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## MEMORANDUM

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**TO:** Mark Franz, Village Manager  
**FROM:** Kristen Schrader, Assistant to the Village Manager – ADM  
**DATE:** October 18, 2011  
**FOR:** October 24, 2011 Village Board Meeting  
**RE:** TIF Public Hearing and JRB Notice Ordinance

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### **Background**

Recently the Village Board adopted a resolution and an ordinance related to the Tax Increment Financing (TIF) District Feasibility Study and Interested Parties Registry. The next step in the TIF process is the adoption of an ordinance setting the date and place for the upcoming Joint Review Board and the Public Hearing. The ordinance has been prepared and is attached.

The Joint Review Board (JRB) is composed of representatives from local taxing bodies, as well as a public member, and is created to review the plan for redevelopment of the TIF area. The JRB allows the various taxing bodies to provide their input and opinion on the matter to the municipal authorities. After a TIF District is in place, the JRB must meet annually, by law, to review the effectiveness and status of the TIF District.

The JRB is scheduled to meet on November 17, 2011 at 2 p.m. in the Civic Center, and the Public Hearing is scheduled for January 9, 2012 at 7 p.m. in the Civic Center. The Village is currently working to identify an appropriate public member based on the TIF law to serve on the JRB. We will also continue to keep communication open with the various taxing bodies regarding the upcoming JRB meeting and TIF process.

### **Recommendation**

I recommend that the ordinance providing notice on the TIF Public Hearing and Joint Review Board be approved.

### **Action Requested**

This item will be presented to the Village Board via the consent agenda on October 24, 2011:

Ordinance No. \_\_\_\_\_, An Ordinance Proposing a Redevelopment Plan and Project For, and the Designation of the Central Business District Tax Increment Allocation Redevelopment Area and the Adoption of Tax Increment Financing Therefor, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith.

### **Attachments**

- Ordinance

cc: Staci Hulseberg, Planning and Development Director  
Larry Noller, Interim Finance Director  
Michele Stegall, Village Planner  
Andrew Letson, Administrative Intern

**ORDINANCE \_\_\_\_\_**

**VILLAGE OF GLEN ELLYN, ILLINOIS**

**AN ORDINANCE PROPOSING A REDEVELOPMENT PLAN AND PROJECT FOR,  
AND THE DESIGNATION OF THE CENTRAL BUSINESS DISTRICT TAX  
INCREMENT ALLOCATION REDEVELOPMENT AREA AND THE ADOPTION OF  
TAX INCREMENT FINANCING THEREFOR, CONVENING A JOINT REVIEW  
BOARD AND CALLING A PUBLIC HEARING IN CONNECTION THEREWITH.**

**WHEREAS**, the Village of Glen Ellyn (the “Village”) is a home rule unit of local government as is provided by Article VII, Section 6 of the Illinois Constitution of 1970, and as such the Village may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, as amended, (65 ILCS 5/11-74.4-1, *et seq.*) (the “Act”), the Village is authorized to approve a redevelopment plan for and to designate a redevelopment project area and adopt tax increment financing therefor, and;

**WHEREAS**, the Village President and the Board of Trustees (collectively, the “Corporate Authorities”) have heretofore caused a study to be conducted to determine the conditions in that part of the Village legally described as set forth on Exhibit A hereto and consisting of parcels in the central business district (the “Property”); and

**WHEREAS**, the Corporate Authorities have determined that the Property would qualify as an “Redevelopment Project Area” as defined in the Act and that said Property on the whole has not been subject to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan and the use of tax increment financing as provided in the Act; and

**WHEREAS**, the Corporate Authorities hereby determine that it is advisable that the Village afford itself of the provisions of the Act and by ordinance approve a redevelopment plan (“Redevelopment Plan”) and a redevelopment project (“Project”) and designate said Property as

legally described and shown in Exhibit A as a redevelopment project area to be known as the “Central Business District Redevelopment Area” (“Redevelopment Project Area”), and also that the Village by ordinance adopt tax increment financing in order to pay all or a portion of the eligible redevelopment project costs for the Project in the Redevelopment Project Area, as provided in the Act; and

