A-12

MEMORANDUM

TO: Mark Franz, Village Manager
Al Stonitsch, Assistant Village Manager

FROM: Kristen Schrader, Assistant to the Village Manager KS

DATE: October 8, 2013

RE: Proposed TIF District Adoption Ordinances

Background and Issues

The Village began the process of working towards the designation of a Tax Increment Financing (TIF) District on Roosevelt Road/Park Boulevard in early 2013. The process began with a Request for Proposal for a TIF Feasibility Study to ensure the downtown was TIF eligible (which it is), for which the Village hired Kane McKenna and Associates. Since that time, the Village and Kane McKenna have worked to complete all of the necessary steps for TIF designation, including the publishing of required documents (TIF Redevelopment Plan and Project Report and Eligibility Report), as well as statutory notice and procedural requirements.

The most recent, and second to final step in the TIF designation process, was to conduct a public hearing during the Village Board Meeting on September 9, 2013. With this step completed, the final step is the approval of three ordinances: adoption of the TIF Redevelopment Plan, establishment of the Redevelopment Project Area and adoption of tax increment financing. These ordinances must be approved within a 14 to 90 time period following the public hearing.

The Village Board is requested to review and consider the prepared ordinances at the October 14 Village Board Meeting. Further detail on the Village's TIF District designation process is available on the attached September 3 memo.

Action Requested

The Board is requested to review and consider the following ordinances at the October 14, 2013 Village Board Meeting:

1. Ordinance No. _____, An Ordinance Approving a Redevelopment Plan and Project for Roosevelt Road/Park Boulevard TIF Redevelopment Project Area.
2. Ordinance No. _____, An Ordinance Designating the Roosevelt Road/Park Boulevard TIF Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.
3. Ordinance No. _____, An Ordinance Adopting Tax Increment Allocation Financing for Roosevelt Road/Park Boulevard TIF Redevelopment Project Area.

Attachments

- September 3, 2013 memo: Proposed TIF District – Public Hearing (with attachments)
- Ordinances

MEMORANDUM

TO: Mark Franz, Village Manager
Al Stonitsch, Assistant Village Manager

FROM: Kristen Schrader, Assistant to the Village Manager

DATE: September 3, 2013

RE: Proposed Roosevelt Road/Park Boulevard TIF District – Public Hearing

Background

Tax Increment Financing (TIF) is a tool that state law affords local governments to assist them in restoring run-down, blighted areas, stimulating older neighborhoods, or jumpstarting economically sluggish parts of the community. With a TIF District, local governments can make needed infrastructure improvements and provide incentives to attract businesses and encourage investment in the community without raising taxes. New businesses mean more jobs, more customers, and, in turn, more private investment. As a result, the TIF area itself improves and property values go up. Without TIF benefits, many times a deteriorating area will not improve and property values will continue to decline.

Glen Ellyn's Proposed Roosevelt Road/Park Boulevard TIF District

Since the 2011 Strategic Plan, the Village has been considering the creation of a TIF District for a portion of Roosevelt Road. The Village has considered the creation of a TIF District on Roosevelt Road as portions of it have struggled with a lack of private development over the years, creating a variety of vacancies and long range planning deficiencies. The creation of a TIF District is necessary to remedy these deficiencies with public/private partnerships, and will also assist the Village in continuing its proactive economic development efforts.

The Village has been working with Kane, McKenna and Associates since February 2013 to complete a redevelopment plan for the proposed TIF District. The redevelopment plan includes an eligibility study that demonstrates the qualification factors that the area meets to be officially designated as a TIF district "conservation" area. A map of the proposed boundaries is attached. As the Board may recall, the boundaries of the proposed district were revised in July to exclude the Parkside and Park Plaza apartment buildings at the northwest corner of the original TIF boundaries. These housing complexes were excluded following a variety of meetings between the Village and housing representatives. Since their exclusion, the Parkside and Park Plaza representatives have not approached the Village to be reincorporated into the boundaries. Therefore, the revised boundaries from July are recommended for consideration for the proposed district.

Issues

TIF Process

State statute requires a number of actions that a municipality must take before it can designate an area as a TIF District. Over the last several months, the Village has taken these necessary actions and is prepared to host a formal public hearing, which is the last step required prior to the adoption

of ordinances designating the area as a TIF District. A summary of this process is provided in the attached flow chart.

Communication

Throughout the TIF designation process, the Village has made every effort to keep the lines of communication open with residents, taxpayers and property owners in and around the TIF District, as well as with the other taxing bodies. Several public notices were published during the summer of 2013 in the *Daily Herald* (September 9 Public Hearing Notice attached), as well as a variety of mailings sent (including a certified letter to every resident in the district). In addition, the Village held a public information meeting in June 2013 and met informally with representatives from the taxing districts and residents within the TIF District several times, both to provide information on the proposed TIF District and to answer any questions.

Joint Review Board Meeting

Prior to conducting the public hearing to approve a redevelopment plan, the state statute requires that a Joint Review Board (JRB) be convened. In accordance with the TIF Act, the Joint Review Board consists of representatives from School Districts 41, 87 and 89, DuPage County, the Glen Ellyn Park District, Milton Township, College of DuPage, a public member and a Village representative. The JRB is required to make a recommendation, which is advisory and non-binding, regarding the TIF area within 30 days after the JRB is convened.

The first JRB meeting was convened on Wednesday, July 31, 2013, and discussion was reconvened on Thursday, August 22, 2013. During these meetings, the representatives discussed the TIF Redevelopment Plan and Project; and a) how it met the objectives of the TIF Act, b) the plan requirements, c) eligibility criteria; and d) how the Village intends to use TIF funds. After board deliberation, a motion was made recommending that the TIF Redevelopment Plan and Project meets the criteria as required by the TIF Act. The recorded vote for the motion was that the recommendation be adopted by a majority of those members present and voting, by a 9-0 vote. As such, the JRB's positive recommendation carries. A copy of the Joint Review Board's report is attached, as well as the meeting minutes.

Next Steps

As all of the statutory notice and procedural requirements have been met, it is appropriate to conduct the formal public hearing. No earlier than 14 days after the public hearing, the Village Board may introduce and approve three ordinances necessary to adopt the TIF Redevelopment Plan, establish the Redevelopment Project Area and to adopt tax increment financing. These ordinances may be prepared for the September 23 Village Board Meeting and will comply with the 14 day requirement.

Immediately after passage of the ordinance designating the boundaries of the TIF District, the Village Clerk must transmit the ordinances to the County Clerk. The County Clerk must determine the most recently ascertained equalized assessed value (EAV) of each parcel of real property in the TIF District, as well as the "total initial equalized assessed value" of the taxable real property within the TIF District and provide a written certificate stating the TIF "base" EAV. The TIF District would then take effect with tax bills paid in calendar year 2014.

Summary

Tax Increment Financing is the most powerful economic development tool available to local governments and is widely used nationally and in almost 400 municipalities around the State of Illinois. Tax Increment Financing offers local governments a way to revitalize their communities by improving and/or expanding their tax base. By redeveloping blighted properties in our commercial areas and attracting stable commercial growth, the Village can continue to strengthen the business community, which is a key to Glen Ellyn's overall success.

From a financial standpoint, property values are generally flat and some are declining in this area, and reinvestment is only happening on a small scale. All taxing bodies would benefit from stabilizing property taxes in the short-term and increasing property values in this area over the long-term. This is not to say that the TIF would be a cure-all. In our current economy, decreasing property values, a tighter money supply, and the overall recession make redevelopment more difficult. These are the same reasons why facilitating development is necessary to ensure our commercial areas remain strong. Revitalizing the Roosevelt Road corridor through public investment and encouraging private investment is the most effective way to protect and enhance the Roosevelt Road corridor.

Recommendation and Action Requested

The public hearing has to be conducted before the Village Board can vote on the project. Once complete, if the Board wants to proceed, staff will bring forward the necessary ordinances for an upcoming Board Meeting. If you have any questions, or wish to receive an additional copy of the Redevelopment Plan and Project, please do not hesitate to call.

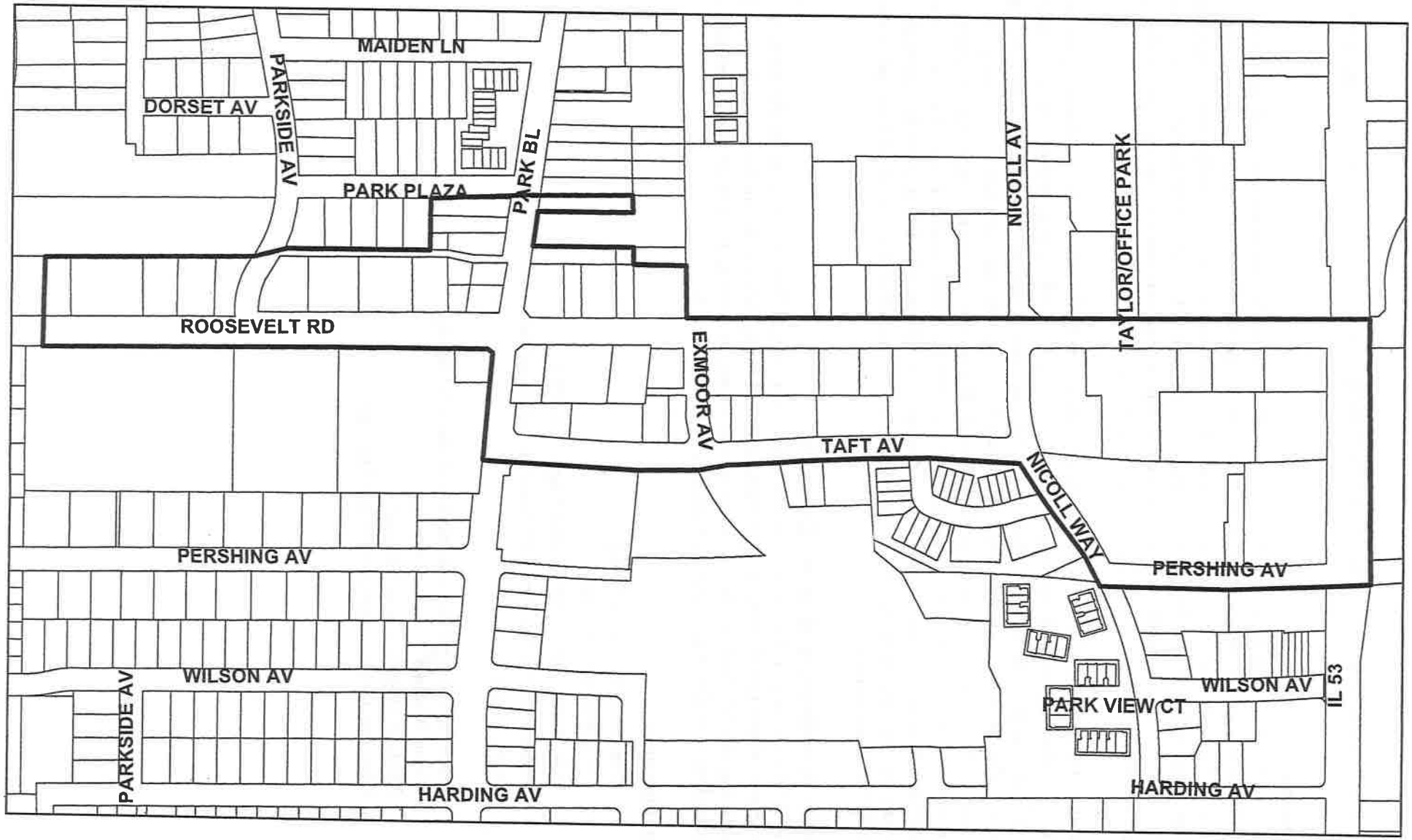
Attachments

- Proposed TIF District Map
- TIF Process Flow Chart
- JRB Minutes from July 31 and August 22, 2013
- Joint Review Board Resolution and Recommendation
- Public Hearing Notice

cc: Staci Hulseberg, Planning and Development Director
Kevin Wachtel, Finance Director
Michele Stegall, Village Planner
Christina Coyle, Assistant Finance Director

Proposed Roosevelt Road TIF District

Updated Aug. 2, 2013



0 250 500 1,000 Feet

TIF District Boundary

Prepared by: Planning and Development
Date: Aug. 2, 2013

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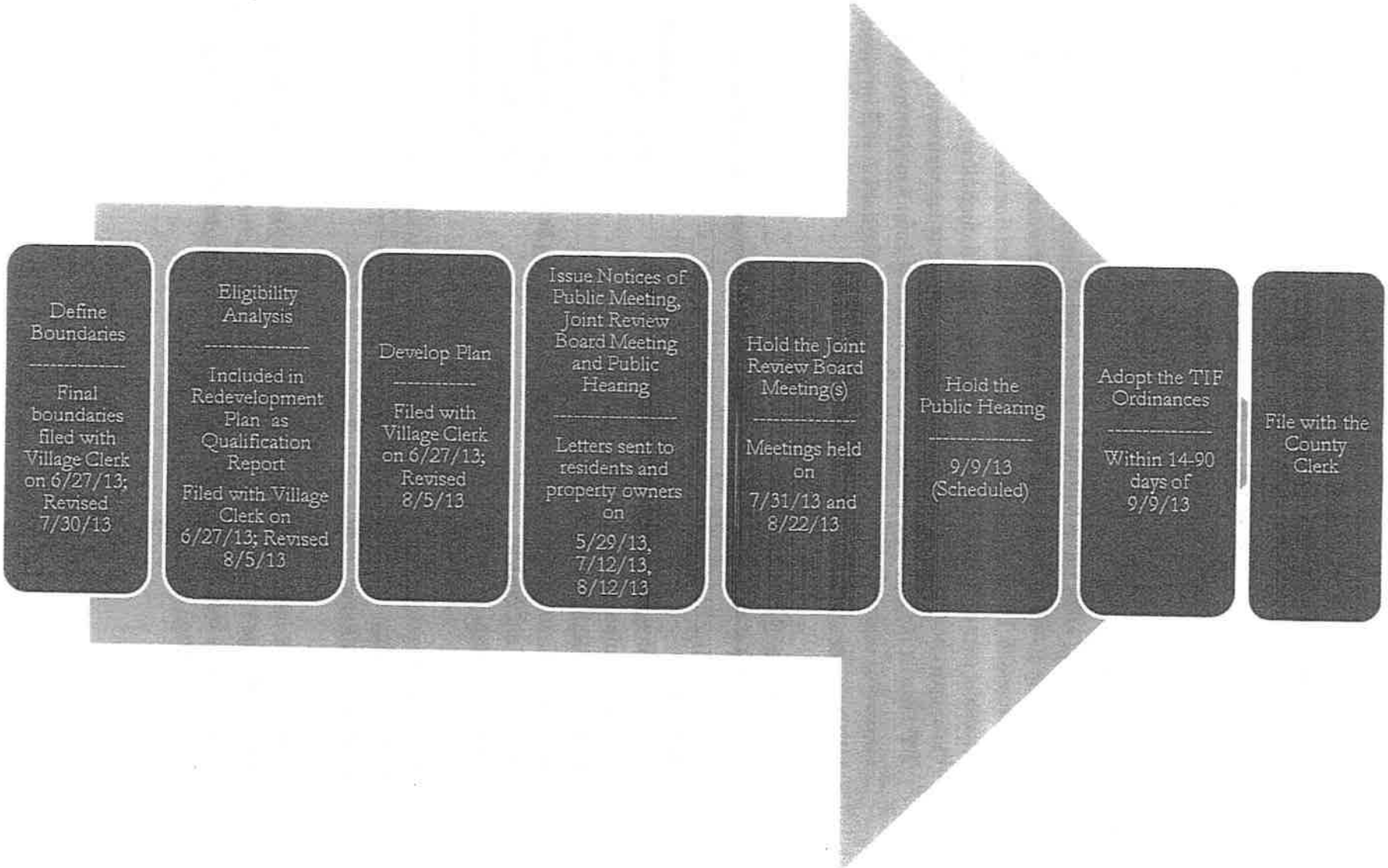
STEPS TO CREATE A TIF DISTRICT



DRAFT MINUTES
JOINT REVIEW BOARD MEETING
ROOSEVELT ROAD/PARK BOULEVARD PROJECT AREA
VILLAGE OF GLEN ELLYN
535 Duane St., Glen Ellyn, IL 60137
Wednesday, July 31, 2013
2:00 PM

1. Call to Order

Mark Franz, Glen Ellyn Village Manager, called the meeting to order at 2:05 p.m. With the meeting called to order, Mr. Franz presented information on updated boundaries for the proposed Tax Increment Financing (TIF) District that removed the housing at the northeast corner of Main Street and Roosevelt Road, including the Parkside and Park Plaza apartments. Mr. Franz noted that the apartments are welcome to join back into the TIF District if they become interested. At the next Joint Review Board (JRB) meeting, documents updated with the new boundaries and information will be presented to the taxing bodies.

