
MEMORANDUM

TO: Honorable President and Board of Trustees
FROM: Mark Franz, Village Manager
DATE: February 7, 2012
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 in the central business district in the fall of 2010. 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 Ehlers and Associates. Since that time, the Village and Ehlers have worked to complete all of the necessary steps for TIF designation, including the publishing of required documents (TIF Redevelopment Plan and Project Report, Eligibility Report and Housing Impact Study), 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 Special Village Board Meeting on January 9, 2012. 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 the prepared ordinances at the February 13 Village Board Meeting. Further detail on the Village's TIF District designation process is available on the attached January 3 memo.

Action Requested

The Board is requested to review and approve the following ordinances at the February 13, 2012 Village Board Meeting:

1. Ordinance No. _____, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Business District Redevelopment Project Area;
2. Ordinance No. _____, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Designating the Central Business District Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act; and
3. Ordinance No. _____, an Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Adopting Tax Increment Allocation Financing for the Central Business District Redevelopment Project Area.

Attachments

- January 3, 2012 memo: Proposed TIF District – Public Hearing (with attachments)
- Ordinances

ORDINANCE No. _____

**ORDINANCE
OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS,
APPROVING A TAX INCREMENT REDEVELOPMENT PLAN
AND REDEVELOPMENT PROJECT FOR THE CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have determined that it is desirable and in the best interest of the citizens of the Village of Glen Ellyn, DuPage County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within a proposed redevelopment project area (the "Area") described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than one and one-half acres; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the President and Board of Trustees (the "Corporate Authorities") called for a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act for January 9, 2012; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 of the Act, said notice being given to Interested Parties, affected taxing districts and to the Department of Commerce and Economic Opportunity of the State of Illinois on October 25, 2011, by publication on December 22, 2011, and December 29, 2011, to residential addresses

within 750' outside the Area on October 25, 2011, and to taxpayers within the Area on December 13, 2011; and

WHEREAS, the Village, has convened a meeting of the Joint Review Board as required by and in all respects in compliance with the provisions of the Act and on December 16, 2011, the Joint Review Board voted to approve the Redevelopment Plan and Project; 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 Area that could cause the Area to be a "blighted area" as defined in the Act, or a Conservation Area as defined in the Act; and

On October 11, 2011, pursuant to the Section 11-74.4-6(e) of Act, the Village held a public meeting regarding displacement of residents from the redevelopment project area; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Plan; 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 Area would be substantially benefited by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive planning process for development of the Village as a whole to determine whether the proposed Plan and Project conform to the existing comprehensive planning process 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. Findings. That the Corporate Authorities hereby find that the following facts have been established by the preponderance of the evidence:

a. The Area is legally described in Exhibit A attached hereto and incorporated herein as if set out in full. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full.

b. There exist conditions that cause the Area to be subject to designation as a redevelopment project area under the Act and to be classified as a blighted area as defined in Section 11-74.4-3(a) or as a Conservation Area as defined in Section 11-74.4-3(b) of the Act.

c. The proposed Area 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 Plan.

d. The Plan and Project conform to the existing comprehensive planning process for the development of the Village as a whole, as reflected in the Village's zoning map.

e. As set forth in the Plan it is anticipated that all obligations incurred to finance redevelopment project costs, if any, as defined in the Plan 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 Area is designated.

f. The parcels of real property in the proposed Area are contiguous, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the proposed Project improvements are included in the proposed Area.

Section 2. Plan and Project Approved. That the Plan and Project, which were the subject matter of the public hearing held on January 9, 2012, are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit D attached hereto and incorporated herein as if set out in full by this reference.

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. 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 effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT D – Redevelopment Plan and Project

PASSED this _____ day of _____, 2012.