**WHEREAS**, the Act requires the Village to conduct a public hearing prior to the adoption of ordinances approving the Redevelopment Plan and Project, designating the Redevelopment Project Area, and adopting tax increment financing, at which hearing any interested person or affected taxing district may file with the Village Clerk written objections to and may be heard orally with respect to the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment financing therefore; and

**WHEREAS**, the Act further requires that prior to holding a public hearing, the Village shall convene a joint review board (the “JRB”) consisting of a representative selected by each taxing district that has authority to levy real property taxes on the property within the proposed redevelopment project area, a representative selected by the Village, and a public member; and

**WHEREAS**, the Act further requires that the time and place of such public hearing be fixed by ordinance or resolution adopted by the Corporate Authorities; and

**WHEREAS**, the Act further requires that not less than ten (10) days prior to adopting such ordinance or resolution fixing the time and place of a public hearing, the Village must make available for public inspection a redevelopment plan or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project Area’s qualifying as a “Redevelopment Project Area” under the Act; and

**WHEREAS**, the firm of Ehlers, Inc., has conducted an eligibility study of the proposed Redevelopment Project Area and has prepared its report (the “Report”) that said proposed area qualifies as a “Redevelopment Project Area” as defined in the Act, which survey and findings

have been presented to the Corporate Authorities and are now on file in the official files and records of the Village; and

**WHEREAS**, the Report and Redevelopment Plan has heretofore been on file and available for public inspection for at least ten (10) days in the offices of the Village Clerk as required under the TIF Act; and

**WHEREAS**, the Act requires that the Village shall (1) not less than 45 days prior to the public hearing give notice by certified mail to affected taxing districts, requesting comments concerning the subject matter of the hearing be submitted prior to the hearing; (2) publish notice of the public hearing at least twice, not more than 30 days nor less than 10 days prior to the hearing, in a newspaper in general circulation in the affected taxing districts; (3) provide notice by certified mail to taxpayers of records of all property within the proposed Redevelopment Project Area, not less than 10 days prior to the public hearing, containing the information specified in the Act; and

**WHEREAS**, in accordance with the provisions of the Act, the Corporate Authorities do hereby determine that it is advisable and in the best interests of the Village and its residents to hold a public hearing and convene the JRB to consider the proposed Redevelopment Plan and Project;

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

**Section 1.** That the foregoing recitals to this Ordinance are full, true and correct and adopted as findings of the Corporate Authorities and are incorporated herein.

**Section 2.** The approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment financing therefore are hereby proposed.

**Section 3.** A public hearing shall be held by the Village President and Board of Trustees of the Village of Glen Ellyn, at 7:00 p.m. on the 9<sup>th</sup> day of January, 2012, at the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois, 60137 for the purpose of hearing from any interested persons or affected taxing districts regarding the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area, and adoption of tax increment financing therefor. The hearing will be conducted in accordance with 65 ILCS 5/11-74.4-5(a) and any other applicable section of the Act.

**Section 4.** Notice of public hearing, substantially in the form attached hereto as Exhibit B, shall be published at least twice, the publications to be not more than thirty (30) nor less than ten (10) days prior to the public hearing, in a newspaper of general circulation within the taxing districts having property in the Redevelopment Project Area. In addition, notice shall be mailed by certified mail not less than ten (10) days prior to the date set for the public hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Each mailed notice shall include a summary or a copy of the proposed Redevelopment Plan. Notice of the availability of the redevelopment plan and eligibility report, including how to obtain this information, shall also be delivered by regular mail to all residential addresses that the Village, after a good faith effort, determines are located outside the proposed redevelopment project area and within 750 feet of the boundaries of the proposed redevelopment project area, and also to all residents and organizations that have registered on the Interested Parties Registry.

**Section 5.** Notice shall also be given by certified mail to all taxing districts of which taxable property is included in the Redevelopment Project Area or the Redevelopment Plan and Project, as proposed, and to the Illinois Department of Commerce and Economic Opportunity not less than forty-five (45) days prior to the public hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the public hearing to the Village, to the attention of the Village Clerk, 535 Duane Street, Glen Ellyn, Illinois, 60137 concerning the subject matter of the public hearing. Each such mailed notice shall include a copy of the



proposed Redevelopment Plan and Project, the Eligibility Report, and the name of a person to contact for further information.

