Redevelopment Project Area**

**PAGE 1**

**Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.**

**Select ONE of the following by indicating an 'X':**

<b>1. <u>NO</u></b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	X
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<b>2. The Municipality <u>DID</u></b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	
<b>2a. The total number of <u>ALL</u></b> activities undertaken in furtherance of the objectives of the redevelopment plan:	

**LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:**

<b>TOTAL:</b>	<b>11/1/99 to Date</b>	<b>Estimated Investment for Subsequent Fiscal Year</b>	<b>Total Estimated to Complete Project</b>
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

**Project 1 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 2 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 3 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 4 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 5 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**Project 6 Name:**

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

**SECTION 6** [Information requested in SECTION 6.1 is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))

**FY 2022**

**Name of Redevelopment Project Area:**

**West Chicago Downtown TIF District No. 2 Redevelopment Project Area**

**SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.**

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

**SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.**

The number of jobs, if any, projected to be created at the time of approval of the redevelopment agreement	The number of jobs, if any, created as a result of the development to date, for the reporting period, under the same guidelines and assumptions as was used for the projections used at the time of approval of the redevelopment agreement

**SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.**

The amount of increment projected to be created at the time of approval of the redevelopment agreement	The amount of increment created as a result of the development to date, for the reporting period, using the same assumptions as was used for the projections used at the time of the approval of the redevelopment agreement

**SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, if any:**

**SECTION 7** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2022**

**Name of Redevelopment Project Area:**

**West Chicago Downtown TIF District No. 2 Redevelopment Project Area**

**Provide a general description of the redevelopment project area using only major boundaries.**

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

<b>Optional Documents</b>	<b>Enclosed</b>
Legal description of redevelopment project area	X
Map of District	X

**SECTION 8** [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

**FY 2022**

**Name of Redevelopment Project Area:**

**West Chicago Downtown TIF District No. 2 Redevelopment Project Area**

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

<b>Year of Designation</b>	<b>Base EAV</b>	<b>Reporting Fiscal Year EAV</b>
2022	\$ 5,529,652	\$ 5,187,797

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

**Indicate an 'X' if the overlapping taxing districts did not receive a surplus.**

<b>Overlapping Taxing District</b>	<b>Surplus Distributed from redevelopment project area to overlapping districts</b>
DuPage County	
Forest Preserve District of DuPage County	
DuPage Airport Authority	
Winfield Township	
Winfield Township Road	
West Chicago Park District	
West Chicago Fire Protection District	
West Chicago Mosquito District	
West Chicago Library District	
Grade School District #33	
High School District #94	
Junior College District #502	



CITY OF  
WEST CHICAGO

WHERE HISTORY & PROGRESS MEET

Attachment B

July 24, 2023

Rosanna Barbaro-Flores, Director  
Office of the State Comptroller  
Local Government Division  
James R. Thompson Center  
100 West Randolph Street, Suite 15-500  
Chicago, IL 60601-3252

**Subject: Annual TIF Filing – Downtown TIF District #2**

Dear Ms. Barbaro-Flores,

On behalf of the City of West Chicago, I hereby certify that our community has complied with all the requirements of the *Tax Increment Allocation Redevelopment Act*, during the fiscal year 2022, for the Downtown TIF District #2. Enclosed herewith are all of the required documentation your office has requested to verify our compliance with the terms of the Act.

Please contact our Economic Development Coordinator, Kelley Chrisse at 630-818-3331 if you have any questions or require additional information to evaluate our submittal. Thank you.

Sincerely,



Ruben Pineda  
Mayor

pc: Michael Guttman  
Tom Dabareiner  
Kelley Chrisse



# BOND, DICKSON & CONWAY

400 S. Knoll Street, Unit C, Wheaton, Illinois 60187 P 630.681.1000 F 630.681.1020

ATTACHMENT C

July 24, 2023

**VIA E-MAIL TRANSMISSION**

Mr. Michael L. Guttman  
City Administrator  
City of West Chicago  
475 Main Street  
West Chicago, IL 60185

Re: Downtown Redevelopment Project Area #2  
Annual T.I.F. Report – 2022  
Our File No.

Dear Mr. Guttman:

You have requested a legal opinion as to whether the actions the City has undertaken in connection with the Downtown redevelopment project area #2 for the above referenced project are in compliance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*); (hereinafter referred to as the “Act”).

In connection with your request, I have reviewed the Ordinances passed by the Corporate Authorities of the City approving the Redevelopment Project Area, approving a Redevelopment Plan and adopting Tax Increment Financing Allocations. I have also reviewed the representations and certifications by the City and the documentation provided by the City in the Annual Tax Increment Finance Report.