AYES:

NAYS:

ABSENT:

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A
LEGAL DESCRIPTION

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 2ND 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 2ND 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 2ND 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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05-10-411-036

05-10-421-001 THRU 006

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05-11-338-001 THRU 032

05-11-311-006
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05-11-334-001 THRU 108

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05-11-337-001 THRU 055

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05-11-336-001 THRU 008

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05-11-319-001

05-10-417-002

05-10-505-004

05-11-505-002

05-10-411-002

EXHIBIT B

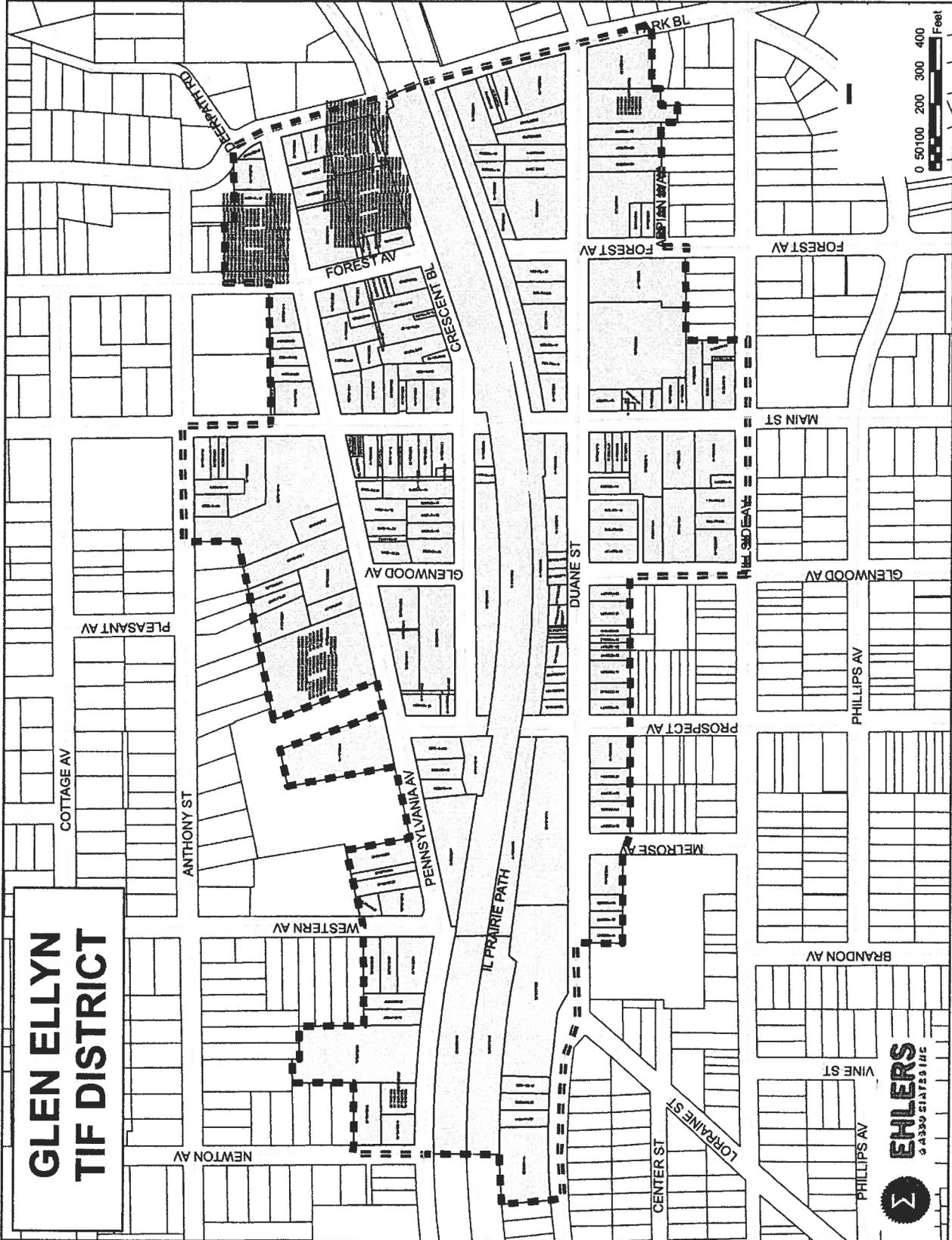
GENERAL STREET LOCATION

EXHIBIT B

The Redevelopment Project Area (the "RPA") RPA is generally bounded by the streets in the Downtown Business District of the Village. The RPA consists primarily of commercial uses.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



**GLEN ELLYN
TIF DISTRICT**



EHLERS
 & ASSOCIATES, INC.

EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT

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 Village 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 Village 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 Village 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 appointed 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 Village 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 _____, 2012, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Glen Ellyn, DuPage County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the Central Business District 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 _____, 2012.