**Section 6.** A copy of the Redevelopment Plan and Eligibility Report, including how to obtain information, shall also be sent by certified mail within a reasonable time after the adoption of this Ordinance to all affected taxing districts.

**Section 7.** A draft of the Redevelopment Plan and Project and Eligibility Report has been on file in the Office of the Village Clerk and available for public inspection at the Glen Ellyn Village Hall, for not less than ten days prior to the adoption of this ordinance.

**Section 8.** The JRB, as set forth in the Act, is hereby convened and shall meet, review such documents, and issue such report as set forth in the Act. The first meeting of the JRB shall be held at 2:00 p.m. on November 17, 2011, at the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois 60137. The public member and the chairperson shall be selected by a majority of the JRB members present and voting.

**Section 9.** The JRB shall act in accordance with the Act.

**Section 10.** 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 11.** That all ordinances, resolutions, motions or orders in conflict herewith shall be, and the same hereby are, repealed to the extent of such conflict.

**Section 12.** A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended. That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

AYES \_\_\_\_\_ NAYS \_\_\_\_\_ ABSENT \_\_\_\_\_

APPROVED by me this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

## EXHIBIT A

### LEGAL DESCRIPTION AND MAP

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1913 AS DOCUMENT NUMBER 112265; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 1 TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF NEWTON AVENUE; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 81.1 FEET OF THE NORTH 262.1 FEET OF LOT 34 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88057; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF THE EAST 75 FEET OF SAID LOT 34; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 34; THENCE EAST ALONG SAID NORTH LINE 75 FEET TO THE NORTHEAST CORNER OF SAID LOT 34; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 34 TO THE NORTH LINE OF THE SOUTH 200 FEET OF LOT 22 IN OWNERS HOME SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1914 AS DOCUMENT NUMBER 117996; THENCE EAST ALONG SAID NORTH LINE 100 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 22; THENCE SOUTH ALONG SAID EAST LINE 200 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE EAST ALONG SAID SOUTH LINE AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF WESTERN AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 17 OF COUNTY CLERK'S 2<sup>ND</sup> ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88052; THENCE NORTHEASTERLY ALONG THE NORTH LINE

OF SAID LOT 24 AND THE NORTH LINES OF LOTS 25, 26, 27 AND 28 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 28 TO THE NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 32 IN SAID BLOCK 17; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 32 TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 32 AND THE NORTHERLY LINE OF LOT 33 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 33 TO SAID NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THE MEWS CONDOMINIUM SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2006 AS DOCUMENT NUMBER R2006-180271; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 40 IN SAID BLOCK 17 IN COUNTY CLERK'S 2<sup>ND</sup> ASSESSMENT DIVISION; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 40 AND THE NORTHERLY LINE OF LOT 41 IN SAID BLOCK 17 TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BLOCK 17; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF ANTHONY STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 1 IN SAID COUNTY CLERK'S 2<sup>ND</sup> ASSESSMENT DIVISION; THENCE EASTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 3 AND THE SOUTH LINE OF LOT 4 IN SAID BLOCK 1 AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF FOREST AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1903 AS DOCUMENT NUMBER 80145; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT

2 TO THE NORTHWEST CORNER OF LOT 5 IN SAID LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5, THE NORTH LINES OF LOTS 6, 7, AND 8 IN SAID CHURCHILL'S SUBDIVISION OF LOT 38 AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF PARK BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN OWEN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1893 PER DOCUMENT NUMBER 51797; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 1 TO THE EAST LINE OF LOT 1 IN BLOCK 11 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN SAID BLOCK 11 TO THE EAST LINE OF THE WEST 55.6 FEET OF THE SOUTH HALF OF SAID LOT 2; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SOUTH HALF OF LOT 2; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 3 IN SAID BLOCK 11; THENCE NORTH ALONG SAID EAST LINE OF LOT 3 TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 3; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN PHILLIPS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1891 AS DOCUMENT NUMBER 46325; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE CENTERLINE OF APPIAN WAY TO THE CENTERLINE OF FOREST AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN THE SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT NUMBER 87151; THENCE WESTERLY ALONG SAID EXTENSION AND SAID NORTH LINE OF LOT 9 AND THE NORTH LINES OF LOTS 8, 7, 6 AND 5 IN SAID SUBDIVISION OF LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE CENTER LINE OF HILLSIDE AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF GLENWOOD AVENUE; THENCE NORTH ALONG SAID CENTERLINE OF GLENWOOD AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF GLENWOOD SUBDIVISION,

BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 16 AND THE SOUTH LINES OF LOTS 1 THRU 15 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 3 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 12 AND THE SOUTH LINES OF LOTS 1 THRU 11 IN SAID BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 5 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINES OF LOTS 37 THRU 42 IN SAID BLOCK 5 TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 37 AND NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF DUANE STREET; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST LINE TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

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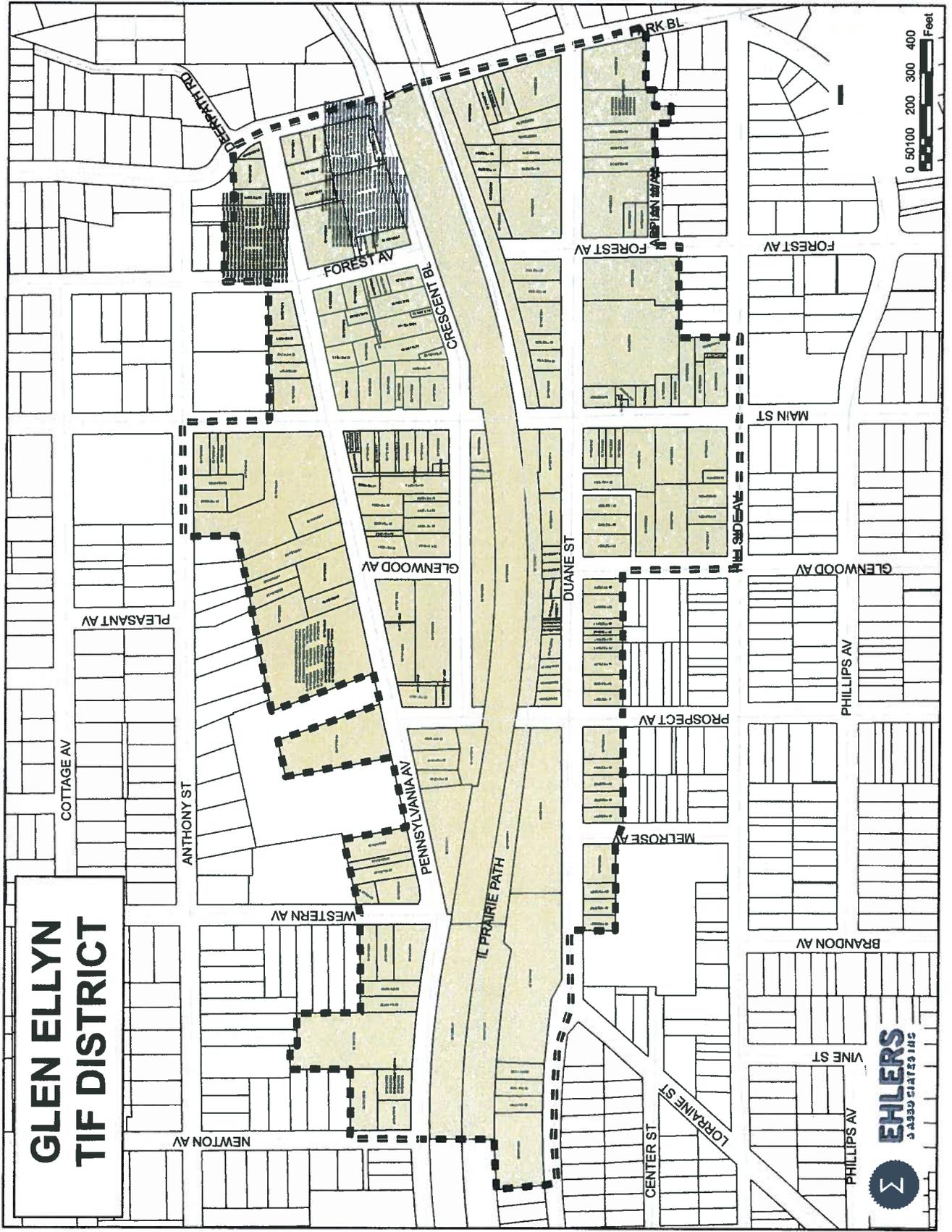
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05-10-505-004