2. Introduction of Representatives

The following members were in attendance (see also attached sign in sheet)

Member	Representative
Village of Glen Ellyn	Mark Franz
Glen Ellyn Elementary School District #41	Bob Ciserella
Glen Ellyn High School District #87	Chris McClain
Glen Ellyn Consolidated Community School District #89	Maureen Jones
Glen Ellyn Park District	Dave Harris
Milton Township	Yadav Nathwani

The following organizations did not have a representative present:
DuPage County
College of DuPage

Others present included: Kristen Schrader, Assistant to the Village Manager and Michele Stegall, Village Planner for the Village of Glen Ellyn, Julie Tappendorf, Ancel-Glink; Ares Dalianis, Franczek Radelet; Bob Rychlicki, Kane McKenna and Associates; Mary Loch, Glen Ellyn resident.

3. Selection of Public Member

A motion was made by Mr. Franz to nominate Mary Loch as the public member. The motion was seconded by Mr. Harris. With no discussion, upon a voice vote of the members present, the MOTION CARRIED unanimously.

4. Selection of Chairperson

A motion was made by Mr. Harris to nominate Mark Franz as the JRB Chairperson. The motion was seconded by Ms. Loch. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

5. Review of Joint Review Board Procedures and Duties

Village Attorney Tappendorf presented an overview of the Joint Review Board's duties by state law. She explained that by law one representative of certain taxing bodies are members of the Joint Review Board and that the Board has specific duties. She explained these duties.

6. TIF Plan and TIF Eligibility Criteria – Review

Mr. Rychlicki reviewed the proposed Roosevelt Road/Park Boulevard Redevelopment Project Area and the Redevelopment Plan and Project Report and Eligibility Report. He summarized the eligibility criteria and how the Redevelopment Project Area meets these criteria for TIF District designation as a Conservation Area. He stated that the Redevelopment Project Area as a whole is adversely impacted by the presence of the conservation factors and these factors are clearly present and reasonably distributed throughout the Redevelopment Project Area. These factors go beyond normal redevelopment needs and TIF funds are necessary to finance redevelopment activities. He stated there has been a lack of growth and development through private investment, as outlined in the reports, and that but for the intervention of the Village through tax increment financing the Redevelopment Project Area is not likely to be redeveloped. He reviewed the goals of the Redevelopment Plan, the Redevelopment Project Costs, and the certifications required by the Act. The power point summary attached includes the review of the TIF eligibility factors and TIF plan sections.

Mr. Dalianas inquired if the Roosevelt Glen property had sold and Mr. Rychlicki responded that the property was currently in receivership. Further discussion was had regarding the Village's vision for the Roosevelt Glen property.

Mr. McClain asked if there will be a lower budget presented resulting from the boundary changes and Mr. Rychlicki responded that a lower budget will be presented at the upcoming JRB meeting.

Mr. Dalianas then asked if the Village had identified the land acquisition parcels within the proposed TIF District and Mr. Rychlicki responded that there are five opportunity sites that the Village has identified for land acquisition and site preparation. These sites are included in the draft Redevelopment Project Area boundaries.

Mr. Nathwani asked if utility improvements will be funded through the TIF District or from the Village's capital funds. Mr. Rychlicki responded that some TIF funds may be used, but that the Village will also leverage other resources for these improvements. There was also discussion about specific utility improvements such as the undergrounding of utility wires along Roosevelt Road.

Following these questions, Village Planner Michele Stegall presented information related to the proposed TIF District and the Village's Comprehensive Plan, Roosevelt Corridor Vision, opportunity sites and the process for implementing redevelopment on Roosevelt Road.

7. Review of Draft TIF Ordinances

Village Attorney Tappendorf presented the draft ordinances and passed them out for the taxing bodies to review. The ordinances will adopt the Redevelopment Plan and costs, the Project Area, and TIF financing.

8. Questions/Comments/Public Comment

Bob McClow, Glen Ellyn Village resident and President of the Glen Ellyn Library Board, inquired if the new Oberweis property at Main Street and Roosevelt Road was included in the proposed TIF District and Mr. Rychlicki responded that it was not. Mr. McClow followed up on his question to note that the proposed TIF District will be a worthwhile endeavor for the Village.

9. Consideration of Resolution

Not discussed.

10. Review of Timetable and Next Steps

Mr. Rychlicki reviewed the next steps for the proposed TIF District including an upcoming JRB meeting and the public hearing to be held on September 9, 2013 at the Glen Ellyn Civic Center.

A motion was made by Ms. Loch to continue the Joint Review Board meeting and reconvene on August 22, 2013 at 2:00 p.m. The motion was seconded by Mr. Nathwani. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

11. Adjournment

A motion was made by Ms. Loch to adjourn the meeting at 3:35 p.m. and was seconded by Mr. McClain. Upon a voice vote of the members present, the MOTION CARRIED unanimously.

Respectfully submitted by: Kristen Schrader, Village of Glen Ellyn, Assistant to the Village Manager

DRAFT MINUTES
JOINT REVIEW BOARD MEETING
ROOSEVELT ROAD/PARK BOULEVARD PROJECT AREA
VILLAGE OF GLEN ELLYN
535 Duane St., Glen Ellyn, IL 60137
Thursday, August 22, 2013
2:00 PM

1. Call to Order

Mark Franz called the meeting to order at 2:04 p.m.

2. Introduction of JRB Members

The following members were in attendance (see also attached sign in sheet)

Member	Representative
DuPage County	Paul Lauricella
Village of Glen Ellyn	Mark Franz
Glen Ellyn Elementary School District #41	Bob Ciserella
Glen Ellyn High School District #87	Chris McClain
Glen Ellyn Consolidated Community School District #89	Maureen Jones
Glen Ellyn Park District	Nick Cinquegrani
Milton Township	Yadav Nathwani
College of DuPage	Tom Glaser
Public Member	Mary Loch

Others present included: David Silverman, Ancel-Glink; Bob Rychlicki, Kane McKenna and Associates; Kristen Schrader, Assistant to the Village Manager; Staci Hulseberg, Planning and Development Director.

3. Review of Meeting Minutes (July 31, 2013)

Chairman Mark Franz presented the draft minutes from the July 31, 2013 JRB meeting. No comments or questions on the minutes were presented by members of the JRB. Public Member Representative Mary Loch made a motion, seconded by Milton Township Representative Yadav Nathwani, that the JRB minutes from July 31, 2013 be approved as presented. Upon a voice vote of the members present, the motion carried unanimously.

4. TIF Plan and TIF Eligibility Criteria

Bob Rychlicki of Kane McKenna presented information on the updated proposed Roosevelt Road/Park Boulevard TIF District including the revised boundaries, the reduced budget and the TIF qualification factors. The revised boundaries exclude the

Parkside and Park Plaza apartments. Mr. Rychlicki summarized the revised eligibility criteria and how the Redevelopment Project Area meets these criteria for TIF District designation as a Conservation Area. He stated that the updated Redevelopment Project Area as a whole continues to be adversely impacted by the presence of the conservation factors and these factors are clearly present and reasonably distributed throughout the Redevelopment Project Area. The power point summary attached includes the review of the updated TIF eligibility factors and TIF plan sections.

Public Member Mary Loch inquired if the apartments could be reinstated into the TIF District and if so, what the process would be to reinstate them. Mr. Rychlicki responded that if the apartment representatives were to express interest in re-joining the TIF District prior to its official adoption, the Joint Review Board would need to be reconvened to reconsider the new boundaries, and the process would continue to a public hearing by the Village Board, and an official vote of the Village Board within 14-90 days after the public hearing. If the district was approved, and the Village wanted to expand the TIF District, an entire new process would commence and need to go through the same steps as a new TIF District.

5. Questions/Comments

No questions were asked by any of the members.

6. Consideration of Resolution Regarding the JRB Advisory Recommendation

Mr. Rychlicki handed out a resolution for JRB consideration. The resolution states that the JRB recommends that the proposed Roosevelt Road/Park Boulevard Redevelopment Project Area satisfies the requirements of the TIF Act and that the plan be approved by the Village Board.

Milton Township Representative Yadav Nathwani made a motion, seconded by DuPage County Representative Paul Lauricella to approve the resolution. Upon a roll call vote of the members present, the motion carried unanimously 9-0:

Member	**Vote**
DuPage County	Yes
Village of Glen Ellyn	Yes
Glen Ellyn Elementary School District #41	Yes
Glen Ellyn High School District #87	Yes
Glen Ellyn Consolidated Community School District #89	Yes
Glen Ellyn Park District	Yes
Public Member	Yes
College of DuPage	Yes

Milton Township	Yes

Mr. Rychlicki noted that a document that serves as the report of the Joint Review Board will be passed around to the members for their signature. All of the members signed the report.

7. Review of Timetable and Next Steps

Mr. Rychlicki discussed the next steps in the process. He indicated that the report and draft minutes will be provided to the Village Board for their review. A public hearing will be held before the Village Board on September 9, 2013 at 7 p.m. The Village Board can take action on the Ordinances previously discussed 14-90 days after the completion of the public hearing.

Mr. Rychlicki also stated that if the Village Board approves the ordinances, there will be an annual Joint Review Board meeting to discuss the progress of the district.

Mr. Franz thanked everyone for their time.

8. Adjournment

A motion was made by Ms. Loch to adjourn the meeting at 2:27 p.m. The motion was seconded by Mr. Ciserella. Upon a voice vote of the members present, the motion carried unanimously.

Respectfully submitted by: Kristen Schrader, Assistant to the Village Manager, Village of Glen Ellyn

Original

RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD CREATED AND CONVEYED PURSUANT TO ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. seq. (THE "ACT")

To: Village President and the Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois

WHEREAS, the Joint Review Board convened pursuant to the Act did meet on July 31, 2013 and August 22, 2013 at the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois, and was attended by and comprised of representatives of affected taxing jurisdictions within the proposed redevelopment project area, a representative of the Village of Glen Ellyn and a public member pursuant to the Act; and

WHEREAS, a public member of the Joint Review Board was willing to serve and was duly selected by a majority vote of all Joint Review Board members present, and a chairperson was duly selected by the Joint Review Board by majority vote of all other Joint Review Board members present; and

WHEREAS, the Joint Review Board did carefully review and consider the public record, planning documents and the proposed ordinances designating the Village of Glen Ellyn Roosevelt Road/Park Boulevard Redevelopment Project Area, and the Roosevelt Road/Park Boulevard Redevelopment Plan and Redevelopment Project and the ordinance adopting Tax Increment Financing to be adopted by the Village. The Joint Review Board also reviewed the Village of Glen Ellyn Roosevelt Road/Park Boulevard TIF Plan and Project, including the TIF Eligibility Study for the Redevelopment Project and Plan, prepared by Kane, McKenna and Associates, Inc. After considering all of said matters did agree by a vote of the members of the Joint Review Board present and voting, as provided in the Tax Increment Financing District

DATED this 22 day of August, 2013

Representative of GLEN ELLYN PARK DISTRICT

Signature [signature]

Representative of Glenbard District 87

Signature Chris McClain

Representative of Glen Ellyn SD 41

Signature [signature]

Representative of CCSD #89

Signature [signature]

Representative of

Signature [signature]

Representative of Village of Glen Ellyn

Signature [signature]

Representative of COLLEGE OF DUPAGE

Signature [signature]

Representative of Milton Township

Signature

Representative of DuPage County

Signature [signature]

Representative [signature]

Village of Glen Ellyn

NOTICE OF PUBLIC HEARING

VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS
PROPOSED ROOSEVELT ROAD/PARK BOULEVARD REDEVELOPMENT PROJECT AREA

Notice is hereby given that on the 9th day of September, 2013, at 7:00 p.m. at the Village Hall, 535 Duane Street, Glen Ellyn, Illinois, a public hearing will be held to consider the approval of the proposed redevelopment plan (the "*Redevelopment Plan*") and project (the "*Project*") and the designation of that certain proposed redevelopment project area to be known as the Roosevelt Road/Park Boulevard Redevelopment Project Area (the "*Redevelopment Project Area*"). The Redevelopment Project Area consists of the territory legally described in Exhibit 1 attached and is generally described below:

The RPA is generally described as including a contiguous area generally described as parcels along Roosevelt Road the first part of which is on the south side of Roosevelt Road between Route 53 and Park Boulevard, and the second part is on the north side of Roosevelt Road between Park Boulevard and Main Street. The first part includes parcels bounded on the north by Roosevelt Road, on the east by Route 53, on the south by Pershing and Taft Avenues and on the west by Park Boulevard; this area also includes parcels along the northeast corner of Park Boulevard and Roosevelt Road. The second portion of the RPA includes parcels bounded on the east by Park Boulevard, on the south by Roosevelt Road, on the west by Main Street and on the north by the frontage properties facing Roosevelt Road. Adjacent rights of way are also included.

There will be considered at the hearing approval of the Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and adoption of tax increment allocation financing therefor. The proposed Redevelopment Plan and Project is on file and available for public inspection at the office of the Village Clerk, Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Pursuant to the Redevelopment Plan and Project the Village proposes to alleviate conservation area conditions in the Redevelopment Project Area and to enhance the tax base of the Village and the taxing districts having taxable property within the Redevelopment Project Area by utilizing tax increment financing to fund various eligible project costs to stimulate private investment within the Redevelopment Project Area. These eligible project costs may include, but may not be limited to, studies, surveys, professional fees, property assembly and relocation costs, construction of public improvements and facilities, rehabilitation, administrative and other professional costs, all as authorized under the Tax Increment Allocation Redevelopment Act, as amended. The Redevelopment Plan objectives include promoting and protecting the health, safety, morals and welfare of the public by establishing a public/private partnership, establishing economic growth, development and training in the Village by working within the guidelines of the business attraction and retention strategies developed by the Village, encouraging private investment while conforming with the Village's comprehensive plan, restoring and enhancing the Village's tax base, enhancing the value of the proposed Redevelopment Project Area, improving the environmental quality of the proposed Redevelopment Project Area, and retaining and attracting

employment opportunities within the proposed Redevelopment Project Area. To achieve these objectives, the Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to the acquisition, construction and installation of public facilities, property assembly, rehabilitation, site preparation and improvement, job training and other eligible redevelopment project costs, the execution of one or more redevelopment agreements, and the payment of financing, administrative and other professional costs.

Prior to the date of the hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the Village, to the attention of the Village Clerk, Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois 60137.

A joint review board was convened to consider the proposed Redevelopment Plan and Project for and the designation of the proposed Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the Redevelopment Project Area at the time that the Redevelopment Project Area is approved, a representative selected by the Village, and a public member. The first meeting of said joint review board was held at 2:00 p.m. on the 31st day of July, 2013, at the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

At the hearing, all interested persons or affected taxing districts may file written objections with the Village Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project for and the designation of the Redevelopment Project Area and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Village President and the Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

/s/

Village Clerk
Village of Glen Ellyn
DuPage County, Illinois

EXHIBIT 1

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA

THAT PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 14, THE SOUTHWEST QUARTER OF SECTION 15, THE NORHTWEST QUARTER OF SECTION 24 AND THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD SAID POINT BEING 195 FEET EAST OF THE SOUTHWEST CORNER OF LOT 28 IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN PER DOCUMENT 095781; THENCE NORTH PARRALLEL WITH THE WEST LINE OF SAID LOT 28, 171.7 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, 592 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF PARKSIDE DRIVE; THENCE NORTHEASTERLY 100 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 IN ARTHUR T MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION PER DOCUMENT 205846; THENCE EASTERLY ALONG THE SOUTH LINE OF LOTS 3, 22, 21 20 AND 19 BLOCK 1 IN SAID ARTHUR T MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION 419.4 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19 BLOCK 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 19 BLOCK 1, 156.9 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 BLOCK 1; THENCE EAST ALONG THE NORTH LINE AND PROLONGATION THEROF OF LOTS 18 & 17 BLOCK 1 OF SAID ARTHUR T MACINTOSH AND COMPANY'S PARK BOULEVEARD SUBDIVISION 316.6 FEET TO THE EAST LINE OF PARK BOULEVARD; THENCE NORTHERLY ALONG THE EAST LINE OF PARK BOULEVARD 8 FEET TO THE NORTHWEST CORNER OF LOT 13 OF BLOCK 1 IN ROOSEVELT GARDEN HOMESITES SUBDIVISION PER DOCUMENT 148152; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 265.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WEST 273.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTHERLY 101.06 FEET ALONG THE WESTERLY LINES OF LOTS 14 AND 15 OF BLOCK 1 IN SAID ROOSEVELT GARDEN HOMESITES SUBDIVISION TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 1 IN SAID SUBDIVISION; THENCE EASTERLY 289.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE EASTERLY 150 FEET TO THE SOUTHEAST CORNER OF LOT 26 OF BLOCK 1 IN SAID ROOSEVELT GARDEN HOMESITES SUBDIVISION; THENCE SOUTH 158.28 FEET TO THE SOUTHEAST CORNER OF LOT 25 OF BLOCK 1 IN SAID SUBDIVISON SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD; THENCE EASTERLY ALONG THE NORHTERLY RIGHT OF WAY LINE OF ROOSEVELET ROAD 1,860 FEET TO THE SOUTHEAST CORNER OF LOT 21 IN BLOCK 19 IN ROOSEVELT GARDEN HOMESITES; THENCE CONTINUING EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 100 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 53; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 66 FEET TO THE NORTHWEST CORNER OF LOT 1 MARYKNOLL OFFICE SUBDIVISION PER

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FIRST ORDINANCE

VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS

ORDINANCE - _____

AN ORDINANCE APPROVING A REDEVELOPMENT PLAN AND PROJECT FOR ROOSEVELT ROAD/PARK BOULEVARD TIF REDEVELOPMENT PROJECT AREA

ADOPTED BY THE
PRESIDENT AND VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
THIS _____ DAY OF _____, 2013

Published by authority of the President and Village Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois this ____ day of _____, 2013.