Village Clerk

(SEAL)

ORDINANCE No. _____

**ORDINANCE
OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY,
ILLINOIS, DESIGNATING THE CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT AREA PURSUANT
TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have determined that it is desirable and in the best interest of the citizens of the Village of Glen Ellyn, DuPage County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, of the Illinois Municipal Code, as amended 65 ILCS 5/11-74.4-1 et seq. (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan and Project") within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on January 9, 2012, and it is now necessary and desirable to designate the Area 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. Area Designated. That the Area, as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.6 of the Act. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set

out in full by this reference. The map of the Area is depicted on Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Invalidation 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 3. 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 effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

ATTACHMENTS:

- EXHIBIT A – Legal Description
- EXHIBIT B – General Street Location
- EXHIBIT C – Map of Redevelopment Project Area

PASSED this _____ day of _____, 2012.

AYES:

NAYS:

ABSENT:

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

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 2ND 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 2ND 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 2ND 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 CENTERLINE 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.

05-10-411-040
05-10-411-035
05-10-411-041
05-10-411-036

05-10-421-001 THRU 006

05-10-410-018
05-10-410-019
05-10-410-035
05-10-410-032
05-10-410-033
05-10-410-029
05-10-410-030
05-10-410-034

05-11-310-035
05-11-310-078
05-11-310-037
05-11-310-038
05-11-310-055
05-11-310-059
05-11-310-079

05-11-329-010
05-11-329-008
05-11-329-007

05-11-310-044
05-11-310-021
05-11-310-022
05-11-310-061
05-11-310-049
05-11-310-050
05-11-310-051
05-11-310-057
05-11-310-060
05-11-310-029
05-11-310-030
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
05-11-312-013

05-11-318-004
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05-11-318-012
05-11-318-001
05-11-318-006
05-11-318-007

05-11-335-001 THRU 095

05-11-337-001 THRU 055

05-11-318-013

05-11-317-025
05-11-317-024
05-11-317-023
05-11-317-022
05-11-317-021
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05-11-317-018
05-11-317-017
05-11-317-001
05-11-317-002
05-11-317-026
05-11-317-003

05-11-317-028
05-11-317-005
05-11-317-006
05-11-317-007
05-11-317-008
05-11-317-027
05-11-317-010
05-11-317-011
05-11-317-029
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05-11-317-016
05-11-317-019

05-11-321-001
05-11-321-002
05-11-321-008
05-11-321-004
05-11-321-005
05-11-321-006

05-11-328-001
05-11-328-002
05-11-328-003
05-11-328-004
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05-11-328-006
05-11-328-008
05-11-328-009
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05-11-328-017
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05-11-328-024
05-11-328-025

05-11-329-029
05-11-329-003
05-11-329-004
05-11-329-038

05-11-336-001 THRU 008

05-11-322-001
05-11-322-002
05-11-322-003
05-11-322-004
05-11-322-014
05-11-322-015
05-11-322-016
05-11-322-017
05-11-322-011
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05-11-322-025

05-11-327-001

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05-11-323-006
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05-11-323-003

05-11-319-004
05-11-319-001

05-10-417-002

05-10-505-004

05-11-505-002

05-10-411-002

EXHIBIT B

GENERAL STREET LOCATION

The Redevelopment Project Area (the "RPA") RPA is generally bounded by the streets in the Downtown Business District of the Village. The RPA consists primarily of commercial uses.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

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 Village 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 Village President declared the motion carried and said ordinance adopted, approved and signed the same and directed the Village Clerk to record the same in full in the records of the Village President and Board of Trustees 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 appointed 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 Village President and Board of Trustees 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 _____, 2012, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Glen Ellyn, DuPage County, Illinois Designating the Central Business District 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 _____, 2012.