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05-10-411-002



**GLEN ELLYN  
TIF DISTRICT**



**EXHIBIT B**

**Notice of Public Hearing  
and  
Notice of Joint Review Board Meeting**

**CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA  
VILLAGE OF GLEN ELLYN, DuPAGE COUNTY, ILLINOIS**

Notice is hereby given that on January 9, 2012 at 7:00 p.m. at the Village Hall, 535 Duane, Glen Ellyn, Illinois, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project") for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the Central Business District Redevelopment Project Area and the adoption of tax increment financing therefore. The Redevelopment Project Area consists of the territory legally described and shown in Exhibit 1, attached hereto and made a part hereof.

The Redevelopment Project Area is generally described as real property located in the vicinity of the central business district.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area. The Redevelopment Plan as proposed is on file and available for public inspection at the office of the Village Clerk, 535 Duane, Glen Ellyn, Illinois. The proposed Redevelopment Plan and Project includes the acquisition and conveyance of land in the Redevelopment Project Area, demolition, clearance and related site preparation activities, the construction, acquisition and installation of certain public works and improvements, if any, including, but not limited to, streets, storm sewers, water mains, sanitary sewers, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, all as provided in the Industrial Jobs Recovery Law, as supplemented and amended.

Prior to the date of the public 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, 535 Duane, Glen Ellyn, Illinois 60137.

At the public 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, the designation of the Redevelopment Project Area, and the adoption of tax increment financing therefore. The hearing may be adjourned by the Village President and Board of Trustees 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.

There is hereby convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project designation of the Redevelopment Project Area and adoption of tax increment financing therefore. The joint review board shall consist of a representative selected by each taxing district that has authority to directly levy taxes on the property within the Redevelopment Project Area; a representative selected by the Village; and a public member selected in accordance with the Act. The first meeting of said joint review board shall be held at 2:00 p.m. on the 17<sup>th</sup> day of November, 2011, at the Glen Ellyn Village Hall, 535 Duane St., Glen Ellyn, IL 60137.

Village Clerk  
Village of Glen Ellyn

**EXHIBIT "1" (to EXHIBIT "B")  
PROPOSED CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA**

**LEGAL DESCRIPTION AND MAP**

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED MAY 29, 1913 AS DOCUMENT NUMBER 112265; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 1 TO THE SOUTHERLY EXTENSION OF THE CENTERLINE OF NEWTON AVENUE; THENCE NORTHERLY ALONG SAID EXTENSION AND SAID CENTER LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 81.1 FEET OF THE NORTH 262.1 FEET OF LOT 34 IN COUNTY CLERK'S SEVENTH ASSESSMENT DIVISION OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88057; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE TO THE WEST LINE OF THE EAST 75 FEET OF SAID LOT 34; THENCE NORTH ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 34; THENCE EAST ALONG SAID NORTH LINE 75 FEET TO THE NORTHEAST CORNER OF SAID LOT 34; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 34 TO THE NORTH LINE OF THE SOUTH 200 FEET OF LOT 22 IN OWNERS HOME SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 10, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 1914 AS DOCUMENT NUMBER 117996; THENCE EAST ALONG SAID NORTH LINE 100 FEET TO THE EAST LINE OF THE WEST 100 FEET OF SAID LOT 22; THENCE SOUTH ALONG SAID EAST LINE 200 FEET TO THE SOUTH LINE OF SAID LOT 22; THENCE EAST ALONG SAID SOUTH LINE AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF WESTERN AVENUE; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 24 IN BLOCK 17 OF COUNTY CLERK'S 2<sup>ND</sup> ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88052; THENCE NORTHEASTERLY ALONG THE NORTH LINE