AN ORDINANCE APPROVING A
REDEVELOPMENT PLAN AND PROJECT FOR
ROOSEVELT ROAD/PARK BOULEVARD TIF REDEVELOPMENT PROJECT AREA

ORDINANCE - _____

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Glen Ellyn ("***Village***") to use tax increment allocation financing to promote redevelopment activities in an area to be designated the Roosevelt Road/Park Boulevard TIF Redevelopment Project Area ("***RPA***"), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended ("***Act***"); and

WHEREAS, the RPA constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Village's Corporate Authorities scheduled and convened a public hearing on September 9, 2013 ("***Public Hearing***") to consider the RPA plan and project and the designation of the RPA as a redevelopment project area under the Act; and

WHEREAS, notice of the Public Hearing was given in accordance with Section 11-74.4-5 of the Act to Interested Parties, affected taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois on July 12, 2013, by publication on August 13, 2013, and August 20, 2013, to residential addresses within 750' outside the RPA on July 12, 2013, and to taxpayers within the RPA on August 12, 2013; and

WHEREAS, the Corporate Authorities have reviewed the information concerning such factors presented at the Public Hearing and have reviewed other studies and are generally informed of the conditions in the proposed RPA that could cause the RPA to be a "conservation area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed RPA to determine whether private development would take place in the proposed RPA as a whole without the adoption of the proposed redevelopment plan and project; and

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

WHEREAS, the Corporate Authorities have reviewed the proposed plan and project and also the existing comprehensive plan for the Village to determine whether the proposed RPA plan and project conform to the existing comprehensive plan of the Village.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, as follows:

Section 1: **Recitals.** The foregoing recitals are incorporated into this Ordinance as if fully set forth in this Section 1.

Section 2: **Findings.** The Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

a. The RPA is legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance. The general street location for the RPA is described in ***Exhibit B*** attached to and, by this reference, made a part of this Ordinance. The map of the RPA is depicted on ***Exhibit C*** attached to and, by this reference, made a part of this Ordinance.

b. There exist conditions that cause the RPA to be subject to designation as a redevelopment project area under the Act and to be classified as a "conservation area" as defined in the Act.

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

d. The RPA plan and project conform to the existing comprehensive plan for the development of the Village as a whole, and is consistent with the zoning designation for parcels within the RPA as reflected on the Village's zoning map.

e. As set forth in the RPA plan and project, it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the RPA plan and project shall be retired no later than December 31st of the year in which the payment to the municipal treasurer, pursuant to the Act, is to be made with respect to the ad valorem taxes levied in the twenty-third calendar year after the RPA is designated.

f. The parcels of real property in the proposed RPA are contiguous, and only those contiguous parcels of real property and their respective improvements that will be substantially benefited by the proposed RPA plan and project improvements are included in the proposed Area.

Section 3: **Plan and Project Approved.** That the RPA Plan and Project, prepared by Kane McKenna & Associates, with a latest revision date of August 5, 2013, that was reviewed at the public hearing convened on September 9, 2013, shall be and is hereby adopted and approved in substantially the form of ***Exhibit D*** attached to and, by this reference, made a part of this Ordinance.

Section 4: **Invalidity of Any Section.** 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 5: **Superseder and Effective Date.** That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

Section 6. **Effective Date:** This Ordinance shall be in full force and effect upon its passage, approval and publication in the manner required by law.

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2013.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2013.

_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2013.)

EXHIBIT A

LEGAL DESCRIPTION

August 7, 2013

REVISED TIF DISTRICT
GLEN ELLYN
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 14, THE SOUTHWEST QUARTER OF SECTION 15, THE NORHTWEST QUARTER OF SECTION 24 AND THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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EXHIBIT B

GENERAL STREET LOCATION

General Street Location

The RPA is a contiguous area generally described as parcels along Roosevelt Road the first part of which is between Route 53 and Park Boulevard, and the second part is between Park Boulevard and Main Street. The first portion includes parcels bounded on the north by Roosevelt Road, on the east by Route 53, on the south by Pershing and Taft Avenues and on the west by Park Boulevard; this area also includes parcels along the northeast corner of Park Boulevard and Roosevelt Road. The second portion of the RPA includes parcels bounded on the east by Park Boulevard, on the south by Roosevelt Road, on the west by Main Street and on the North by the property lines of parcels fronting Roosevelt Road. Adjacent rights of way are also included.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

Proposed Roosevelt Road TIF District

Updated Aug. 2, 2013

TIF District Boundary

0 250 500 1,000 Feet

Prepared by: Planning and Development
Date: Aug. 2, 2013

N

EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

VILLAGE OF GLEN ELLYN

TIF REDEVELOPMENT PLAN

ROOSEVELT ROAD/PARK BOULEVARD TIF DISTRICT

Prepared By:

Kane, McKenna and Associates, Inc.

Prepared For:

The Village of Glen Ellyn, Illinois

October 2013

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Exhibit A - Boundary Map

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Exhibit C - TIF Qualification Report

ExhibitD - Existing Land Use Map

ExhibitE - Potential Land Use Map

I. INTRODUCTION

The Village of Glen Ellyn (the "Village") is a mature community located in DuPage County, Illinois, adjacent to the Village of Glendale Heights on its north, the Village of Lombard on its east, the Villages of Downers Grove and Lisle on its south, and the Village of Wheaton on its west.

Community Background. The Village was settled in the mid-1830's and incorporated in 1882. After a long period of growth, the municipality has leveled off at population of 27,450 according to the 2010 Census (a slight increase over the 2000 population of 27,040). Median household income as of the most recent Census survey was $89,000, well above the state average of $57,000.

The Village has a number of assets that support future economic development. In addition to strong purchasing power (based on household income), the Village has a robust transportation network. For example, the Village has vehicular access to Chicago and its greater metropolitan area via the North South Tollway (I-355), the extension of the Eisenhower Expressway (I-290) and the Reagan Tollway (I-88); as well as Illinois Route 38 (Roosevelt Road), Route 53 (South Columbine Road), Route 56 (Butterfield Road), and Route 64 (North Avenue). The Village is also served by the Metra rail service (Union Pacific West commuter line) and PACE bus routes.

The Village contains a mix of commercial, residential and institutional uses with limited utility and light industrial uses. The Village is essentially landlocked by bordering municipalities. Given limited opportunities for redevelopment, the Village is focusing attention on areas that can increase the local tax base and provide non-residential revenues (including sales taxes) to the community. These conditions highlight the need to promote redevelopment needs through appropriate planning processes.

The Village currently utilizes its Comprehensive Plan including its Zoning Map and the Village's Zoning Ordinance (and any amendments thereto) to coordinate economic development. The Village intends to attract and encourage retail, mixed use, and commercial users to locate, upgrade, expand and/or modernize their facilities within the Village as part of its ongoing economic development planning. A necessary strategy for the Village in pursuing new retail, mixed use, and commercial development will be to eliminate certain existing adverse conditions within some portions of the community, and to find new means to strengthen and further diversify the Village's tax base.

A. The Redevelopment Plan

The TIF District. The area discussed in this Roosevelt Road/Park Boulevard Redevelopment Plan and Project (the "Plan" or the "Redevelopment Plan and Project") is the proposed Roosevelt Road/Park Boulevard Redevelopment Project Area (the "Redevelopment Project Area", the "RPA" or the "TIF District"). The RPA is a contiguous area generally described as parcels along Roosevelt Road the first part of

which is between Route 53 and Park Boulevard, and the second part is between Park Boulevard and Main Street. The first portion includes parcels bounded on the north by Roosevelt Road, on the east by Route 53, on the south by Pershing and Taft Avenues and on the west by Park Boulevard; this area also includes parcels along the northeast corner of Park Boulevard and Roosevelt Road. The second portion of the RPA includes parcels bounded on the east by Park Boulevard, on the south by Roosevelt Road, on the west by Main Street and on the North by the property lines of parcels fronting Roosevelt Road. Adjacent rights of way are also included.

The RPA is approximately twenty-seven (27) acres in size excluding rights-of-way. The RPA includes approximately fifty-five (55) tax parcels according to the data available from the Assessor's offices of DuPage County and Milton Township. A boundary map of the RPA is attached as Exhibit A. The RPA is legally described in Section II.

The RPA consists primarily of commercial and retail uses. The area contains approximately forty (40) structures, of which approximately twenty-eight (28), or seventy percent (70%), are thirty-five (35) years of age or older. According to Village, County and Township records, twenty one (21) of these structures were constructed between 1942 and 1971.

The advanced age associated with many of these structures, as well as the site improvements and public infrastructure that surround them, has led to a high incidence of adverse conditions as defined by the Tax Increment Allocation Redevelopment Act of Chapter 65 ILCS Section 5/11-74.4 et seq., as amended (the "TIF Act" or the "Act"). Adverse conditions include deterioration, obsolescence, and deleterious land use.

Additional conditions that contribute to negative influences within the RPA include deleterious layout and lack of community planning which are evidenced throughout the area. These conditions have been documented pursuant to site visits by Kane, McKenna and Associates, Inc. (KMA), as well as a review of Village, County and Township records (refer to Exhibit C for additional information about the conditions). These conditions also result in an overall lack of new private sector investment which is further evidenced by a lag in growth or decline of the equalized assessed value (EAV) for the RPA when compared to the EAV growth for the rest of the Village.

On balance, the combination of these negative factors limits the opportunities for private reinvestment within and around the RPA. Such factors potentially suppress the value of future development and weaken the potential for business growth limiting employment and contributing to the lack of sustained investment in the area.

Rationale for Redevelopment Plan. The Village recognizes the need for implementation of a strategy to revitalize existing retail, mixed use, and commercial, properties within the boundaries of the RPA and to stimulate and enhance new retail, mixed use, and commercial development. Business retention and expansion are key components of the strategy to promote private development within strategically critical commercial areas of the Village.

The needed private investment in the RPA may only be possible if tax increment financing (TIF) is adopted pursuant to the TIF Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Existing conditions, such as those associated with properties located within the RPA, that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly expanded tax base.

The designation of the area as a Redevelopment Project Area will allow the Village to address area deficiencies including (but not limited to):

- Establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent commercial and residential land uses;

- Provision of roadway and traffic improvements within the area, including a comprehensive review of ingress and egress requirements that satisfy area circulation, parking, loading/unloading requirements, and connections to major arterials;

- Entering into redevelopment agreements in order to further the redevelopment of underutilized sites;

- Improving area appearance through rehabilitation of structures, landscape, streetscape and signage programs;

- Coordinating land assembly in order to provide sites for more modern redevelopment plans; and

- Providing infrastructure that is adequate in relation to redevelopment plans.

The area on the whole would not reasonably be anticipated to be redeveloped in a coordinated manner without the adoption of the Redevelopment Plan and Project, herein. The Village, with the assistance of KMA, has prepared this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the RPA. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to the retention, expansion and attraction of retail, mixed use, and commercial development into the Village in general and the RPA in particular.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshaling the assets and energies of the private sector for a unified

cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the RPA in the form of a stabilized and expanded tax base, the retention of existing businesses, the creation of new businesses and the creation of new employment opportunities within the Village as a result of induced private sector investment within the area.

B. Summary

Village Findings. The Village, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;
- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and development would not reasonably be expected to be achieved;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- That the TIF Redevelopment Plan conforms to the Village's *Comprehensive Plan*, as detailed in Section III of this report.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will not result in the displacement of ten (10) or more inhabited residential units. Therefore, *this Plan does not include a Housing Impact Study.*

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Exhibit A of this Plan.

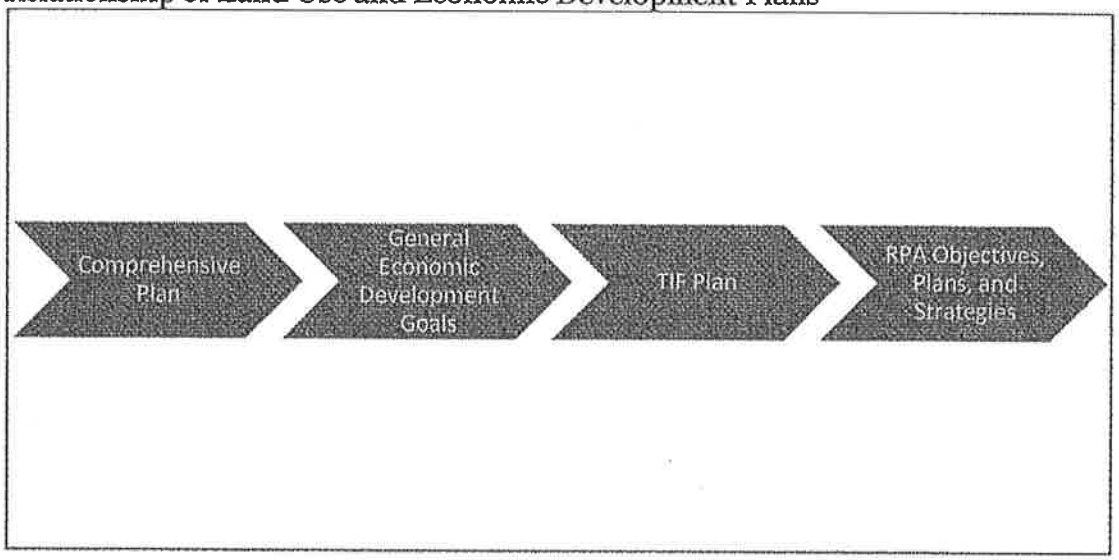
II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Exhibit B.

III. RPA GOALS AND OBJECTIVES

The Village has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the TIF District. These efforts would conform to and promote the achievement of land use objectives in the Village's *Comprehensive Plan*.

Exhibit 1
Relationship of Land Use and Economic Development Plans



As indicated in the exhibit above, the Village's primary planning document is the *Comprehensive Plan* which describes the overall vision for the Village and is the foundation for Village initiatives such as the TIF District. This overarching planning document determines future land uses and influences all other Village planning effort such as the TIF planning process.

A. General Economic Development Goals of the Village.

The redevelopment of the proposed RPA would further the Village's overarching land use objectives, which are contained in its *Comprehensive Plan,* zoning ordinance, and other land use planning elements. In the *Comprehensive Plan*, the Village has articulated a number of public policy objectives which would be supported by the Village's adoption of the proposed RPA as a TIF District (see exhibit below).

Exhibit 2
Comprehensive Plan Elements (Excerpts)

Goal	Objective
Community Appearance and Character	• Upgrade the image and appearance of existing commercial buildings • Enhance community gateways through special signage, landscaping and other

	features • Promote high standards of design and construction for all development
Housing and Residential Areas	• Protect residential areas from the encroachment of incompatible land uses • Promote the improvement and rehabilitation of deteriorating residential properties
Commercial, Retail and Office Development	• Maintain and expand the range of retail, commercial and office establishments within the Village. • Improve access, parking, traffic circulation, signage and other operational conditions within all existing office, retail and commercial areas. • Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region. • Promote the redevelopment of marginal, obsolete and vacant commercial properties. • Encourage compatible new office, retail and commercial development in selected locations • Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.
Transportation	• Encourage the provision of adequate parking for all activity areas

The broad goals and objectives of the *Comprehensive Plan* would be complemented by economic development goals for the Village, as follows:

1) Encourage an attractive and distinctive community image and identity that builds upon and enhances Glen Ellyn's traditional qualities and characteristics, and distinguishes it from surrounding communities.

2) Expand a system of commercial, retail, and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

3) Develop a balanced transportation system that provides for safe and efficient movement of vehicles and pedestrian, reinforces surrounding development patterns, and enhances regional transportation facilities.

4) Establish Roosevelt Road as a "connector" which links together and unites the north and south sides of Glen Ellyn, as well as the neighborhoods east and west of I-355 tollway.

5) Promote office use, as well as the combination and consolidation of multiple properties to create more attractive redevelopment sites.

6) Consider marketing smaller sites for uses that require less parking and customer access such as free standing office/research and high tech businesses.

7) Encourage the consolidation of curb cuts and access drives and the reconfiguration of parking areas focusing on improving the appearance of the areas through screening, buffering, landscape strips around the periphery of lots, and interior landscaped islands.