Based on my review of the foregoing documents and representations, it is my opinion that the City of West Chicago has satisfied, and is in compliance with, the requirements and provisions of the Act during the 2022 Fiscal Year. This opinion is made pursuant to the Act [65 ILCS 5/11-74.4-4-5(d)(4) and 5/11 74.6-22(d)(7)].

Should you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

BOND, DICKSON & CONWAY

Patrick K. Bond

**LEGAL DESCRIPTION (Downtown 2 TIF – West Chicago):**

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. 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 WEST ALONG THE SOUTH LINE OF SAID LOT 2 IN THE ASSESSMENT PLAT OF PART OF BLOCK 17 OF MC CONNELL'S TOWN OF TURNER TO THE SOUTHWEST 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;

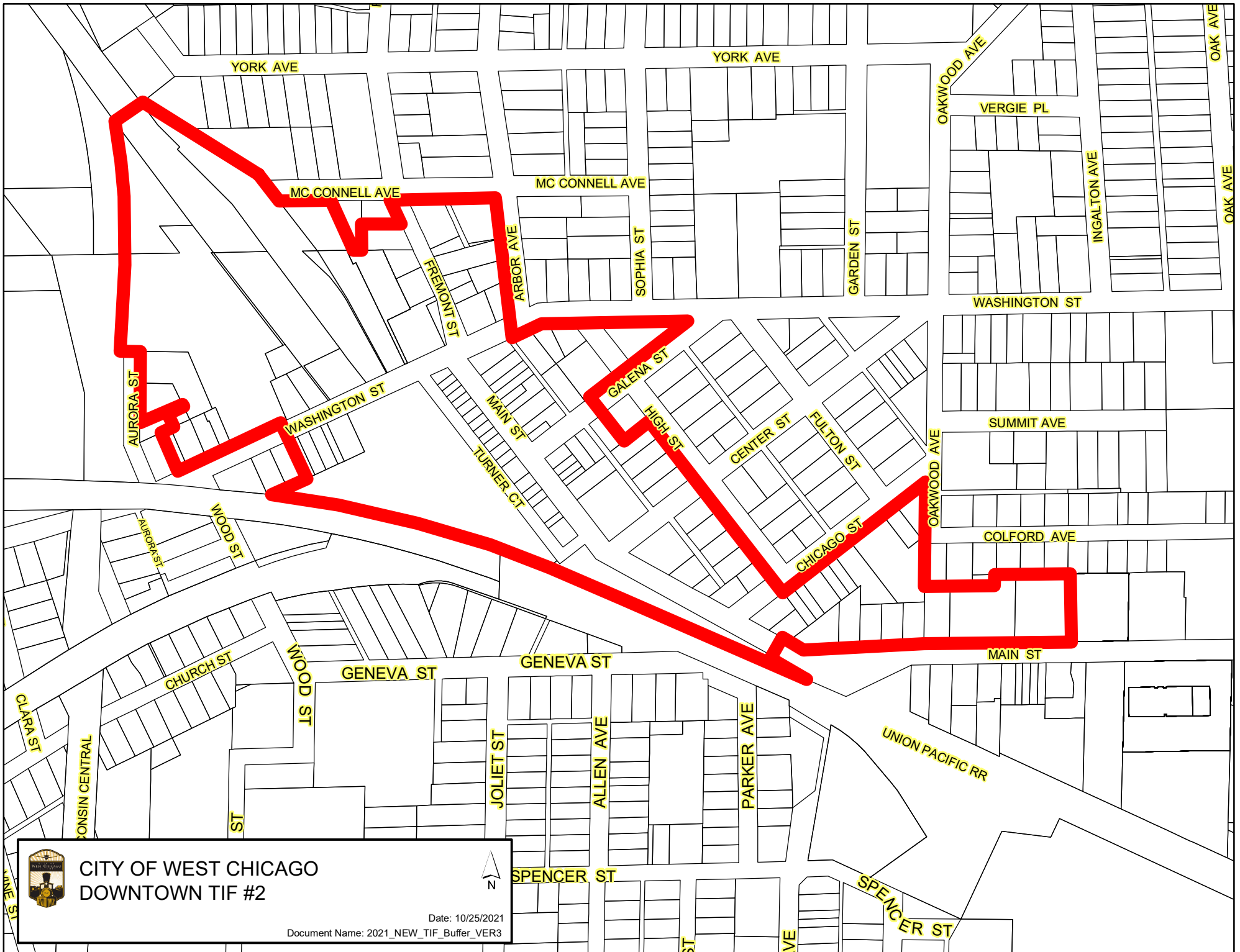
THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 IN LINDSAY CHEMICAL DIVISION TO THE NORTHWEST CORNER THEREOF;

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.



**CITY OF WEST CHICAGO  
DOWNTOWN TIF #2**



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