OF SAID LOT 24 AND THE NORTH LINES OF LOTS 25, 26, 27 AND 28 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID LOT 28 TO THE NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 32 IN SAID BLOCK 17; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID LOT 32 TO THE NORTHWEST CORNER OF SAID LOT 32; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 32 AND THE NORTHERLY LINE OF LOT 33 IN SAID BLOCK 17 TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 33 TO SAID NORTHERLY LINE OF PENNSYLVANIA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHWEST CORNER OF LOT 1 IN THE MEWS CONDOMINIUM SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 2006 AS DOCUMENT NUMBER R2006-180271; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY TO THE NORTHWEST CORNER OF LOT 40 IN SAID BLOCK 17 IN COUNTY CLERK'S 2<sup>ND</sup> ASSESSMENT DIVISION; THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 40 AND THE NORTHERLY LINE OF LOT 41 IN SAID BLOCK 17 TO THE SOUTHWEST CORNER OF LOT 3 IN SAID BLOCK 17; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF ANTHONY STREET; THENCE EASTERLY ALONG SAID CENTERLINE TO THE CENTERLINE OF MAIN STREET; THENCE SOUTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 1 IN SAID COUNTY CLERK'S 2<sup>ND</sup> ASSESSMENT DIVISION; THENCE EASTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 3 AND THE SOUTH LINE OF LOT 4 IN SAID BLOCK 1 AND EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF FOREST AVENUE; THENCE NORTH ALONG SAID CENTERLINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 2 IN LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1903 AS DOCUMENT NUMBER 80145; THENCE EASTERLY ALONG SAID EXTENSION AND SAID NORTH LINE

TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF LOT 5 IN SAID LUTHER AND CHURCHILL'S SUBDIVISION OF LOT 38; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 5, THE NORTH LINES OF LOTS 6, 7, AND 8 IN SAID CHURCHILL'S SUBDIVISION OF LOT 38 AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF PARK BOULEVARD; THENCE SOUTHEASTERLY ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN OWEN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1893 PER DOCUMENT NUMBER 51797; THENCE WEST ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 1 TO THE EAST LINE OF LOT 1 IN BLOCK 11 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NUMBER 88055; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 1; THENCE WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE NORTH HALF OF LOT 2 IN SAID BLOCK 11 TO THE EAST LINE OF THE WEST 55.6 FEET OF THE SOUTH HALF OF SAID LOT 2; THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTH 50 FEET OF SAID SOUTH HALF OF LOT 2; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF LOT 3 IN SAID BLOCK 11; THENCE NORTH ALONG SAID EAST LINE OF LOT 3 TO THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 3; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHEAST CORNER OF LOT 1 IN PHILLIPS SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 20, 1891 AS DOCUMENT NUMBER 46325; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 AND THE CENTERLINE OF APPIAN WAY TO THE CENTERLINE OF FOREST AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 9 IN THE SUBDIVISION OF LOT 6 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT NUMBER 87151; THENCE WESTERLY ALONG SAID EXTENSION AND SAID NORTH LINE OF LOT 9 AND THE NORTH LINES OF LOTS 8, 7, 6 AND 5 IN SAID SUBDIVISION OF LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE CENTER LINE OF HILLSIDE AVENUE; THENCE WEST ALONG SAID CENTERLINE TO THE CENTERLINE OF

GLENWOOD AVENUE; THENCE NORTH ALONG SAID CENTERLINE OF GLENWOOD AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 16 IN BLOCK 2 OF GLENWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SECTION 11, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT NUMBER 16688; THENCE WESTERLY ALONG SAID EXTENSION AND SAID SOUTH LINE OF LOT 16 AND THE SOUTH LINES OF LOTS 1 THRU 15 IN SAID BLOCK 2 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE WEST TO THE SOUTHEAST CORNER OF LOT 12 IN BLOCK 3 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 12 AND THE SOUTH LINES OF LOTS 1 THRU 11 IN SAID BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHWEST TO THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 5 IN SAID GLENWOOD SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE SOUTH LINES OF LOTS 37 THRU 42 IN SAID BLOCK 5 TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 37 AND NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF DUANE STREET; THENCE WEST ALONG SAID CENTERLINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID EAST HALF OF LOT 31 IN BLOCK 1 IN GLEN TERRACE SUBDIVISION; THENCE NORTH ALONG SAID EXTENSION AND SAID WEST LINE TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