8) Encourage continued streetscape improvements for the area including landscaped parkways, street trees, light fixtures, public signage, and pedestrian amenities.

B. Specific Objectives and Strategies for the RPA.

The general goals for economic development cited above would be supported by specific objectives, strategies and performance measures that would "drive" the redevelopment activities undertaken within the RPA. TIF designation would allow the Village to pursue the following objectives within the RPA:

1) Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage, and the public rights-of-way.

2) Promote high standards of design and construction for all development within the Village.

3) Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.

4) Minimize and mitigate any negative impact of office, retail, and commercial activities on neighboring land uses.

5) Encourage the combination and consolidation of small commercial lots to enhance opportunities for coordinated improvements and new developments.

6) Maintain and expand the range of retail, commercial, and office establishments in the Village.

7) Promote the redevelopment of marginal, obsolete, and vacant commercial properties.

8) Discourage additional "strip" commercial development within the Village.

9) Ensure that adequate stormwater management provisions are included in all new commercial developments.

C. Redevelopment Strategies.

RPA designation will allow the Village to implement certain strategies established in the Comprehensive Plan, identified below:

Land Use – As set forth in the Comprehensive Plan, basic land use patterns and character are established on Roosevelt Road. The Village seeks to encourage the enhancement of existing businesses and assist in the improvement of properties in decline. The Village also seeks to promote high quality redevelopment within the RPA. The Village may consider combination or consolidation of properties in order to create attractive redevelopment opportunities and the Village may address pedestrian, traffic, and streetscape related improvements in order to coordinate connections along Roosevelt Road.

Sites and Buildings – The appearance of improvements and the repair of deficient buildings are important objectives for the Village, given the visibility and traffic counts along Roosevelt Road. Vacancies should also be addressed (primarily at the southeast portion of the RPA). The Village also would intend to encourage the grouping and clustering of structures to assist in coordination of building location, parking, access drives, and pedestrian amenities including attractive landscape and streetscape treatments. Review of outdoor storage areas (including vehicle storage) could also be part of redevelopment activities. The overall goal is to maintain a high quality image and character of the Village.

Traffic Circulation – The Village should continue to explore the monitoring of turning movements, traffic signal functions, and other controls along Roosevelt Road in order to improve traffic circulation and access to local businesses.

(Source: Glen Ellyn Comprehensive Plan, April, 2001, pages 59-60)

The implementation of the Redevelopment Plan and Project will serve to improve the overall quality of life within the RPA and contribute to the economic development of the Village as a whole.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

A. Evidence of the Lack of Development and Growth Within the RPA.

As documented in Exhibit 3 of this Plan, the RPA has suffered from a lack of development and would qualify as a conservation area. In recent years, the area has not benefited from sustained private investment and/or redevelopment and instead has experienced physical and economic decline. Absent intervention by the Village, properties within the RPA would not be likely to increase in market value.

The proposed RPA exhibits various conditions which, if not addressed by the Village, would eventually worsen. For example, structures and site improvements reflect obsolescence, deterioration, deleterious layout; lack of community planning; and experienced a lag in the growth or decline of the EAV when compared with the remainder of the Village for three of the last five years. These various conditions discourage private sector investment in business enterprises.

B. Assessment of Fiscal Impact on Affected Taxing Districts.

It is anticipated that the implementation of this Redevelopment Plan and Project will have a minimal financial impact on most of the affected taxing districts. In fact, the action taken by the Village to stabilize and encourage growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting declines in assessed valuations.

Given that there is the potential for new mixed use and commercial/residential development, the Village has included in this Redevelopment Plan and Project the provisions for distributions to such taxing districts and will follow the guidelines provided by the Act to compensate the districts at levels dictated by the increase in students, as provided for in the TIF Act.

Any surplus Special Tax Allocation Funds, to the extent any surplus exists, will be proportionately shared, based on the appropriate tax rates for a given year, with the various taxing districts, including the Village, after all TIF eligible costs either expended or incurred as an obligation by the Village have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

V. TIF QUALIFICATION FACTORS PRESENT IN RPA

A. Findings.

The RPA was studied to determine its qualifications under the TIF Act. It was determined that the area as a whole qualifies as a TIF District under Illinois law based upon conservation area factors. Refer to the Qualification Report (Exhibit C) which is attached as part of this plan.

B. Eligibility Survey.

Representatives of KMA evaluated the RPA over a period from March 2013 through the date of this Redevelopment Plan and Project. Analysis was aided by certain reports obtained from the Village of Glen Ellyn and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for the proposed Roosevelt Road/Park Boulevard Redevelopment Project Area.

VI. REDEVELOPMENT PROJECT

A. Redevelopment Plan and Project Objectives.

The Village proposes to realize its goals and objectives of encouraging the redevelopment of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

1) By implementing a plan that provides for the retention and expansion of existing businesses, and the attraction of users to redevelop existing retail, mixed use, and commercial structures, as well as vacant parcels that are, or may become available, within the RPA.

2) By constructing public improvements which may include (if necessary):

   i. Street and sidewalk improvements (including new street construction and widening of current streets);
   ii. Utility improvements (including, but not limited to, water, stormwater management, flood control and sanitary sewer projects consisting of construction and rehabilitation);
   iii. Signalization, traffic control and lighting;
   iv. Off-street parking (if applicable);
   v. Landscaping, public signage, and beautification; and
   vi. Public facilities

3) By entering into redevelopment agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.

4) By providing for land assembly, site preparation, environmental remediation (if necessary), clearance, and demolition, including grading and excavation.

5) By the redevelopment of certain buildings through necessary rehabilitation and improvement of structures.

6) By exploring and reviewing job training programs in coordination with any Village, federal, state, and county programs.

7) By entering into agreements with other public bodies for the development or construction of public facilities and infrastructure.

B. Redevelopment Activities.

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, site preparation, clearance, acquisition, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly and Relocation

Certain properties or interests in properties in the RPA may be acquired by purchase or the exercise of eminent domain. Properties owned or acquired by the Village may be assembled and reconfigured into appropriate redevelopment sites. It is expected that the Village would facilitate private acquisition through reimbursement of acquisition and related costs through the write-down of its acquisition costs. Such land may be held or disposed of by the Village on terms appropriate for public or private development, including the acquisition of land needed for construction of public facilities or improvements. Relocation activities may also be undertaken by the Village.

Public Improvements

The Village may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as flood control and sanitary and storm sewer systems;
- Beautification, identification makers, landscaping, lighting, and signage of public right-of-ways; and
- Construction of new (or rehabilitation of existing) public facilities to allow for the redevelopment of the existing sites for new mixed use or retail/commercial uses.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conformance to

Village code provisions. Improvements may include exterior and facade related work as well as interior related work.

Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost of a construction, renovation or rehabilitation project is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs;
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

C. General Land Use Plan.

Existing land use generally consists of a mix of primarily retail and commercial uses. Existing and potential land uses are shown in Exhibits D and E attached hereto and made a part of this Plan. The proposed land uses will conform to the Village's Comprehensive Plan (including any amendments thereto).

D. Additional Design and Control Standards for Community Development in the Village of Glen Ellyn.

The appropriate design controls, as set forth in the Village's Comprehensive Plan, Zoning Ordinance and Building Codes (including any amendments thereto) shall apply to the RPA.

E. Estimated Redevelopment Project Costs.

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement redevelopment project costs, are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, redevelopment project costs shall not include lobbying expenses;

   1.1 After July 1,1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;

2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment

project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

6. Costs of job training and retraining projects including the costs of 'welfare to work" programs implemented by businesses located within the redevelopment project area;

7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

   a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as

authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than $5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by

those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.

c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply.

Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of

that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund.

A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

12. Payment in lieu of taxes;

13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available,

itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

    a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;

    b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

    c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;

    d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

    e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

    f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable

Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the

redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

    If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

Exhibit 3
Estimated Project Costs

Program Actions/Improvements	Estimated Costs*
1. Land Acquisition, Assembly Costs and Relocation Costs	$14,500,000
2. Demolition, Site Preparation, Environmental Cleanup and Related Costs	6,500,000
3. Utility Improvements including, but not limited to water system, storm/flood control system, sanitary sewers and road and rights-of-way improvements	7,500,000
4. Public facilities and infrastructure (inclusive of approved capital costs for Village and other tax districts)	1,000,000
5. Rehabilitation Programs	3,250,000
6. Interest Rebate Costs/New Construction: low income/very low income households - pursuant to the Act	2,000,000
7. Planning, Legal, Engineering, Administrative and Other Professional Service Costs	2,750,000
8. Job Training	250,000
9. School Tuition Costs Pursuant to the Act	$1,000,000
TOTAL ESTIMATED PROJECT COSTS	**$38,750,000**

*All project cost estimates are in year 2013 dollars. In addition to the above stated costs, any bonds issued to finance a phase of the Project may include an amount sufficient to pay customary and reasonable charges associated with the issuance of such obligations as well as to provide for capitalized interest and reasonably required reserves, as well as annual interest payments. Adjustments to the estimated line item costs above are expected. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The line item amounts set forth above are not intended to place a not to exceed limit on the described expenditures as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the amount of payments for the Total Estimated Project Costs shall not exceed the combined overall budget amount shown above as provided for in the TIF Act. Adjustments may be made in line items within the total, either increasing or decreasing line item costs for redevelopment.

Pursuant to the Act, the Village may utilize net incremental property tax revenues received from other existing or future contiguous redevelopment project areas to pay eligible redevelopment project costs or obligations issued to pay such costs in the Roosevelt Road/Park Boulevard Redevelopment Project Area, and vice versa.

F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Act.

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax increment revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project.

Redevelopment project costs specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues, which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs, shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2012 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

The Redevelopment Project Area would not reasonably be expected to be developed in a coordinated manner without the use of the incremental revenues provided by the Act.

The Village may also direct incremental revenues from th Redevelopment Project Area to any existing or future contiguous redevelopment project areas for redevelopment activities in conformance with the provisions of the Act and it may also receive incremental revenues from any existing or future contiguous redevelopment project areas in order to further the redevelopment activities described in this Plan.

G. Nature and Term of Obligations to be Issued.

The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its home rule powers pursuant to the Illinois State Constitution.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years after

the year of adoption of the ordinance approving the Redevelopment Project Area. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan and Project, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area.

The most recent estimate of equalized assessed valuation (EAV) for tax year 2012 of the property within the RPA is approximately $11,403,943.

I. Anticipated Equalized Assessed Valuation (EAV).

Upon completion of the anticipated private development of the Roosevelt Road/Park Boulevard Redevelopment Project Area over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the Roosevelt Road/Park Boulevard Redevelopment Project Area will be within a range of approximately $35,000,000 million to $55,000,000 million.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

A. Redevelopment Project.

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to the Village's Comprehensive Plan (including any amendments thereto). Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, and assembly costs or relocation costs or provided for by the Act may also be paid.

Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects.

Rehabilitation: The Village may assist in the rehabilitation of private or public facilities, buildings or site improvements located within the RPA.

Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention ponds may also be undertaken by the Village. Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Public Infrastructure/Facility Improvements: Widening of existing road improvements and/or vacation of roads may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Public facilities including parking areas may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate the renovation or expansion of buildings.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

Potential Payments to School Districts: The Village may fund payments to School Districts pursuant to the provisions of the Act.

B. Commitment to Fair Employment Practices and Affirmative Action.

As part of any Redevelopment Agreement entered into by the Village and any private developers, both will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices, which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and the compliance requirements of applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry

out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs.

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) calendar years after the year of adoption of an ordinance designating the Roosevelt Road/Park Boulevard Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year of the initial adoption of the ordinance approving the RPA.

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

EXHIBIT A

BOUNDARY MAP

Proposed Roosevelt Road TIF District

Updated Aug. 2, 2013

TIF District Boundary

0 250 500 1,000 Feet

Prepared by: Planning and Development
Date: Aug. 2, 2013

N

EXHIBIT B

LEGAL DESCRIPTION

August 7, 2013

REVISED TIF DISTRICT
GLEN ELLYN
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 14, THE SOUTHWEST QUARTER OF SECTION 15, THE NORHTWEST QUARTER OF SECTION 24 AND THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD SAID POINT BEING 195 FEET EAST OF THE SOUTHWEST CORNER OF LOT 28 IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN PER DOCUMENT 095781; THENCE NORTH PARRALLEL WITH THE WEST LINE OF SAID LOT 28, 171.7 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, 592 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF PARKSIDE DRIVE; THENCE NORTHEASTERLY 100 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 IN ARTHUR T MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION PER DOCUMENT 205846; THENCE EASTERLY ALONG THE SOUTH LINE OF LOTS 3, 22, 21 20 AND 19 BLOCK 1 IN SAID ARTHUR T MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION 419.4 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19 BLOCK 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 19 BLOCK 1, 156.9 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 BLOCK 1; THENCE EAST ALONG THE NORTH LINE AND PROLONGATION THEROF OF LOTS 18 & 17 BLOCK 1 OF SAID ARTHUR T MACINTOSH AND COMPANY'S PARK BOULEVEARD SUBDIVISION 316.6 FEET TO THE EAST LINE OF PARK BOULEVARD; THENCE NORTHERLY ALONG THE EAST LINE OF PARK BOULEVARD 8 FEET TO THE NORTHWEST CORNER OF LOT 13 OF BLOCK 1 IN ROOSEVELT GARDEN HOMESITES SUBDIVISION PER DOCUMENT 148152; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 265.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WEST 273.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTHERLY 101.06 FEET ALONG THE WESTERLY LINES OF LOTS 14 AND 15 OF BLOCK 1 IN SAID ROOSEVELT GARDEN HOMESITES SUBDIVISION TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 1 IN SAID SUBDIVISION; THENCE EASTERLY 289.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE EASTERLY 150 FEET TO THE SOUTHEAST CORNER OF LOT 26 OF BLOCK 1 IN SAID ROOSEVELT GARDEN HOMESITES SUBDIVISION; THENCE SOUTH 158.28 FEET TO THE SOUTHEAST CORNER OF LOT 25 OF BLOCK 1 IN SAID SUBDIVISON SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD; THENCE EASTERLY ALONG THE NORHTERLY RIGHT OF WAY LINE OF ROOSEVELET ROAD 1,860 FEET TO THE SOUTHEAST CORNER OF LOT 21 IN BLOCK 19 IN ROOSEVELT GARDEN HOMESITES; THENCE CONTINUING EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 100 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 53; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 66 FEET TO THE NORTHWEST CORNER OF LOT 1 MARYKNOLL OFFICE SUBDIVISION PER DOCUMENT R1997-020954; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE PROLONGATION OF SAID WEST LINE 675.75 TO THE NORHTWEST CORNER OF LOT 1 IN THE MARYKNOLL ASSESSMENENT PLAT NO. 2 PER DOCUMENT R2006-135489; THENCE WESTRLY 144.4 FEET MORE OR

LESS TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 6 IN ROOSEVELT HILLS SUBDIVSION PER DOCUMENT 268777; THENCE CONTINUING WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF PERSHING AVENUE AND THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF OUT LOT A IN THE TOWNHOMES OF WATERS EDGE SUBDVISION, PER DOCUMENT R2005-148006 SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF NICOLL WAY; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID OUT LOT A 98.54 FEET TO THE SOUTHEAST CORNER OF KINGSBROOK GLEN TOWNHOMES PUD PER DOCUMENT R2006-159398; THENCE CONTINUING NORHTWESTERLY ALONG THE EASTERLY LINE OF SAID KINGSBROOK GLEN TOWNHOMES PUD SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF NICOLLL WAY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1207.24 FEET, 185.16 FEET; THENCE CONTINUING ALONG SAID LINE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 498.97 FEET, 120.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 25.00 FEET, 27.15 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF TAFT AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 5142.71 FEET, 419.25 FEET TO THE NORTHWEST CORNER OF AFORESAID KINGSBROOK GLEN TOWNHOMES PUD; THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF TAFT AVENUE, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOTS 8 THROUGH 12 IN ROOSEVELT HILLS PER DOCUMENT 268777, 249.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TAFT AVENUE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 538.95 FEET, 170.15 FEET TO THE INTERSECTION OF THE NORTHEAST CORNER OF THE VACATED RIGHT OF WAY LINE OF SOUTH ELLYN DRIVE AND THE SOUTH LINE OF TAFT AVENUE; THENCE SOUTHWESTERLY ALONG SAID VACATED LINE 80 FEET TO THE NORTHWEST CORNER OF THE VACATED RIGHT OF WAY LINE OF SOUTH ELLYN DRIVE AND THE SOUTH LINE OF TAFT AVENUE; THENCE CONTINUING WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF TAFT AVENUE AND THE PROLONGATION OF SAID SOUTH RIGHT OF WAY LINE SAID LINE BEING THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 4,727.96 FEET TO THE NORTH 621.95 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF PARK AVENUE; THENCE NORHTERLY ALONG THE SAID WEST RIGHT OF WAY LINE OF PARK AVENUE 329.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, SAID LINE BEING 50' SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE 265.5 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 9 IN JOHN S WAGNERS'S SECOND ADDITION TO GLEN ELLYN PER DOCUMENT 802295; THENCE CONTINUING WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD 855 FEET TO A POINT 55 FEET EAST OF THE NORHWEST CORNER OF LOT 1 IN JOHN S WAGNER'S FIRST ADDITION TO GLEN ELLYN PER DOCUMENT 689814; THENCE NORTH 83 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXHIBIT C

TIF QUALIFICATION REPORT

VILLAGE OF GLEN ELLYN

TIF QUALIFICATION REPORT
ROOSEVELT ROAD/PARK BOULEVARD TIF DISTRICT

A study to determine whether all or a portion of an area located in the Village of Glen Ellyn qualifies as a conservation area as set forth in the definition in the Tax Increment Allocation Redevelopment Act of 65 ILCS Section 5/11-74.4-3, et seq., as amended.

