

ORDINANCE NO. 3406

**ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,
ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN
AND REDEVELOPMENT PROJECT FOR THE VILLAGE OF VILLA PARK
NORTH AVENUE REDEVELOPMENT PROJECT AREA**

WHEREAS, it is desirable and in the best interest of the citizens of the Village of Villa Park, 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 and redevelopment project (the "Plan and Project") within the municipal boundaries of the Village 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 11-74.4-6(e) of the Act, the Village held on June 14, 2006, a public meeting for taxpayers and residents relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-6(e) of the Act, said notice being given to taxpayers and residential addresses in the Area by regular mail, to taxing districts and interested party registrants by certified mail at least fifteen days before the public meeting; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the Village President and Board of Trustees of the Village (the "Corporate Authorities") called a public hearing relative to the Plan and Project and the designation of the Area as a redevelopment project area under the Act, said public hearing being held on November 29, 2006; and

WHEREAS, due notice with respect to the availability of the Eligibility Report/Study and the Redevelopment Plan and Project was given pursuant to Section 5/11-74.4-5 of the Act; said notice being given to all residences within seven hundred fifty (750) feet of the boundaries of the Area, and to those individuals and entities registered on the Village's Tax Increment Financing Interested Parties Registry for the Area, by First Class U.S. mail on October 17, 2006; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 5/11-74.4-6 of the Act, said notice being given to all taxing districts impacted by the proposed Plan and Project and the Illinois Department of Commerce and Economic Opportunity, f/k/a the Illinois Department of Commerce and Community Affairs, by certified mail, return receipt requested, on October 10, 2006, and October 12, 2006; said notice being given to property owners in the Area and taxpayers of record for three prior year of tax delinquent parcels in the Area by certified mail, return receipt requested, on November 8, 2006; by publication on November 9, 2006, and November 22, 2006; and by First Class U.S. mail to residential addresses within the Area on November 9, 2006; and

WHEREAS, the Village has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the Act; 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 "conservation area" as defined in the Act; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to lack of private investment in the proposed 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 plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the Village.

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

Section 1. Findings. That the Corporate Authorities hereby make the following findings:

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

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 conservation area as defined in Section 11-74.4-3 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 and Project.

d. The Plan and Project conform to the comprehensive plan for the development of the Village as a whole.

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 within twenty-three (23) years 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 November 29, 2006, 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 18th day of DECEMBER, 2006.

AYES: 5

NAYS 0

ABSENT 1 PRESIDENT STOPELIA ABSENT

APPROVED this 18th day of DECEMBER, 2006.

Richard J. Allen PRO-TEM
VILLAGE PRESIDENT

ATTEST:
Connie L. McPherson
VILLAGE CLERK



EXHIBIT A
LEGAL DESCRIPTION OF NORTH AVENUE
REDEVELOPMENT PROJECT AREA
NORTH AVENUE TIF DISTRICT

THOSE PARTS OF SECTIONS 32, 33 AND 34, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND SECTIONS 3, 4 AND 5, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF LOT 1 IN RUSTIC HEARTH ASSESSMENT PLAT RECORDED PER DOCUMENT R1972-036893 AND THE CENTERLINE OF JOYCE AVENUE EXTENDED NORTHERLY FROM SOUTH OF NORTH AVENUE;

THENCE EAST (NORTH, SOUTH, EAST AND WEST ARE APPROXIMATE FOR THE PURPOSES OF THIS LEGAL AND ARE NOT MEANT TO BE CARDINAL DIRECTIONS. THEY ARE INTENDED TO FOLLOW STREET LINES, CENTERLINES, ALLEY LINES, LOT LINES, PROPERTY LINES, PARCEL LINES, ETC. AND ALL THEIR EXTENSIONS THEREOF) ALONG THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1;

THENCE EAST TO THE SOUTHWEST CORNER OF LOT 12 BLOCK 10 IN NORTH AVENUE MANOR SUBDIVISION RECORDED PER DOCUMENT 269443;

THENCE NORTH ALONG THE WEST LINE OF LOT 12 BLOCK 10 AND ITS EXTENSION TO THE SOUTHWEST CORNER OF LOT 13 BLOCK 10 IN NORTH AVENUE MANOR SUBDIVISION;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 13 AND LOT 7 IN BLOCK 10 AND THE SOUTH LINE OF LOTS 13 AND LOT 7 IN BLOCK 7 TO THE EAST LINE OF LOT 9 IN BLOCK 7 EXTENDED NORTH IN SAID NORTH AVENUE MANOR SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF LOT 9 BLOCK 7 AND ITS EXTENSIONS TO THE CENTERLINE OF NORTH AVENUE;

THENCE EAST ALONG THE CENTERLINE OF NORTH AVENUE TO THE SOUTH WEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33;
THENCE NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE INTERSECTION OF A LINE 1944.35 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH WEST QUARTER;

THENCE EAST ALONG SAID LINE 1944.35 FEET SOUTH TO THE WEST LINE OF ADDISON ROAD, ALSO BEING THE SOUTHEAST CORNER OF LOT 3 IN HAUSERMANN'S ORCHIDS INC ASSESSMENT PLAT NUMBER R1997-020673;

THENCE NORTH ALONG THE WEST LINE OF ADDISON ROAD, ALSO BEING THE EAST LINE OF SAID LOT 3, TO THE NORTH LINE OF NORTH AVENUE TERRACE SUBDIVISION RECORDED PER DOCUMENT 214951 EXTENDED WEST;

