

MEMORANDUM

**TO:** Mark Franz, Village Manager *MF*  
 Al Stonitsch, Assistant Village Manager  
**FROM:** Kristen Schrader, Assistant to the Village Manager *KS*  
**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.

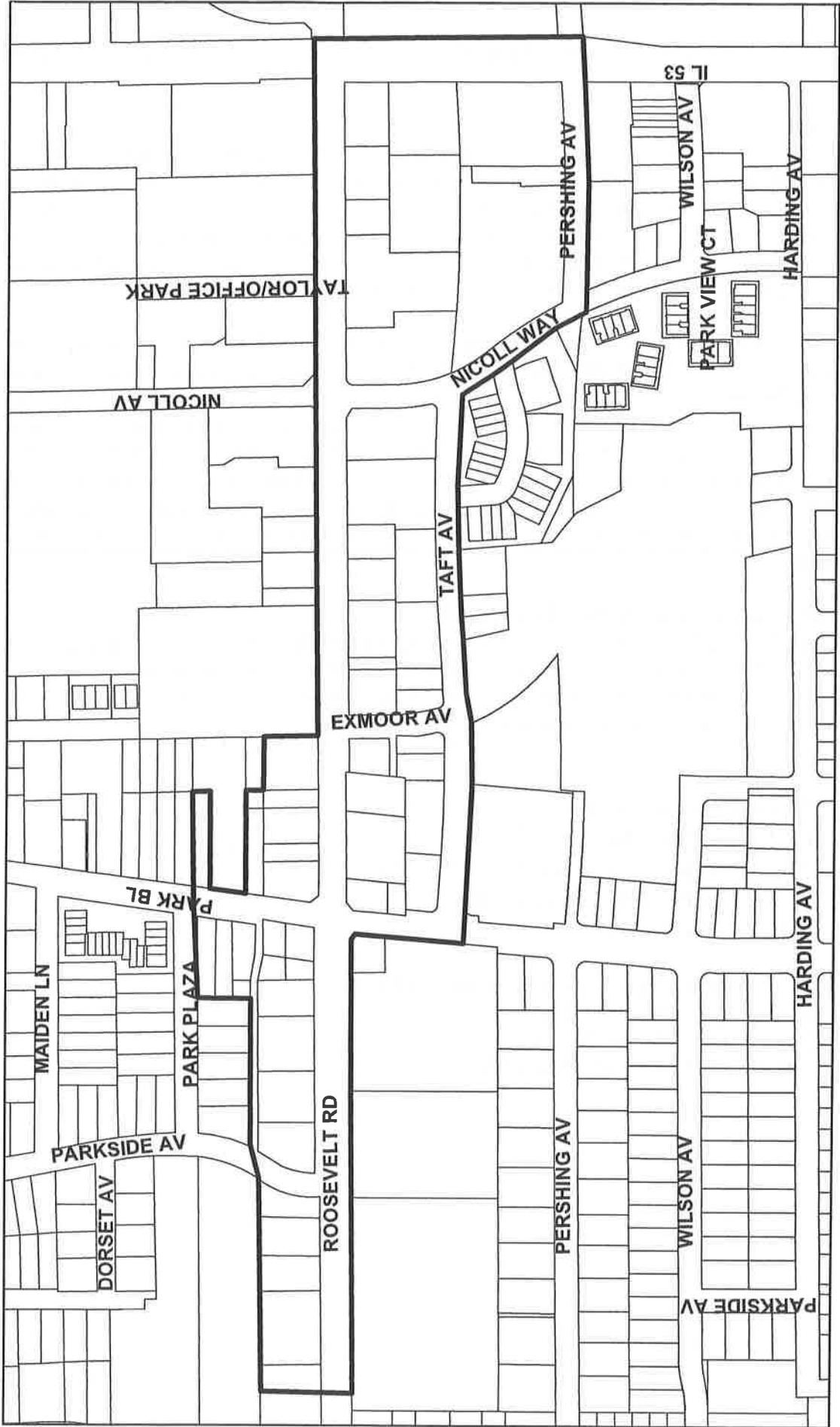
### **Attachments**

- 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

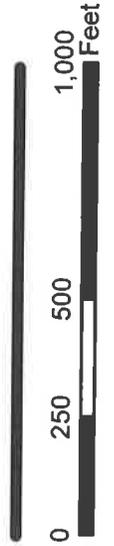
# Proposed Roosevelt Road TIF District

Updated Aug. 2, 2013

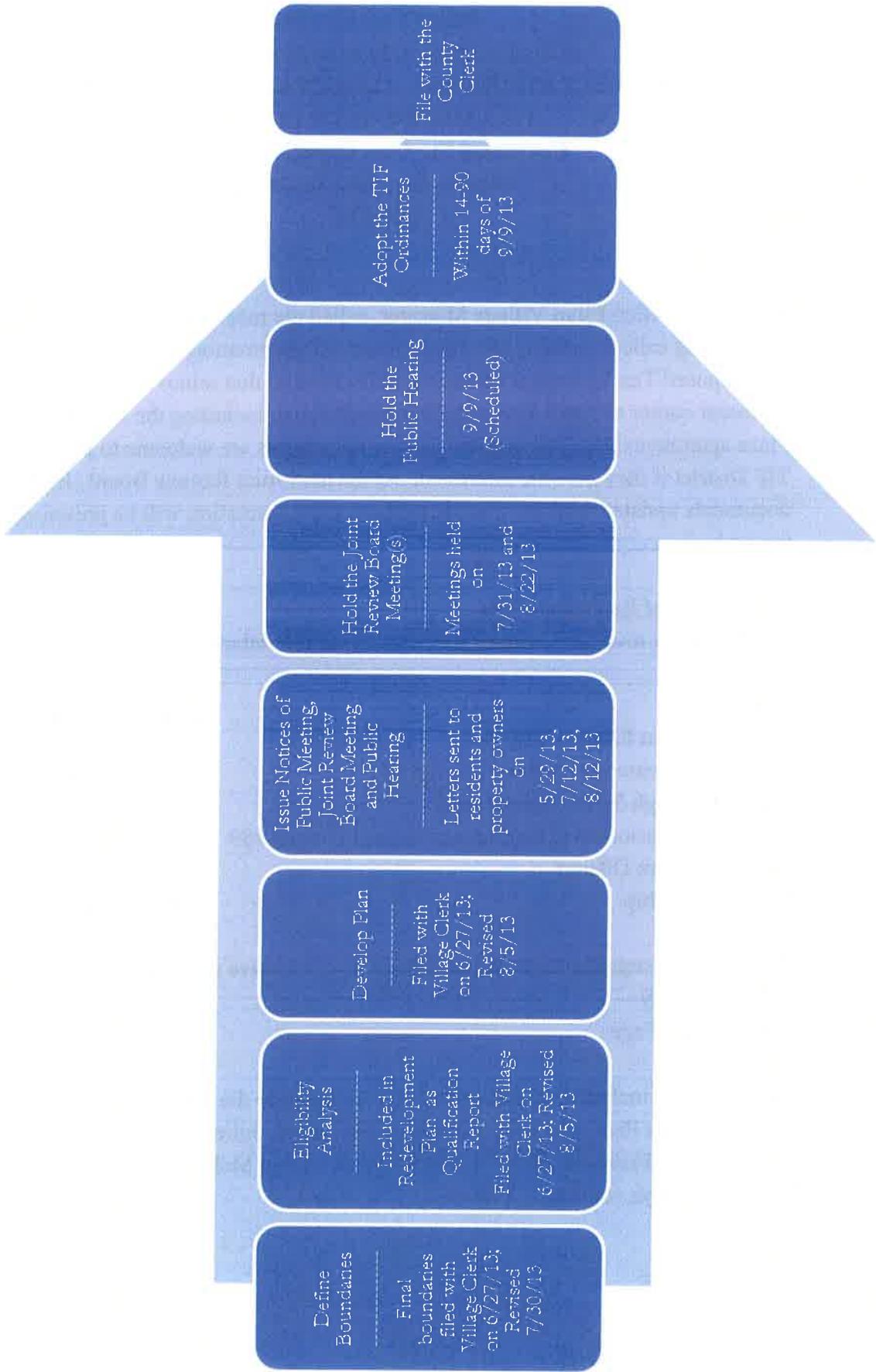


TIF District Boundary

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



# 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**

Village of Glen Ellyn

Glen Ellyn Elementary School District #41

Glen Ellyn High School District #87

Glen Ellyn Consolidated Community School District #89

Glen Ellyn Park District

Milton Township

**Representative**

Mark Franz

Bob Ciserella

Chris McClain

Maureen Jones

Dave Harris

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**

DuPage County

Village of Glen Ellyn

Glen Ellyn Elementary School District #41

Glen Ellyn High School District #87

Glen Ellyn Consolidated Community School District #89

Glen Ellyn Park District

Milton Township

College of DuPage

Public Member

**Representative**

Paul Lauricella

Mark Franz

Bob Ciserella

Chris McClain

Maureen Jones

Nick Cinquegrani

Yadav Nathwani

Tom Glaser

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:

<u>Member</u>	<u>Vote</u>
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 GUYD PARK DISTRICT

Signature [Signature]

Representative of Glenband District 87

Signature [Signature]

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 DU PAGE

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 9<sup>th</sup> 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 31<sup>st</sup> 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/

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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 NORTHWEST 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 PARALLEL 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 THEREOF 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 SUBDIVISION SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF ROOSEVELT ROAD; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF ROOSEVELT 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 ASSESMENENT 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 NICOLL 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.