Prepared For: Village of Glen Ellyn, Illinois

Prepared By: Kane, McKenna and Associates, Inc.

October 2013

VILLAGE OF GLEN ELLYN
QUALIFICATION REPORT
ROOSEVELT ROAD/PARK BOULEVARD TIF DISTRICT
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EXHIBIT 1

Proposed TIF Boundary Map

EXHIBIT 2

List of Tax Parcels

I. INTRODUCTION AND BACKGROUND

In the context of planning for the proposed Roosevelt Road/Park Boulevard Redevelopment Project Area (the "RPA", or "Study Area") under the provisions of the "Tax Increment Allocation Redevelopment Act", Ch. 65 Section 5/11-74.4-1 et. seq. of the Illinois Compiled Statutes, as amended (hereinafter referred to as the "Act"), the Village of Glen Ellyn (the "Village") has authorized the study of the RPA in its entirety to determine whether it qualifies for consideration as a Tax Increment Financing District (the "TIF" or "TIF District"). Kane, McKenna and Associates, Inc. ("KMA") has agreed to undertake the study of the RPA.

The RPA is located in the central portion of the Village and consists primarily of retail, commercial and residential uses. The RPA is a contiguous area generally described as parcels along Roosevelt Road the first part of which is on the south side of Roosevelt Road between Route 53 and Park Boulevard, and the second part is on the north side of Roosevelt Road between Park Boulevard and Main Street. (Refer to Exhibit 1). The first part includes parcels bounded on the north by Roosevelt Road, on the east by Route 53, on the south by Pershing and Taft Avenues and on the west by Park Boulevard; this area also includes parcels along the northeast corner of Park Boulevard and Roosevelt Road. The second portion of the RPA includes parcels bounded on the east by Park Boulevard, on the south by Roosevelt Road, on the west by Main Street and on the North by the property lines of the parcels fronting Roosevelt Road. Adjacent rights of way are also included.

According to the data available from Du Page County, and the Milton Township Assessor's Office the RPA is approximately twenty-seven (27) acres in size excluding rights of way and contains approximately fifty-five (55) tax parcels including approximately forty (40) buildings. Seventy percent (70%) of the structures within the RPA are in excess of thirty-five (35) years in age.

The RPA exhibits characteristics of deterioration and obsolescence that are often indicative of properties that are near the end of their useful lives or affected by market conditions due to age and condition of the properties. Further, because much of the RPA was developed in an era before the Village actively practiced modern land use planning, the RPA suffers from adverse impacts associated with a lack of community planning and deleterious land use and layout. The RPA did not have the benefit of developing under the guidelines of an economic development plan. The high-level of traffic along the Roosevelt Road corridor creates problematic ingress/egress within the RPA and requires the coordination of future parking needs as well as improved internal circulation between users. The RPA is also hindered by a lack of buffering between residential and commercial uses and the lack of modernized site improvements or coordinated streetscape and signage treatments. Both conditions are further examples of the detrimental effects of unguided development.

The RPA is also hindered by a lack of adequately sized commercial lots in relation to present day planning standards and by inadequate loading and unloading areas due to the size of the lots and the presence of adjacent single family residential lots.

Finally, the growth of the equalized assessed valuation (EAV) of all the properties in the Study Area declined in three (3) of the last five (5) years; and it was found to lag behind the EAV growth of the remainder of the Village and the Consumer Price Index for all Urban Consumers (CPI-U) for three (3) of the last five (5) tax years. The qualification factors discussed within this TIF Qualification Report (the "Report") qualify the RPA as a conservation area, as that term is hereinafter defined pursuant to 65 ILCS 5/11-74.4-3 et. seq., as amended.

Many of the surface improvements within the Study Area were found to have varying degrees of deterioration. Sidewalks, streets, driveways, and parking lots exhibited significant cracking and uneven surfaces. In addition several buildings exhibited missing or cracked mortar, and needed for repairs to exterior siding/fascia and frame components (windows and/or doors).

The Village believes that the RPA can be a candidate for redevelopment if the qualification factors discussed in this report are mitigated. Further, the Village believes that the use of TIF can mitigate these negative obstacles that currently impede redevelopment. From a planning standpoint, the redevelopment of the RPA is consistent with Village planning efforts to improve Roosevelt Road frontage properties and maintain or improve tax base and valuations along an important corridor of the Village.

The Village will certify that it does not plan to dislocate ten (10) or more inhabited residential units as part of this redevelopment effort. As such, pursuant to the Act, as amended, the Village will not prepare a housing impact study.

Objectives

The Village's redevelopment objectives propose to ameliorate to the extent possible the negative impact of the qualification factors which are prevalent in much of the Study Area and enhance retail, commercial, and mixed use opportunities where appropriate. To achieve these objectives the Village proposes the following guidelines:

- To encourage redevelopment within the RPA that will address the piecemeal development practices, mitigate conditions associated with older building conditions and vacancies, and attract new land uses which are consistent with the existing uses and provide an enhanced tax base to support the entire Village;

- To implement coordinated development/design practices as set forth in the Village 's Comprehensive Plan and to promote redevelopment in accordance with current planning standards;

- To assist site assembly and preparation in order to provide for the reuse of properties for this stated purpose;

- To coordinate area parking facilities and to improve access to site; and

- To install the necessary infrastructure improvements for improved ingress and egress and loading and unloading areas, and to add buffering to single family residential uses for the light industrial and retail/commercial areas, and to support proposed new development in accordance with modern planning standards.

The Village's Comprehensive Plan specifically sets forth policies for commercial areas (summarized below):

"Improvement Guidelines:

Each of Glen Ellyn's existing commercial and business areas should be strengthened and upgraded. Viable existing stores and businesses should be improved and enhanced. New uses, particularly retail and convenience commercial uses that serve the needs of local residents, should be promoted.

New commercial, business and mixed-use development should be of a size and scale compatible with the established image and character of Glen Ellyn. Commercial and business development should be characterized by the highest possible standards of design and construction.

Since commercial and business areas are located along important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged.

Adequate off-street parking should be provided within all commercial and businesses areas. The consolidation of parking facilities for two or more businesses should be encouraged. Parking lots should be attractively landscaped, particularly along major streets.

The image and appearance of commercial and business areas should also be upgraded. Projects should be undertaken to improve the appearance of the public rights-of-way, including landscaping, lighting, signage, sidewalks, crosswalks and pedestrian amenities. Enhancements to private properties should include facade, parking lot and signage improvements."

Source: Glen Ellyn Comprehensive Plan, April 2001, page 18.

The Village's general economic development goals are to enhance retail/commercial and mixed use opportunities within the Village and the RPA. Given the Village's goals as well as the conditions described in this Report, the Village has made a determination that it is highly desirable to promote the redevelopment of the RPA. Without an implementation plan for redevelopment, Village officials believe current conditions will worsen. The Village intends to create and implement such a plan in order to restore, stabilize and increase the economic base associated with the RPA which will not only increase tax revenues associated with the RPA but also benefit the community as a whole.

Because of the conditions observed in the RPA and the required coordination of future land uses, the Village enthusiastically supports the foregoing redevelopment objectives. The Village has determined that redevelopment should take place through the benefit and guidance of comprehensive planning process for economic development controlled by the Village. Through this coordinated effort, the RPA is expected to improve. Development barriers, inherent with current conditions within the RPA, which impede economic growth under existing market standards, are expected to be eliminated.

The Village has further determined that redevelopment currently planned for the RPA may only be feasible with public finance assistance. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the RPA.

The use of TIF relies upon induced private redevelopment in the RPA creating higher real estate value that would otherwise decline or stagnate without such investment. The result of such investment will lead to increased property taxes compared to the previous land use (or lack of use). In this way the existing tax base for all tax districts is protected and a portion of future increased taxes are pledged to attract the needed private investment.

II. QUALIFICATION CRITERIA

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the RPA initially in the early spring of 2013 to the date of this report, and reviewed information collected for the RPA to determine the presence or absence of appropriate qualifying factors listed in the Act. The relevant sections of the Act are found below.

The Act sets out specific procedures, which must be adhered to in designating a redevelopment project area. By definition, a "redevelopment project area" is:

> "an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both a blighted area and conservation area."

Under the Act, conservation area is defined as any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which fifty percent (50%) or more of the structures in the area have an age of thirty-five (35) years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the following factors, may be considered as a conservation area:

(A) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence: The condition or process of falling into disuse. Structures have become ill suited for the original use.

(C) Deterioration: With respect to buildings, defects including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent or duration of the vacancies.

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

(H) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

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

(L) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) Lag in EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years for which information is available.

III. THE PROPOSED RPA

The RPA is located in the central portion of the Village and consists primarily of retail, commercial and residential uses. The RPA is a contiguous area generally described as parcels along Roosevelt Road the first part of which is between Route 53 and Park Boulevard, and the second part is between Park Boulevard and Main Street. The first part includes parcels bounded on the north of Roosevelt Road, on the east by Route 53, on the south by Pershing and Taft Avenues and on the west by Park Boulevard; this area also includes parcels along the northeast corner of Park Boulevard and Roosevelt Road. The second portion of the RPA includes parcels bounded on the east by Park Boulevard, on the south by Roosevelt Road, on the west by Main Street and on the North by the property lines of parcels fronting Roosevelt Road. Adjacent rights of way are also included.

The RPA consists of approximately forty (40) buildings and approximately fifty-five (55) tax parcels. The RPA is approximately twenty-seven (27) acres in size excluding rights of way. The RPA is comprised predominantly of retail and commercial uses.

The RPA described herein meets the eligibility requirements for designation as a conservation area under the Act as documented below. All of the parcels were examined to determine the number of structures aged thirty-five (35) years or greater, as required under the conservation area criteria of the Act. It was determined by site surveys, Du Page County and Milton Township Assessor data and Village input that seventy percent (70%) of the structures in the RPA were thirty-five (35) years or greater. Furthermore, the RPA as a whole was found to evidence six (6) qualification factors. The minimum required for a finding of a conservation area is that fifty percent (50%) or more of the improved structures are thirty-five (35) years old or greater and the existence of three (3) qualification factors dictated by the Act.

It was further found that the required qualifying factors are reasonably distributed throughout the RPA. KMA and the Village reserve the right to make additional findings in connection with this report prior to the adoption of the TIF District. Thus, the report is subject to revisions to the extent such revisions are allowable prior to any action by the Village to adopt the TIF District, as permitted in accordance with the Act.

IV. METHODOLOGY OF EVALUATION

In evaluating the RPA's potential qualification as a TIF District, the following methodology was utilized:

1) Site surveys of the RPA were undertaken by representatives from KMA. Site surveys were completed for each parcel within a block (based upon tax plat map blocks).A photographic record and analysis of the RPA was conducted and was used to supplement site surveys.

2) Exterior evaluation of structures was completed noting such conditions as deterioration, obsolescence, excessive vacancies, and deleterious land use and layout. Additionally, 2007 through 2012 tax information from the Du Page County Clerk's Office, County and township tax data, site data, local history (discussions with Village officials and staff), and an evaluation of area-wide factors that have affected the RPA's development (e.g., lack of community planning, and lag in equalized assessed value) were reviewed. KMA studied the RPA in its entirety. Village redevelopment goals and objectives for the RPA were also reviewed with Village staff.

3) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, qualification factors of specific structures and site conditions on the parcels.

4) The age of structures within the RPA was examined, plus the thirteen (13) other qualification factors for TIF designation as a conservation area under the Act. Evaluation was made by reviewing the information from the site surveys and other relevant information collected for the RPA and determining how it measured when evaluated against the qualification factors.

V. QUALIFICATION OF PROPOSED RPA/FINDINGS OF ELIGIBILITY

Based upon KMA's evaluation of parcels in the Study Area and analysis of each of the eligibility factors summarized in Section II, the following factors are present to support qualification of the proposed TIF District as a conservation area. These factors are found to be clearly present and reasonably distributed throughout the Study Area, as required under the TIF Act. In addition to age at least three other qualifying factors were found to be present to a meaningful extent throughout the RPA.

Summary of TIF Qualifying Factors

Area Within Proposed RPA	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed RPA
Conservation Area (Improved)	13	3	6 Deleterious Layout Lagging EAV Deterioration Obsolescence Lack of Community Planning Inadequate Utilities

A. Threshold Qualification

Age. Based upon site survey; and Du Page County and Milton Township data, approximately seventy percent (70%) or approximately 28 of the 40 structures in the RPA were found to be thirty-five (35) years of age or older.

B. Other Conservation Factors

1. Deleterious Land Use or Layout. The Act refers to deleterious land use or layout as the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

   According to DuPage County, Milton Township Assessor, and discussions with Village staff, a majority (over 50%) of the improvements found within the Study Area were built before 1971. As a result, these properties were developed during a period before the Village had in place an effective community planning process to guide development procedures. Properties were developed with little regard to adjacent land uses, and without foresight into the intensity of commercial operations present today, in part due to the importance of automobile traffic and the need for sufficient parking. In terms of land uses, commercial, retail, and residential uses inappropriately overlap in some areas, when compared to the modern land use standards currently employed by the Village.

In general, poor parcel layout and lack of buffering account for deleterious land use/layout. Regarding the parcel layout, certain commercial and retail facilities are not configured to easily accommodate the daily movement and loading of truck traffic. In the lots adjacent to residential uses, there are loading/unloading difficulties in terms of truck traffic going down narrow alley ways or narrow rear lots or areas. The parcel layout is also affected by issues related to the coordination of individual uses to the movement of traffic along Roosevelt Road (one of the busiest arterial roads in or near the Village – based upon review of IDOT data).

As a result, there are certain issues pertaining to ingress/egress. Many of the retail businesses have little space for ingress/egress, much less "transitional" frontage roads that would separate slower moving traffic approaching a business (e.g., to park and shop) from faster moving traffic along Roosevelt Road. A majority of the businesses have shallow parcel depths that do not afford much room for loading, unloading, or parking, in comparison to modern uses. Additionally, the execution of turns into retail establishments is difficult since (a) vehicles have to slow rapidly to execute the turn, (b) turns need to be made into a tight space due to the narrow/shallow parking lots and (c) entering the parking lot areas customers need to avoid closely situated cars already parked in the narrow lots (or which may be backing up to leave the store). These conditions are also compounded by the need for drive up windows or uses that may result in "stacking" of cars within the parking lot.

2. Lag in EAV. The Act refers to lag in EAV as the total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

   The total Equalized Assessed Value ("EAV") of the RPA has declined for three (3) of the last five (5) years (2010, 2011, and 2012). Additionally, the total EAV of the RPA has grown at an annual rate that is less than the growth in the total EAV for balance of the Village for three (3) of the last five (5) years. A summary of this analysis is presented in the table below. Finally, the total EAV of the RPA has grown at an annual rate that is less than the Consumer Price Index for Urban Consumers (CPI-U) in three (3) of the last five (5) years.

Tax Year	EAV	Percent Change	Balance of the Village 's EAV	Percent Change	CPI
2012	11,403,943	-8.58%	1,232,204,495	-6.06%	2.10%
2011	12,473,998	-10.06%	1,311,731,109	-7.56%	3.20%
2010	13,868,510	-22.11%	1,419,068,453	-3.38%	1.60%
2009	17,806,210	2.25%	1,468,641,265	0.42%	-0.40%
2008	17,414,330	11.27%	1,462,456,623	6.50%	3.80%
2007	15,651,046		1,373,253,268		

Source: DuPage County Assessor's Office, Milton Township Assessor

3. Deterioration. The Act defines deterioration to cover either a) primary building components or b) surface improvements. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas may evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

   Regarding surface improvements, the RPA exhibited a number of problems:

   - Rutted and cracked lots and drives.
   - Parking lots with potholes and "alligator" cracking.

   Approximately 78% of the tax parcels exhibited deterioration in either surface improvements or building components.

   Deterioration in building components was observed in:

   - Garage building along Park Boulevard.
   - Hotel uses along Exmoor Avenue.
   - Rear portions of several buildings located north of Roosevelt Road.

   In addition, roof replacement and roof repairs were reported to be required for buildings located in the Roosevelt Glen business park, and the parking lots exhibit considerable deferred maintenance resulting in deteriorated conditions.