Village Clerk

(Seal)

ORDINANCE No. _____

**ORDINANCE
OF THE VILLAGE OF GLEN ELLYN,
DUPAGE COUNTY, ILLINOIS, ADOPTING TAX INCREMENT
ALLOCATION FINANCING FOR THE CENTRAL BUSINESS DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have determined that it is desirable and in the best interest of the citizens of the Village of Glen Ellyn, DuPage County, Illinois (the "Village"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. of the Illinois Municipal Code, as amended (the "Act"); and

WHEREAS, the Village has heretofore approved a redevelopment plan and project (the "Plan and Project") as required by the Act by passage of an ordinance and has heretofore designated a redevelopment project area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by 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. 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 Area as legally described in Exhibit A attached hereto and incorporated herein as if set out in full by this reference. The general street location for the Area is described in Exhibit B attached hereto and incorporated herein as if set out in full by this

reference. The map of the Area is depicted in Exhibit C attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes. That pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area 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 Area 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 Area 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 "Central Business District 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.

c. Tax Increment Allocation Financing shall continue for the period authorized by the Act, unless earlier terminated by the Corporate Authorities.

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.

ATTACHMENTS:

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

PASSED this _____ day of _____, 2012.

AYES:

NAYS:

ABSENT:

APPROVED: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

EXHIBIT A

LEGAL DESCRIPTION

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 2ND 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 2ND 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 2ND 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.

05-10-411-040
05-10-411-035
05-10-411-041
05-10-411-036

05-10-421-001 THRU 006

05-10-410-018
05-10-410-019
05-10-410-035
05-10-410-032
05-10-410-033
05-10-410-029
05-10-410-030
05-10-410-034

05-11-310-035
05-11-310-078
05-11-310-037
05-11-310-038
05-11-310-055
05-11-310-059
05-11-310-079

05-11-329-010
05-11-329-008
05-11-329-007

05-11-310-044
05-11-310-021
05-11-310-022
05-11-310-061
05-11-310-049
05-11-310-050
05-11-310-051
05-11-310-057
05-11-310-060
05-11-310-029
05-11-310-030
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
05-11-312-013

05-11-318-004
05-11-318-005
05-11-318-003
05-11-318-011
05-11-318-012
05-11-318-001
05-11-318-006
05-11-318-007

05-11-335-001 THRU 095

05-11-337-001 THRU 055

05-11-318-013

05-11-317-025
05-11-317-024
05-11-317-023
05-11-317-022
05-11-317-021
05-11-317-020
05-11-317-018
05-11-317-017

05-11-317-001
05-11-317-002
05-11-317-026
05-11-317-003
05-11-317-028
05-11-317-005
05-11-317-006
05-11-317-007
05-11-317-008
05-11-317-027
05-11-317-010
05-11-317-011
05-11-317-029
05-11-317-015
05-11-317-016
05-11-317-019

05-11-321-001
05-11-321-002
05-11-321-008
05-11-321-004
05-11-321-005
05-11-321-006

05-11-328-001
05-11-328-002
05-11-328-003
05-11-328-004
05-11-328-005
05-11-328-006
05-11-328-008
05-11-328-009
05-11-328-010
05-11-328-017
05-11-328-018
05-11-328-024
05-11-328-025

05-11-329-029
05-11-329-003
05-11-329-004
05-11-329-038

05-11-336-001 THRU 008

05-11-322-001
05-11-322-002
05-11-322-003
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05-11-322-024
05-11-322-025

05-11-327-001
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05-11-327-008
05-11-327-024
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05-11-313-006