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05-11-310-031

05-11-310-032

05-11-338-001 THRU 032

05-11-311-006

05-11-311-005

05-11-311-011

05-11-311-012

05-11-311-013

05-11-311-016

05-11-334-001 THRU 108

05-11-312-011

05-11-312-012

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05-11-318-004

05-11-318-005

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05-11-337-001 THRU 055

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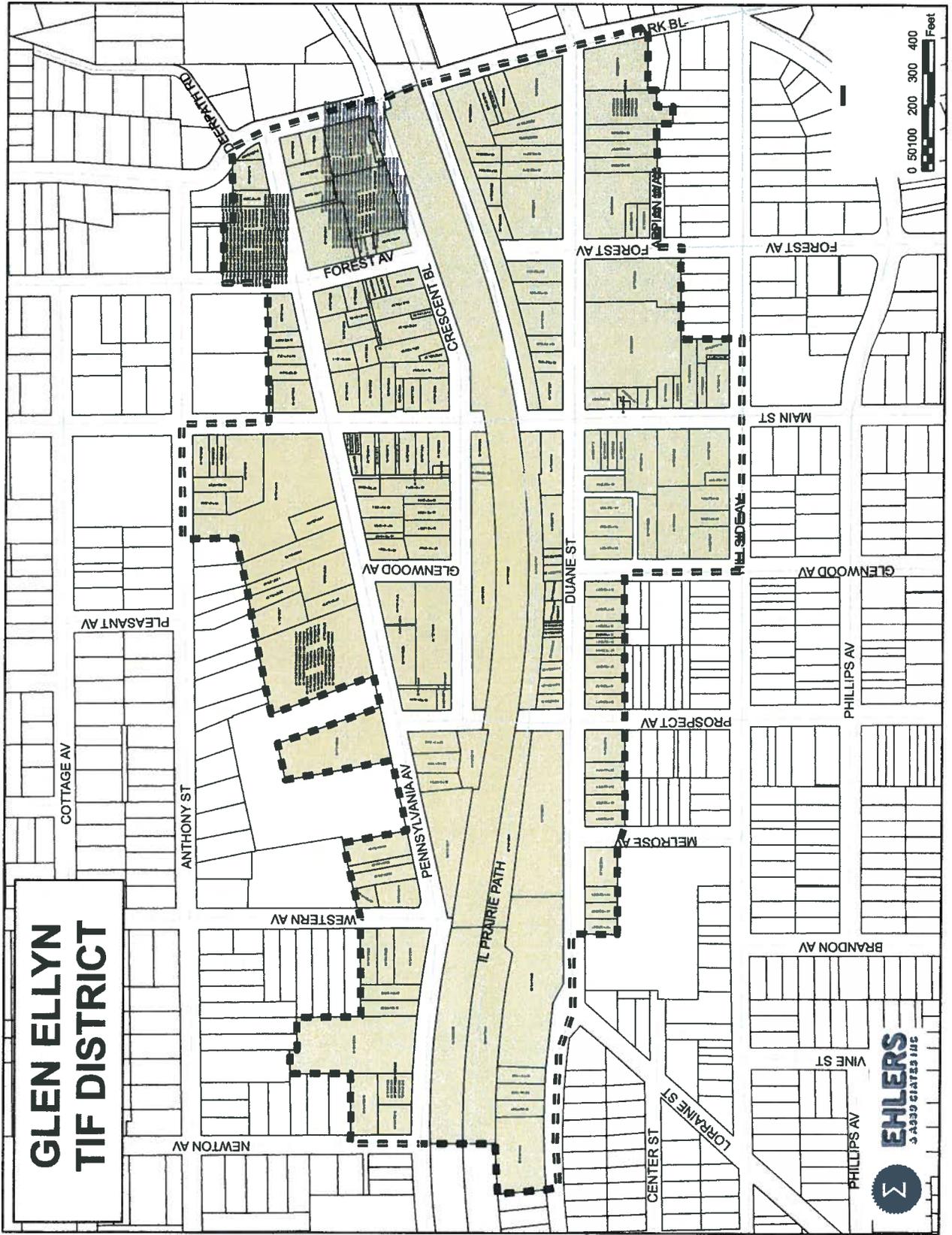
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# GLEN ELLYN TIF DISTRICT