4. Obsolescence. The Act states that obsolescence is the condition or process of falling into disuse or structures that have become "ill-suited" for their original use. The RPA exhibits both functional and economic obsolescence.

Approximately twenty-one (21) structures or 52% were built on or before 1971 – the year in which the Village adopted its first comprehensive plan. Market conditions have changed, including the development of larger neighborhood shopping centers east of the RPA (Pickwick Place or Baker Hill) and west of the RPA (Market Plaza). Competitive pressures relating to office uses, hotel uses and auto related uses have impacted the valuations of these properties, as well as potential for reuse. Outside storage and vehicle storage are currently categorized as existing non-conforming uses, and any reuse of the properties would require a more intensive redevelopment concept (e.g., no outside storage uses). Furthermore, obsolescence is demonstrated by the fact that the value of the parcels has declined on an absolute and relative basis during three (3) of the last five (5) years, as described above.

Building setbacks, buffering, and parking would also require coordination – in line with current Village planning practices and modern development standards.

Certain area-wide factors also contribute to obsolescence. For instance, many of the area's parcels are platted in a manner that results in sub-optimally shaped land uses that have proven to be difficult to develop as compared to modern development standards. This is evidenced by (a) the shallow (i.e., lacking depth) lots of certain parcels, (b) lack of coordinated ingress/egress (internal circulation) and (c) overall parcel configurations. Parcel configurations are often limited, due to adjacent uses (residential) and contribute to area-wide obsolescence. There are a number of automobile-related uses that are poorly configured as well, including vehicle storage.

5. Lack of Community Planning. The Act refers to lack of community planning as the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of the effective community planning.

   The Village adopted its first Village-wide comprehensive plan in 1971, followed by a revised comprehensive plan in 1986, and again in 2001. Approximately fifty-two (52%) of the structures were developed or built on or before 1971, by comparison.

   Furthermore, the pre-1971 development has resulted in incompatible land-use relationships and inadequate street layouts. As discussed above (see finding #1), there are certain incompatibilities relationships between residential and non-residential uses, and commercial businesses lack certain internal roads for circulation off of Roosevelt Road. Commercial and retail land uses on smaller lots resulted in a multiplicity of commercial structures (restaurants, office/service establishments, strip centers, auto related uses) that benefit from traffic and visibility along Roosevelt Road. These uses created pressure in relation to provisions for parking, multiple curb cuts, and buffering to adjacent residential uses (e.g., screening of trash receptacles, loading and unloading requirements, and building setbacks).

The Village's Comprehensive Plan specifically identifies portions of the Roosevelt Road corridor, as well as the corridor as a whole, in relation to Village planning efforts. Several excerpts from the Comprehensive Plan are found below:

1) "Roosevelt Road is a major east-west arterial street that connects Glen Ellyn to nearby communities and the regional highways system. It is also an intensely developed land-use corridor providing sites for a wide range of retail, office and service uses."

2) "Existing Land-Use. The Roosevelt Road corridor contains a diverse mix of land uses including retail stores, service establishments and offices. A number of multi-family residential developments are located just north and south of the commercial area, as are several important public facilities and parks and recreational areas."

3) "With the exception of the two shopping centers, most blocks along Roosevelt Road between Nicoll Avenue and Lambert Road are characterized by smaller, freestanding retail and commercial establishments located on small lots with very limited lot depths. This is also true of the commercial properties along Roosevelt Road east of I-355. In general, the frontage lots along the south side of Roosevelt Road are somewhat larger than the lots along the north side. *The small lot sizes represent constraints for many contemporary commercial uses, particularly retail establishments." (Emphasis added).*

   Source: Glen Ellyn Comprehensive Plan, April 2001, page 55.

4) "Access and circulation. Roosevelt Road is designated State Route 38 and is under the jurisdiction of the Illinois Department of Transportation (IDOT). Roosevelt Road is designated a Strategic Regional Arterial by IDOT, and it has significant regional continuity. It extends from downtown Chicago west to Geneva and beyond. It carries relatively heavy traffic as it passes through Glen Ellyn, and much of this traffic has neither origin nor destination within the community.

   Roosevelt Road has five-lane cross section throughout its length in Glen Ellyn, with the center lane functioning as a left turn lane. Traffic signals exist at Finley Road, Baker Hill Drive, Nicoll Avenue, Park Boulevard, Main Street, Lambert Road, and the ramps to and from the I-355 expressway.

   Because of its width and the amount of traffic it carries, Roosevelt Road creates a barrier between the north and south sides of Glen Ellyn. The corridor is difficult to negotiate for both pedestrians and bicyclists." [emphasis added]

5) "Parking. While the shopping centers and office parks are served by large, consolidated parking lots, most commercial uses along Roosevelt Road have small, separate off-street parking lots served by individual access drives. Most parking lots are located either in front or at the side of commercial buildings.

Curb parking is not permitted along Roosevelt Road or along any of the north-south street segments that pass through the commercial area."

"Appearance and Character. While several of the newer buildings along Roosevelt Road are attractively designed and served by well-landscaped parking lots, some properties along the corridor have a "tired" and "dated" appearance and have little landscaping or green space. Few of the individual buildings are visually related to adjacent or nearby structures."

"While many improvements have already been undertaken, more could be done to further upgrade the image and appearance of buildings, parking lots and signage, and to help visually unify the corridor as it passes through the Glen Ellyn community."

Source: Glen Ellyn Comprehensive Plan, April 2001, page 56.

Current area-wide conditions have not improved since 2001, and the downturn in real estate market is reflected in both the decrease in market valuations, as well as the overall character of the RPA (e.g., deterioration of improvements).

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

The Village engineer, and its consulting engineer, have reviewed the condition of the utilities within the RPA and found that:

a) Water main repairs and upgrades along the Roosevelt Road corridor are required, but challenging due to the traffic along the arterial roads as well as the number of areas, and the location of other adjacent utility services. The frequency of water main breaks are largely due to cast iron materials and the existing soils conditions that cause the metals to deteriorate.
b) Sanitary sewer service will most likely require rehabilitation and/or lining based upon the age, material, and condition of the existing sewers.

VI. SUMMARY OF FINDINGS AND OVERALL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the potential designation of the RPA by the Village as a TIF District:

1. The RPA is contiguous and is greater than 1½ acres in size.

2. The RPA qualifies as a conservation area. A more detailed analysis of the qualification findings is outlined in Section V of this report.

3. All property in the RPA would substantially benefit by the proposed redevelopment project improvements.

4. The sound growth of taxing districts applicable to the RPA, including the Village, has been impaired by the factors found present in the RPA.

5. The RPA would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the RPA as a TIF District.

The RPA has not benefited from coordinated planning efforts by either the public or private sectors. There is a need to focus redevelopment efforts relating to the improvement of infrastructure and property maintenance as well as the coordination of redevelopment efforts for modern uses. These efforts will be important to the RPA's anticipated improvement and preservation of tax base.

EXHIBIT 1

PROPOSED TIF BOUNDARY MAP

Proposed Roosevelt Road TIF District

Updated Aug. 2, 2013

TIF District Boundary

0 250 500 1,000 Feet

Prepared by: Planning and Development
Date: Aug. 2, 2013

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EXHIBIT 2

TAX PARCEL LIST

Glen Ellyn Analysis
Proposed Roosevelt Road Park Boulevard TIF
EAV Analysis

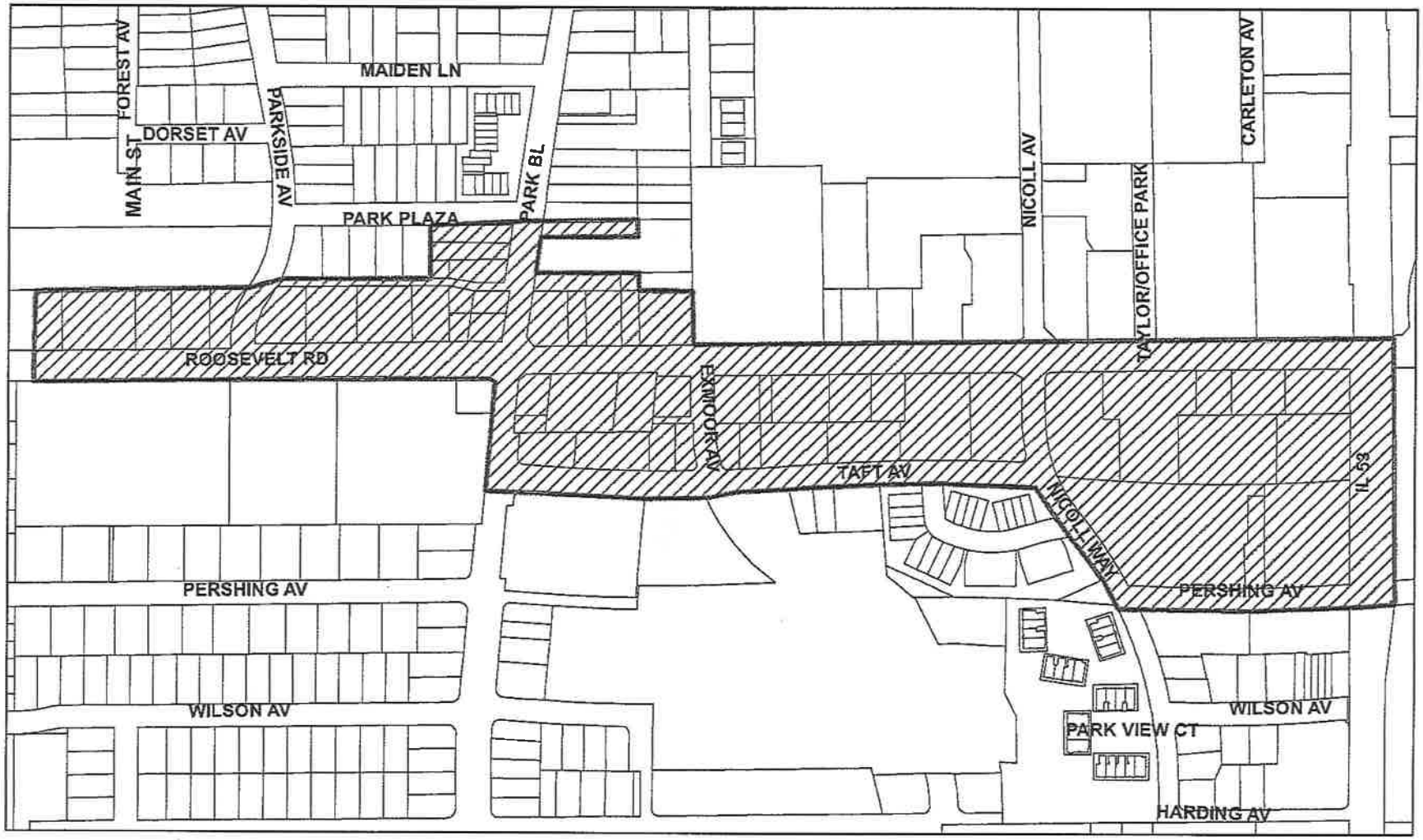
	PIN	Tax Code	Class	2012 EAV	2011 EAV	2010 EAV	2009 EAV	2008 EAV	2007 EAV	2006 EAV
1	05-14-312-018	5309	C-Comm.	164,850	176,060	197,230	204,910	204,910	195,530	164,740
2	05-14-312-019	5309	C-Comm.	272,160	290,673	312,530	324,700	340,670	177,900	200,090
3	05-14-312-020	5309	C-Comm.	87,480	93,428	95,220	98,930	82,960	79,160	59,700
4	05-14-312-022	5309	C-Comm.	179,820	192,055	203,880	211,820	211,820	202,120	165,230
5	05-14-312-023	5309	C-Comm.	257,110	274,602	281,180	292,130	244,910	233,690	176,240
6	05-14-314-013	5036	C-Comm.	228,030	243,544	258,540	292,490	292,490	279,100	237,490
7	05-14-314-015	5309	C-Comm.	184,680	197,246	209,390	217,550	217,550	207,590	179,380
8	05-14-314-016	5309	C-Comm.	34,940	37,313	29,290	30,430	30,430	29,040	21,900
9	05-14-314-017	5309	C-Comm.	39,860	42,569	36,250	37,660	31,580	30,130	22,720
10	05-14-314-018	5309	C-Comm.	48,838	88,888	54,530	62,340	114,320	174,830	135,600
11	05-14-314-019	5309	C-Comm.	106,830	114,095	130,060	135,120	135,120	128,930	112,840
12	05-14-314-021	5309	C-Comm.	159,480	159,460	179,320	186,310	186,310	177,770	160,380
13	05-14-314-022	5309	C-Comm.	149,600	159,762	169,620	176,230	176,230	168,160	151,640
14	05-14-314-030	5309	C-Comm.	10,229	11,568	11,200	11,640	11,640	11,100	8,370
15	05-14-314-031	5309	C-Comm.	41,056	46,403	44,980	46,730	46,730	43,370	32,710
16	05-14-314-032	5309	C-Comm.	350,630	374,483	397,540	413,020	413,020	394,100	346,410
17	06-14-314-033	5309	C-Comm.	274,510	293,188	311,240	323,370	294,800	281,290	251,140
18	05-14-419-012	5309	C-Comm.	144,580	154,413	163,920	170,310	170,310	162,510	144,050
19	05-14-419-043	5309	C-Comm.	88,890	94,935	117,810	122,400	102,610	58,980	42,970
20	05-14-419-044	5309	C-Comm.	18,250	19,490	20,050	20,830	17,740	11,220	8,460
21	05-14-419-048	5313	C-Comm.	83,630	89,320	94,820	98,510	98,510	94,000	79,910
22	05-14-419-047	5313	C-Comm.	125,600	134,141	143,040	148,610	151,870	145,010	128,870
23	05-14-419-048	5313	C-Comm.	184,940	197,528	209,690	217,850	195,630	186,670	157,040
24	05-14-419-049	5313	C-Comm.	249,550	266,629	265,910	276,260	298,050	282,490	251,150
25	05-14-419-050	5313	C-Comm.	365,620	398,220	381,350	413,740	413,740	394,790	398,170
26	05-23-200-002	5313	C-Comm.	45,380	42,371	51,330	53,330	53,330	50,890	41,210
27	05-23-200-005	5313	C-Comm.	125,440	133,971	142,220	147,780	132,160	126,100	112,540
28	05-23-200-012	5313	C-Comm.	321,260	389,441	248,330	258,000	258,000	246,180	219,720
29	05-23-200-016	5313	C-Comm.	57,870	61,605	184,450	191,630	191,630	182,850	168,280
30	05-23-200-018	5313	C-Comm.	319,440	298,303	321,750	334,290	334,290	318,980	257,240
31	05-23-200-019	5313	C-Comm.	170,150	181,731	192,920	200,440	200,440	191,260	158,650
32	05-23-200-020	5313	C-Comm.	160,890	168,381	188,550	195,890	195,890	186,920	243,360
33	05-23-200-021	5313	C-Comm.	42,330	45,207	94,240	97,910	97,910	93,420	84,540
34	05-23-200-022	5313	C-Comm.	405,950	433,574	460,270	478,200	478,200	456,300	425,980
35	05-23-201-002	5313	C-Comm.	268,030	268,000	303,740	315,570	315,570	301,120	308,640
36	05-23-201-007	5313	C-Comm.	155,090	186,374	178,350	185,310	185,310	176,820	160,020
37	05-23-201-008	5313	C-Comm.	58,090	62,040	62,560	65,000	54,490	51,990	39,210
38	05-23-201-024	5313	C-Comm.	138,080	147,479	162,740	158,690	138,740	130,470	103,240
39	05-23-201-026	5313	C-Comm.	262,180	318,688	331,970	344,900	344,900	329,100	293,550
40	05-23-201-027	5313	C-Comm.	33,740	36,032	36,820	38,250	32,090	30,620	23,090
41	05-23-201-028	5313	C-Comm.	137,750	147,122	185,310	192,530	161,420	154,030	118,160
42	05-23-201-029	5313	C-Comm.	295,640	285,602	345,380	358,840	407,800	379,870	79,300
43	05-23-201-030	5313	C-Comm.	281,788	300,913	319,440	331,880	377,110	359,830	64,350
44	05-23-201-031	5313	C-Comm.	916,798	958,854	1,227,070	1,274,880	1,448,660	566,500	235,660
45	05-23-201-032	5313	C-Comm.	812,840	868,138	921,590	957,490	957,490	913,640	188,240
46	05-23-202-003	5313	C-Comm.	125,960	134,638	142,820	148,380	115,800	110,500	88,950
47	05-23-202-008	5313	C-Comm.	109,766	127,335	164,620	206,930	176,450	168,360	131,140
48	05-23-202-018	5313	C-Comm.	194,090	228,906	253,870	513,280	472,790	451,133	464,090
49	05-23-202-028	5313	C-Comm.	311,620	387,448	537,690	1,067,130	980,390	935,477	962,340
50	05-23-202-029	5313	C-Comm.	284,360	311,717	371,640	809,130	754,030	719,493	740,140
51	05-23-202-033	5313	C-Comm.	264,570	311,953	546,540	1,131,970	1,131,970	1,080,123	1,111,130
52	05-23-202-034	5313	C-Comm.	251,450	273,538	290,380	301,700	223,860	179,970	160,650
53	05-23-205-022	5313	C-Comm.	65,360	76,424	59,760	70,310	70,310	89,440	67,450
54	05-23-205-023	5313	C-Comm.	338,920	399,825	493,950	1,445,190	1,374,590	1,311,627	1,349,280
55	05-23-205-024	5313	C-Comm.	618,050	728,759	739,310	1,397,510	1,268,660	1,210,553	1,245,310
	Total			11,403,943	12,473,998	13,868,510	17,806,210	17,414,330	15,651,046	13,280,860
	Pct. change			-8.58%	-10.06%	-22.11%	2.25%	11.27%	17.85%	
	Village EAV			1,243,608,438	1,324,205,107	1,432,936,963	1,486,447,475	1,479,870,953	1,388,904,314	1,256,998,442
	Balance of Village			1,232,204,495	1,311,731,109	1,419,068,453	1,468,641,265	1,462,456,623	1,373,253,268	1,243,717,582
	EAV			-6.06%	-7.56%	-3.38%	0.42%	6.50%	10.42%	
	CPI- U			2.10%	3.20%	1.60%	-0.40%	3.80%	2.80%	
	Districts 41 and 87 Tax code 5036, 5309			2,841,823	3,064,195	3,223,780	3,378,920	3,326,150	3,044,520	2,622,260
	Districts 89 and 87 Tax code 5313			8,562,120	9,409,803	10,644,730	14,427,290	14,088,180	12,606,526	10,658,600