05-11-313-010

05-11-316-008

05-11-316-007

05-11-316-005

05-11-314-001

05-11-314-006

05-11-314-002

05-11-314-007

05-11-314-003

05-11-314-008

05-11-314-004

05-11-314-005

05-11-315-001

05-11-315-006

05-11-315-007

05-11-315-008

05-11-315-009

05-11-315-010

05-11-315-002

05-11-315-003

05-11-315-004

05-11-315-005

05-11-315-022

05-11-315-023

05-11-315-021

05-11-315-020

05-11-315-019

05-11-315-018

05-11-315-017

05-11-315-016

05-11-315-011

05-11-315-012

05-11-315-013

05-11-315-014

05-11-315-015

05-11-323-006

05-11-323-001

05-11-323-002

05-11-323-003

05-11-319-004

05-11-319-001

05-10-417-002

05-10-505-004

05-11-505-002

05-10-411-002

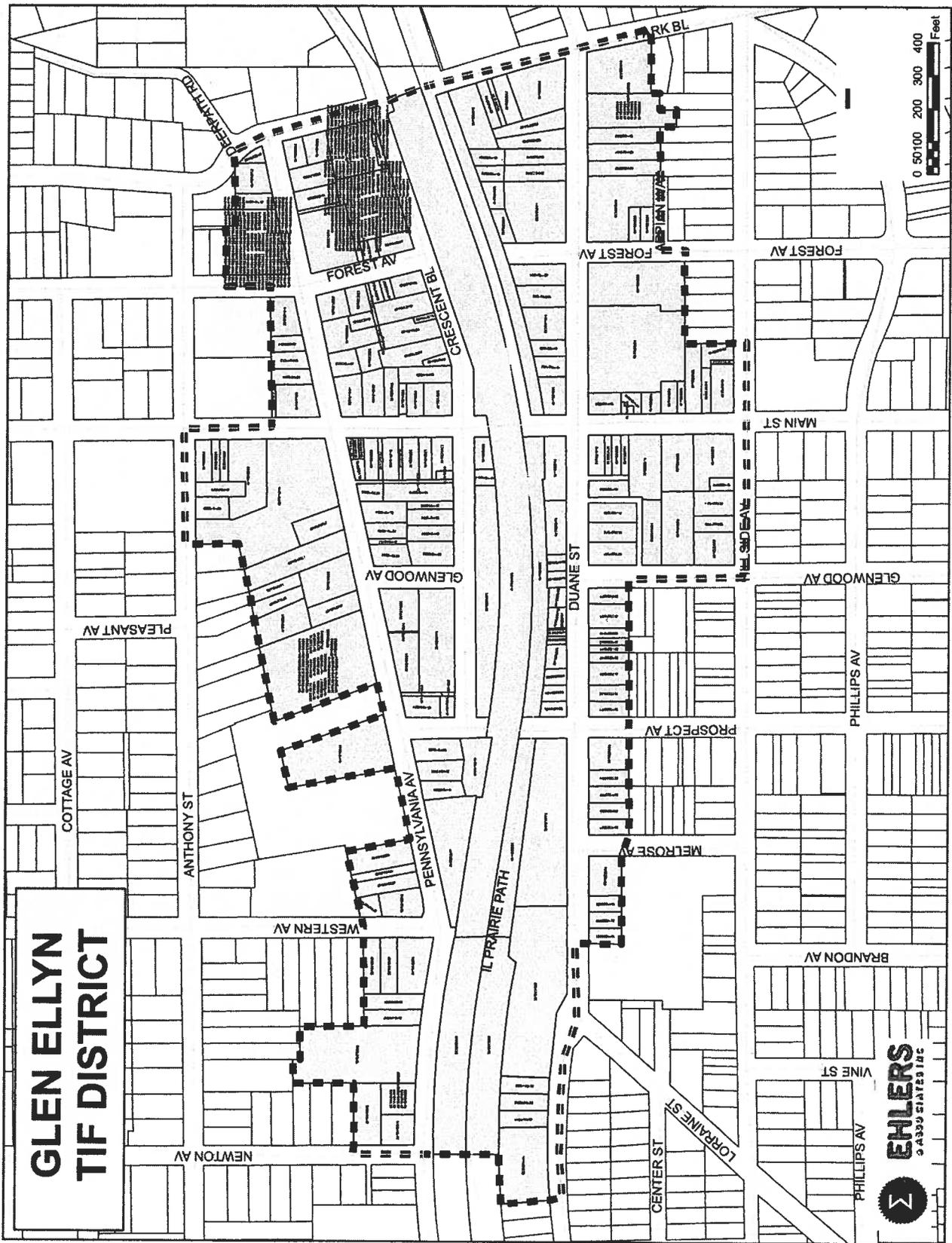
EXHIBIT B

GENERAL STREET LOCATION

The Redevelopment Project Area (the "RPA") RPA is generally bounded by the streets in the Downtown Business District of the Village. The RPA consists primarily of commercial uses.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



**GLEN ELLYN
TIF DISTRICT**

EHLERS
34399 STATES INC



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 Village 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 Village 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 Village 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 appointed 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 Village 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 _____, 2012, insofar as same relates to the adoption of an ordinance entitled:

AN ORDINANCE of the Village of Glen Ellyn, DuPage County, Illinois, Adopting Tax Increment Allocation Financing for the Central Business District 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 _____, 2012.

Village Clerk

(SEAL)