EXHIBIT D

EXISTING LAND USE MAP

Roosevelt Road TIF Existing Land Use

Updated Aug. 2, 2013



Proposed TIF District Boundary

Commercial

0 250 500 1,000 Feet

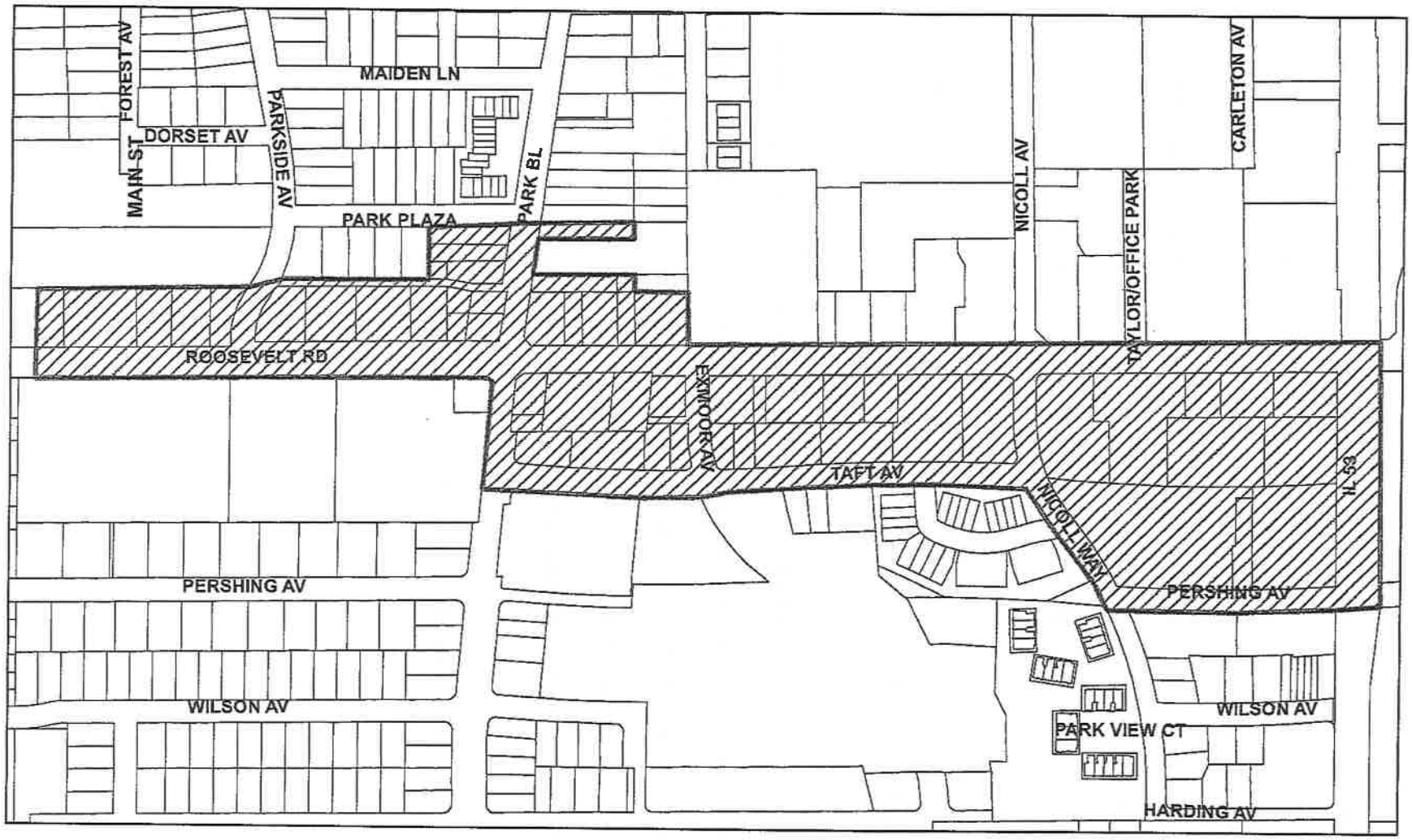
N

EXHIBIT E

POTENTIAL LAND USE MAP

Roosevelt Road TIF Potential Land Use

Updated Aug. 2, 2013



Proposed TIF District Boundary

Mixed-Use Commercial

0 250 500 1,000 Feet

N

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: _____

_____

_____

The following Trustee voted NAY: _____

_____

Whereupon the President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Village Board of the Village of Glen Ellyn, DuPage County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

_____
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois (the *"Village"*), and that as such official I am the keeper of the records and files of the President and Village Board of the Village (the *"Corporate Authorities"*).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the ____ day of _____, 2013, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE APPROVING A REDEVELOPMENT PLAN AND PROJECT FOR ROOSEVELT ROAD/PARK BOULEVARD TIF REDEVELOPMENT PROJECT AREA

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this __ day of _____, 2013.

_____
Village Clerk

(SEAL)

SECOND ORDINANCE

VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS

ORDINANCE - _____

AN ORDINANCE DESIGNATING THE ROOSEVELT ROAD/PARK BOULEVARD TIF REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

ADOPTED BY THE
PRESIDENT AND VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
THIS _____ DAY OF _____, 2013

Published by authority of the President and Village Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois this ____ day of _____, 2013.

AN ORDINANCE DESIGNATING THE ROOSEVELT ROAD/PARK BOULEVARD TIF REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

ORDINANCE - _____

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Glen Ellyn ("***Village***") to use tax increment allocation financing to promote redevelopment activities in an area to be designated in this Ordinance the Roosevelt Road/Park Boulevard TIF Redevelopment Project Area ("***RPA***"), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended ("***Act***"); and; and

WHEREAS, the Corporate Authorities have by ordinance approved the RPA Plan and Project and it is now necessary and desirable to designate the RPA as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, as follows:

Section 1: **Recitals.** The foregoing recitals are incorporated into this Ordinance as if fully set forth in this Section 1.

Section 2: **Area Designated.** That the Roosevelt Road/Park Boulevard TIF Redevelopment Project Area, legally described in ***Exhibit A*** attached to and, by this reference made a part of this Ordinance, shall be and is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act. The general street location for the RPA is described in ***Exhibit B*** attached to and, by this reference, made a part of this Ordinance. The map of the RPA is depicted on ***Exhibit C*** attached to and, by this reference, made a part of this Ordinance.

Section 3: **Invalidity of Any Section.** 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 4: **Superseder and Effective Date.** That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

Section 5: **Effective Date:** This Ordinance shall be in full force and effect upon its passage, approval and publication in the manner required by law.

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2013.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2013.

_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2013.)

EXHIBIT A

LEGAL DESCRIPTION

August 7, 2013

REVISED TIF DISTRICT
GLEN ELLYN
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 14, THE SOUTHWEST QUARTER OF SECTION 15, THE NORHTWEST QUARTER OF SECTION 24 AND THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD SAID POINT BEING 195 FEET EAST OF THE SOUTHWEST CORNER OF LOT 28 IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN PER DOCUMENT 095781; THENCE NORTH PARRALLEL WITH THE WEST LINE OF SAID LOT 28, 171.7 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, 592 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF PARKSIDE DRIVE; THENCE NORTHEASTERLY 100 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 IN ARTHUR T MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION PER DOCUMENT 205846; THENCE EASTERLY ALONG THE SOUTH LINE OF LOTS 3, 22, 21 20 AND 19 BLOCK 1 IN SAID ARTHUR T MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION 419.4 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19 BLOCK 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 19 BLOCK 1, 156.9 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 BLOCK 1; THENCE EAST ALONG THE NORTH LINE AND PROLONGATION THEROF OF LOTS 18 & 17 BLOCK 1 OF SAID ARTHUR T MACINTOSH AND COMPANY'S PARK BOULEVEARD SUBDIVISION 316.6 FEET TO THE EAST LINE OF PARK BOULEVARD; THENCE NORTHERLY ALONG THE EAST LINE OF PARK BOULEVARD 8 FEET TO THE NORTHWEST CORNER OF LOT 13 OF BLOCK 1 IN ROOSEVELT GARDEN HOMESITES SUBDIVISION PER DOCUMENT 148152; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 265.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WEST 273.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTHERLY 101.06 FEET ALONG THE WESTERLY LINES OF LOTS 14 AND 15 OF BLOCK 1 IN SAID ROOSEVELT GARDEN HOMESITES SUBDIVISION TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 1 IN SAID SUBDIVISION; THENCE EASTERLY 289.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE EASTERLY 150 FEET TO THE SOUTHEAST CORNER OF LOT 26 OF BLOCK 1 IN SAID ROOSEVELT GARDEN HOMESITES SUBDIVISION; THENCE SOUTH 158.28 FEET TO THE SOUTHEAST CORNER OF LOT 25 OF BLOCK 1 IN SAID SUBDIVISON SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD; THENCE EASTERLY ALONG THE NORHTERLY RIGHT OF WAY LINE OF ROOSEVELET ROAD 1,860 FEET TO THE SOUTHEAST CORNER OF LOT 21 IN BLOCK 19 IN ROOSEVELT GARDEN HOMESITES; THENCE CONTINUING EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 100 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 53; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 66 FEET TO THE NORTHWEST CORNER OF LOT 1 MARYKNOLL OFFICE SUBDIVISION PER DOCUMENT R1997-020954; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE PROLONGATION OF SAID WEST LINE 675.75 TO THE NORHTWEST CORNER OF LOT 1 IN THE MARYKNOLL ASSESSMENENT PLAT NO. 2 PER DOCUMENT R2006-135489; THENCE WESTRLY 144.4 FEET MORE OR

LESS TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 6 IN ROOSEVELT HILLS SUBDIVSION PER DOCUMENT 268777; THENCE CONTINUING WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF PERSHING AVENUE AND THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF OUT LOT A IN THE TOWNHOMES OF WATERS EDGE SUBDVISION, PER DOCUMENT R2005-148006 SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF NICOLL WAY; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID OUT LOT A 98.54 FEET TO THE SOUTHEAST CORNER OF KINGSBROOK GLEN TOWNHOMES PUD PER DOCUMENT R2006-159398; THENCE CONTINUING NORHTWESTERLY ALONG THE EASTERLY LINE OF SAID KINGSBROOK GLEN TOWNHOMES PUD SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF NICOLLL WAY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1207.24 FEET, 185.16 FEET; THENCE CONTINUING ALONG SAID LINE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 498.97 FEET, 120.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 25.00 FEET, 27.15 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF TAFT AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 5142.71 FEET, 419.25 FEET TO THE NORTHWEST CORNER OF AFORESAID KINGSBROOK GLEN TOWNHOMES PUD; THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF TAFT AVENUE, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOTS 8 THROUGH 12 IN ROOSEVELT HILLS PER DOCUMENT 268777, 249.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TAFT AVENUE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 538.95 FEET, 170.15 FEET TO THE INTERSECTION OF THE NORTHEAST CORNER OF THE VACATED RIGHT OF WAY LINE OF SOUTH ELLYN DRIVE AND THE SOUTH LINE OF TAFT AVENUE; THENCE SOUTHWESTERLY ALONG SAID VACATED LINE 80 FEET TO THE NORTHWEST CORNER OF THE VACATED RIGHT OF WAY LINE OF SOUTH ELLYN DRIVE AND THE SOUTH LINE OF TAFT AVENUE; THENCE CONTINUING WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF TAFT AVENUE AND THE PROLONGATION OF SAID SOUTH RIGHT OF WAY LINE SAID LINE BEING THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 4,727.96 FEET TO THE NORTH 621.95 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF PARK AVENUE; THENCE NORHTERLY ALONG THE SAID WEST RIGHT OF WAY LINE OF PARK AVENUE 329.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, SAID LINE BEING 50' SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE 265.5 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 9 IN JOHN S WAGNERS'S SECOND ADDITION TO GLEN ELLYN PER DOCUMENT 802295; THENCE CONTINUING WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD 855 FEET TO A POINT 55 FEET EAST OF THE NORHWEST CORNER OF LOT 1 IN JOHN S WAGNER'S FIRST ADDITION TO GLEN ELLYN PER DOCUMENT 689814; THENCE NORTH 83 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXHIBIT B

GENERAL STREET LOCATION

General Street Location

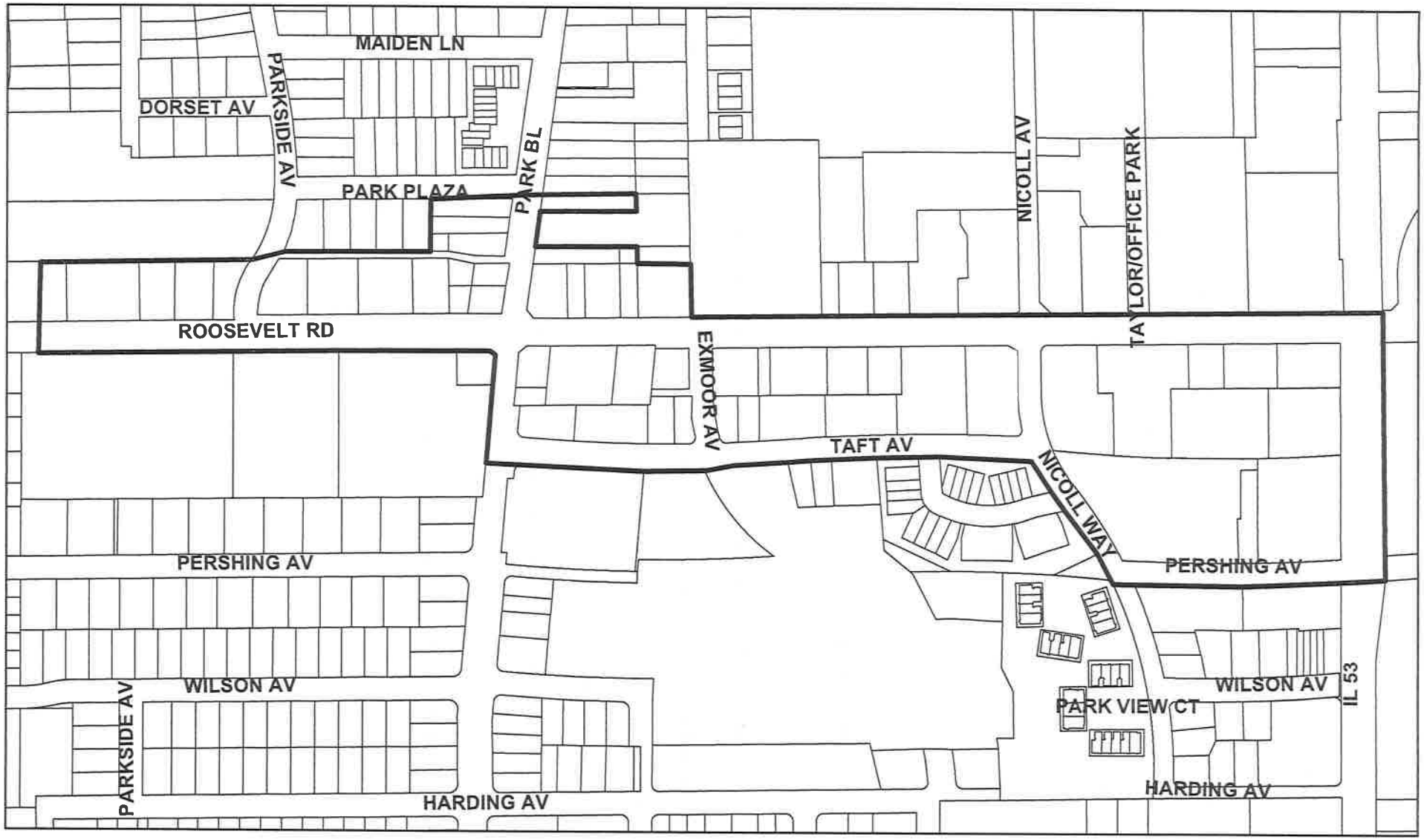
The RPA is a contiguous area generally described as parcels along Roosevelt Road the first part of which is between Route 53 and Park Boulevard, and the second part is between Park Boulevard and Main Street. The first portion includes parcels bounded on the north by Roosevelt Road, on the east by Route 53, on the south by Pershing and Taft Avenues and on the west by Park Boulevard; this area also includes parcels along the northeast corner of Park Boulevard and Roosevelt Road. The second portion of the RPA includes parcels bounded on the east by Park Boulevard, on the south by Roosevelt Road, on the west by Main Street and on the North by the property lines of parcels fronting Roosevelt Road. Adjacent rights of way are also included.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

Proposed Roosevelt Road TIF District

Updated Aug. 2, 2013



TIF District Boundary

0 250 500 1,000 Feet

Prepared by: Planning and Development
Date: Aug. 2, 2013

N

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: _____

_____

_____

The following Trustees voted NAY: _____

_____

Whereupon the President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Village Board of the Village of Glen Ellyn, DuPage County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

_____
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois (the *"Village"*), and that as such official I am the keeper of the records and files of the President and Village Board of the Village (the *"Corporate Authorities"*).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the ____ day of _____, 2013, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE DESIGNATING THE ROOSEVELT ROAD/PARK BOULEVARD TIF REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this __ day of _____, 2013.

_____
Village Clerk

(Seal)

THIRD ORDINANCE

VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS

ORDINANCE - _____

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR ROOSEVELT ROAD/PARK BOULEVARD TIF REDEVELOPMENT PROJECT AREA

ADOPTED BY THE
PRESIDENT AND VILLAGE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
THIS _____ DAY OF _____, 2013

Published by authority of the President and Village Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois this ____ day of _____, 2013.

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR ROOSEVELT ROAD/PARK BOULEVARD TIF REDEVELOPMENT PROJECT AREA

ORDINANCE - _____

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Glen Ellyn ("***Village***") to use tax increment allocation financing to promote redevelopment activities in an area designated the Roosevelt Road/Park Boulevard TIF Redevelopment Project Area ("***RPA***"), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq*., as amended ("***Act***"); and

WHEREAS, the Village has, by ordinance duly adopted, approved a redevelopment plan and project ("***Plan and Project***") and has designated the RPA, by ordinance duly adopted and has otherwise complied with all other requirements of the Act necessary to approve and adopt the Plan and Project, designate the RPA, and adopt tax increment allocation financing.

NOW, THEREFORE, BE IT ORDAINED by the President and Village Board of the Village of Glen Ellyn, DuPage County, Illinois, as follows:

Section 1: **Recitals.** The foregoing recitals are incorporated into this Ordinance as if fully set forth in this Section 1.

Section 2: **Tax Increment Financing Adopted.** That tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the RPA legally described in ***Exhibit A*** attached to and, by this reference, made a part of this Ordinance. The general street location for the RPA is described in ***Exhibit B*** attached to and, by this reference, made a part of this Ordinance. The map of the RPA is depicted on ***Exhibit C*** attached to and, by this reference, made a part of this Ordinance.

Section 3: **Allocation of Ad Valorem Taxes.** The ad valorem taxes, if any, arising from the levies upon taxable real property in the RPA by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this Ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property that is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the RPA shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes that is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the RPA shall be allocated to and when collected shall be paid to the municipal treasurer, who shall deposit said taxes into a special fund, hereby created, and designated the "Glen Ellyn TIF Redevelopment Project Area Special Tax Allocation Fund" of the Village and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 4: **Invalidity of Any Section.** 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 5: **Superseder and Effective Date.** That all ordinances, resolutions, motions, or orders in conflict herewith shall be, and the same hereby are, repealed to the extent

of such conflict, and this Ordinance shall be in full force and effective immediately upon its passage by the Corporate Authorities and approval as provided by law.

Section 6: **Effective Date:** This Ordinance shall be in full force and effect upon its passage, approval and publication in the manner required by law.

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2013.

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2013.

_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____ day of _____, 2013.)

EXHIBIT A

LEGAL DESCRIPTION

August 7, 2013

REVISED TIF DISTRICT
GLEN ELLYN
LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST AND SOUTHEAST QUARTER OF SECTION 14, THE SOUTHWEST QUARTER OF SECTION 15, THE NORHTWEST QUARTER OF SECTION 24 AND THE NORTHWEST AND NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD SAID POINT BEING 195 FEET EAST OF THE SOUTHWEST CORNER OF LOT 28 IN E.W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN PER DOCUMENT 095781; THENCE NORTH PARRALLEL WITH THE WEST LINE OF SAID LOT 28, 171.7 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, 592 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF PARKSIDE DRIVE; THENCE NORTHEASTERLY 100 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 3 BLOCK 1 IN ARTHUR T MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION PER DOCUMENT 205846; THENCE EASTERLY ALONG THE SOUTH LINE OF LOTS 3, 22, 21 20 AND 19 BLOCK 1 IN SAID ARTHUR T MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION 419.4 FEET TO THE SOUTHEAST CORNER OF SAID LOT 19 BLOCK 1; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 19 BLOCK 1, 156.9 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 BLOCK 1; THENCE EAST ALONG THE NORTH LINE AND PROLONGATION THEROF OF LOTS 18 & 17 BLOCK 1 OF SAID ARTHUR T MACINTOSH AND COMPANY'S PARK BOULEVEARD SUBDIVISION 316.6 FEET TO THE EAST LINE OF PARK BOULEVARD; THENCE NORTHERLY ALONG THE EAST LINE OF PARK BOULEVARD 8 FEET TO THE NORTHWEST CORNER OF LOT 13 OF BLOCK 1 IN ROOSEVELT GARDEN HOMESITES SUBDIVISION PER DOCUMENT 148152; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 13 265.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE SOUTH 50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE WEST 273.87 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTHERLY 101.06 FEET ALONG THE WESTERLY LINES OF LOTS 14 AND 15 OF BLOCK 1 IN SAID ROOSEVELT GARDEN HOMESITES SUBDIVISION TO THE NORTHWEST CORNER OF LOT 16 OF BLOCK 1 IN SAID SUBDIVISION; THENCE EASTERLY 289.79 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH 50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE EASTERLY 150 FEET TO THE SOUTHEAST CORNER OF LOT 26 OF BLOCK 1 IN SAID ROOSEVELT GARDEN HOMESITES SUBDIVISION; THENCE SOUTH 158.28 FEET TO THE SOUTHEAST CORNER OF LOT 25 OF BLOCK 1 IN SAID SUBDIVISON SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD; THENCE EASTERLY ALONG THE NORHTERLY RIGHT OF WAY LINE OF ROOSEVELET ROAD 1,860 FEET TO THE SOUTHEAST CORNER OF LOT 21 IN BLOCK 19 IN ROOSEVELT GARDEN HOMESITES; THENCE CONTINUING EASTERLY ALONG THE PROLONGATION OF THE LAST DESCRIBED COURSE 100 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 53; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE 66 FEET TO THE NORTHWEST CORNER OF LOT 1 MARYKNOLL OFFICE SUBDIVISION PER DOCUMENT R1997-020954; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1 AND THE PROLONGATION OF SAID WEST LINE 675.75 TO THE NORHTWEST CORNER OF LOT 1 IN THE MARYKNOLL ASSESSMENENT PLAT NO. 2 PER DOCUMENT R2006-135489; THENCE WESTRLY 144.4 FEET MORE OR

LESS TO THE NORTHEAST CORNER OF LOT 1 OF BLOCK 6 IN ROOSEVELT HILLS SUBDIVSION PER DOCUMENT 268777; THENCE CONTINUING WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF PERSHING AVENUE AND THE WESTERLY EXTENSION THEREOF TO THE EAST LINE OF OUT LOT A IN THE TOWNHOMES OF WATERS EDGE SUBDVISION, PER DOCUMENT R2005-148006 SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF NICOLL WAY; THENCE NORTHWESTERLY ALONG THE EAST LINE OF SAID OUT LOT A 98.54 FEET TO THE SOUTHEAST CORNER OF KINGSBROOK GLEN TOWNHOMES PUD PER DOCUMENT R2006-159398; THENCE CONTINUING NORHTWESTERLY ALONG THE EASTERLY LINE OF SAID KINGSBROOK GLEN TOWNHOMES PUD SAID LINE ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF NICOLLL WAY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 1207.24 FEET, 185.16 FEET; THENCE CONTINUING ALONG SAID LINE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 498.97 FEET, 120.93 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 25.00 FEET, 27.15 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF TAFT AVENUE; THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 5142.71 FEET, 419.25 FEET TO THE NORTHWEST CORNER OF AFORESAID KINGSBROOK GLEN TOWNHOMES PUD; THENCE CONTINUING WESTERLY ALONG THE SOUTH LINE OF TAFT AVENUE, SAID LINE ALSO BEING THE NORTHERLY LINE OF LOTS 8 THROUGH 12 IN ROOSEVELT HILLS PER DOCUMENT 268777, 249.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUING WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF TAFT AVENUE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 538.95 FEET, 170.15 FEET TO THE INTERSECTION OF THE NORTHEAST CORNER OF THE VACATED RIGHT OF WAY LINE OF SOUTH ELLYN DRIVE AND THE SOUTH LINE OF TAFT AVENUE; THENCE SOUTHWESTERLY ALONG SAID VACATED LINE 80 FEET TO THE NORTHWEST CORNER OF THE VACATED RIGHT OF WAY LINE OF SOUTH ELLYN DRIVE AND THE SOUTH LINE OF TAFT AVENUE; THENCE CONTINUING WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF TAFT AVENUE AND THE PROLONGATION OF SAID SOUTH RIGHT OF WAY LINE SAID LINE BEING THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 4,727.96 FEET TO THE NORTH 621.95 FEET MORE OR LESS TO THE WEST RIGHT OF WAY LINE OF PARK AVENUE; THENCE NORHTERLY ALONG THE SAID WEST RIGHT OF WAY LINE OF PARK AVENUE 329.25 FEET TO THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD, SAID LINE BEING 50' SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE 265.5 FEET MORE OR LESS TO THE NORTHEAST CORNER OF LOT 9 IN JOHN S WAGNERS'S SECOND ADDITION TO GLEN ELLYN PER DOCUMENT 802295; THENCE CONTINUING WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD 855 FEET TO A POINT 55 FEET EAST OF THE NORHWEST CORNER OF LOT 1 IN JOHN S WAGNER'S FIRST ADDITION TO GLEN ELLYN PER DOCUMENT 689814; THENCE NORTH 83 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXHIBIT B

GENERAL STREET LOCATION

General Street Location

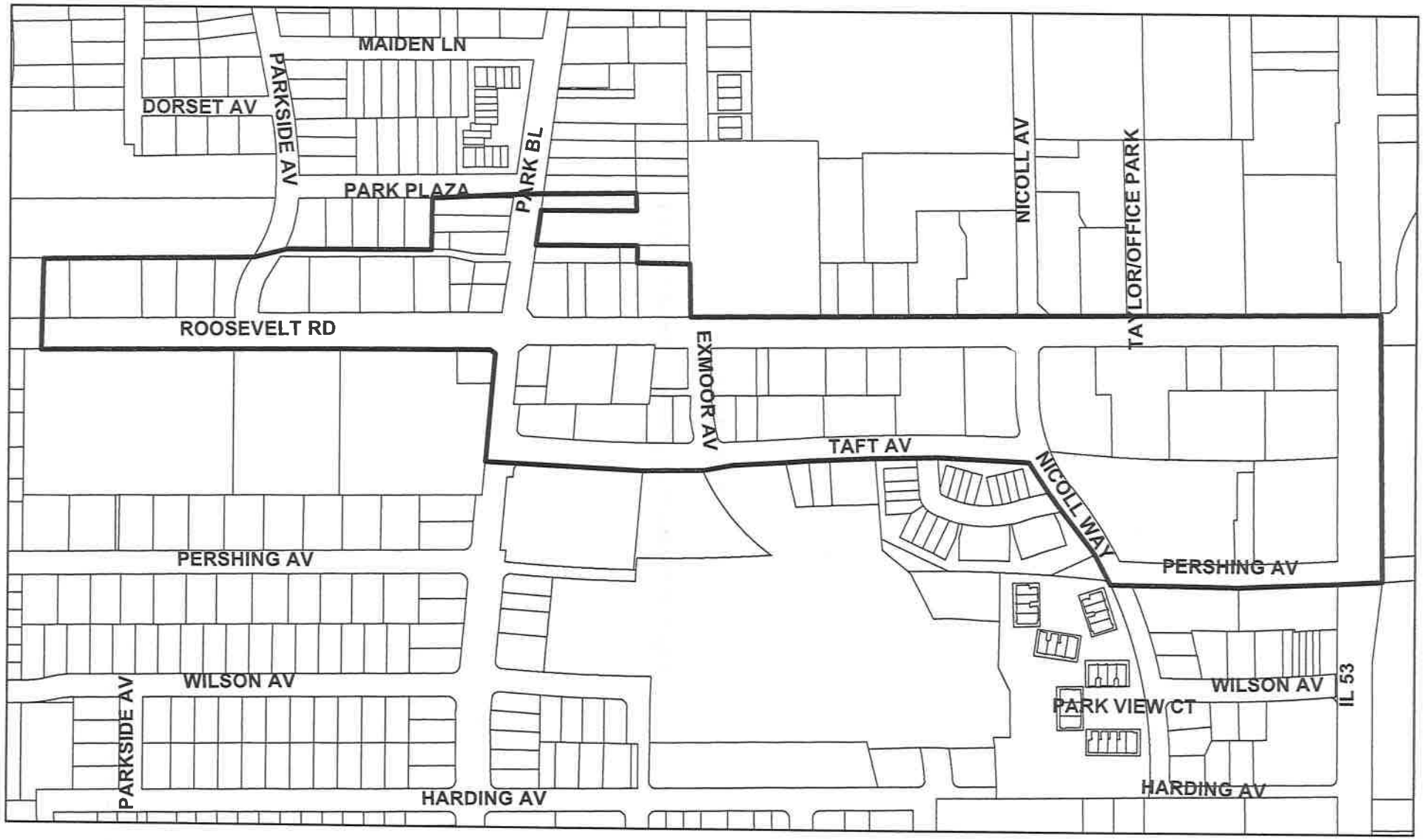
The RPA is a contiguous area generally described as parcels along Roosevelt Road the first part of which is between Route 53 and Park Boulevard, and the second part is between Park Boulevard and Main Street. The first portion includes parcels bounded on the north by Roosevelt Road, on the east by Route 53, on the south by Pershing and Taft Avenues and on the west by Park Boulevard; this area also includes parcels along the northeast corner of Park Boulevard and Roosevelt Road. The second portion of the RPA includes parcels bounded on the east by Park Boulevard, on the south by Roosevelt Road, on the west by Main Street and on the North by the property lines of parcels fronting Roosevelt Road. Adjacent rights of way are also included.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

Proposed Roosevelt Road TIF District

Updated Aug. 2, 2013



TIF District Boundary

0 250 500 1,000 Feet

Prepared by: Planning and Development
Date: Aug. 2, 2013

N

Trustee _____ moved and Trustee _____ seconded the motion that said ordinance as presented and read by the Village Clerk be adopted.

After a full discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the nature of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt said ordinance as read.

Upon the roll being called, the following Trustees voted AYE: _____

_____

_____

The following Trustees voted NAY: _____

_____

Whereupon the President declared the motion carried and said ordinance adopted, approved and signed the same in open meeting and directed the Village Clerk to record the same in full in the records of the President and Village Board of the Village of Glen Ellyn, DuPage County, Illinois, which was done.

Other business not pertinent to the adoption of said ordinance was duly transacted at the meeting.

Upon motion duly made, seconded and carried, the meeting was adjourned.

_____
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFICATION OF ORDINANCE AND MINUTES

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois (the *"Village"*), and that as such official I am the keeper of the records and files of the President and Village Board of the Village (the *"Corporate Authorities"*).

I do further certify that the foregoing is a full, true and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the day of , 2013, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR ROOSEVELT ROAD/PARK BOULEVARD TIF REDEVELOPMENT PROJECT AREA

a true, correct and complete copy of which said ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice; that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 48 hours in advance of the holding of said meeting; that said agenda described or made specific reference to said ordinance; that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the Village, this __ day of _____, 2013.

_____
Village Clerk

(SEAL)