THENCE EAST ALONG THE NORTH LINE OF SAID NORTH AVENUE TERRACE SUBDIVISION AND ITS EXTENSIONS TO THE WEST LINE LOTS 3 AND 4 IN ANDREAKIS RESUBDIVISION RECORDED PER DOCUMENT R1970-011029, ALSO BEING THE WEST LINE OF BLOCK 3 IN ADLER'S ELMHURST PLAINS ADDITION SUBDIVISION RECORDED PER DOCUMENT 194384;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 4 AND 3 IN ANDREAKIS RESUBDIVISION AND CONTINUING ALONG THE WEST LINE OF BLOCK 3 IN ADLER'S ELMHURST PLAINS ADDITION TO THE POINT OF CURVE IN THE WEST LINE OF LOT 17 IN BLOCK 3;

THENCE FOLLOWING THE CURVE AT THE SOUTHWEST CORNER OF LOT 17 IN BLOCK 3
SOUTHEASTERLY TO THE POINT OF CURVE IN THE SOUTH LINE OF LOT 17 IN BLOCK 3;

THENCE EAST ALONG THE SOUTH LINE OF BLOCKS 3, 2 AND 1 IN ADLER'S ELMHURST PLAINS
ADDITION TO THE POINT OF CURVE IN THE SOUTH LINE OF LOT 16 IN BLOCK 1;

THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCKS EXTENDED TO THE EAST LINE OF
BLOCK 6 IN ADLER'S ELMHURST PLAINS ADDITION EXTENDED NORTH;

THENCE SOUTH ALONG THE EAST LINE OF SAID BLOCK 6 AND ITS EXTENSION, ALSO BEING THE
WEST LINE OF ARDMORE AVENUE, TO THE BEND POINT IN LOT 20 BLOCK 6;

THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF ARDMORE AVENUE TO THE SOUTH
LINE OF LOT 20 IN BLOCK 6, SAID POINT BEING 15 FEET EAST OF THE SOUTHWEST CORNER OF
LOT 20, SAID POINT ALSO BEING IN THE NORTH LINE OF NORTH AVENUE;

THENCE SOUTH TO THE INTERSECTION OF THE SOUTH LINE OF NORTH AVENUE AS WIDENED
AND THE WEST LINE OF ARDMORE AVENUE AS WIDENED;

THENCE EAST TO THE INTERSECTION OF THE SOUTH LINE OF NORTH AVENUE AS WIDENED AND
EAST LINE OF ARDMORE AVENUE AS WIDENED;

THENCE EAST ALONG THE SOUTH LINE OF NORTH AVENUE AS WIDENED TO A POINT 40.5 FEET
WEST OF THE EAST LINE OF LOT 25 IN SUBURB HILL SUBDIVISION RECORDED PER DOCUMENT
116425;

THENCE SOUTH ALONG SAID LINE 40.5 FEET WEST OF THE EAST LINE OF LOT 25 TO THE SOUTH
LINE OF LOT 25;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 25 AND 24 IN SUBURB HILL RESUBDIVISION TO
THE EAST LINE OF LOT 29 EXTENDED NORTH;

THENCE SOUTH ALONG THE EAST LINE OF LOT 29 IN SUBURB HILL SUBDIVISION AND ITS
EXTENSION TO THE SOUTHEAST CORNER OF LOT 29;

THENCE EAST ALONG THE SOUTH LINE OF LOTS 30 AND 31 IN SUBURB HILL SUBDIVISION TO THE
SOUTHEAST CORNER OF LOT 31;

THENCE NORTH ALONG THE EAST LINE OF LOT 31 AND ITS EXTENSION TO THE CENTERLINE OF
SCHILLER STREET;

THENCE EAST ALONG THE CENTERLINE OF SCHILLER STREET TO THE WEST LINE OF LOT 21 IN
SUBURB HILL SUBDIVISION EXTENDED SOUTH;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 21 EXTENDED SOUTH TO THE SOUTHWEST
CORNER OF SAID LOT 21;

THENCE EAST ALONG THE SOUTH LINE OF LOT 21 TO THE SOUTHEAST CORNER OF LOT 21;

THENCE NORTH ALONG THE EAST LINE OF LOT 21 TO A POINT 178.5 FEET NORTH OF THE
SOUTHEAST CORNER OF LOT 21;

THENCE WEST TO A POINT IN THE WEST LINE OF LOT 21, SAID POINT BEING 178.5 FEET NORTH OF
THE SOUTHWEST CORNER OF LOT 21;

THENCE NORTH ALONG THE WEST LINE OF LOT 21 TO THE SOUTH LINE OF NORTH AVENUE AS
WIDENED;

THENCE EAST ALONG THE SOUTH LINE OF NORTH AVENUE AS WIDENED TO THE INTERSECTION OF THE WEST LINE OF LOT 14 IN ADDISON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 4, RECORDED PER DOCUMENT 463411, EXTENDED SOUTH;

THENCE NORTH ALONG THE WEST LINE OF SAID LOT 14 AND ITS EXTENSION AND THE WEST LINE OF LOT 15 IN SAID ADDISON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 4 TO THE NORTHWEST CORNER OF SAID LOT 15;

THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 15 AND LOT 10 AND THEIR EXTENSION BOTH IN ADDISON TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 4 TO THE WEST LINE OF LOT 1 IN VILLA PARK INDUSTRIAL DEVELOPMENT RESUBDIVISION RECORDED PER DOCUMENT R1976-005550;

THENCE SOUTH ALONG THE WEST LINE OF LOT 1 IN VILLA PARK INDUSTRIAL DEVELOPMENT RESUBDIVISION TO THE NORTHWEST CORNER OF LOT 3 IN NORTH VILLA ASSESSMENT PLAT RECORDED PER DOCUMENT 884301;

THENCE EAST ALONG THE NORTH LINE OF LOTS 3 AND 2 IN NORTH VILLA ASSESSMENT PLAT AND THEIR EXTENSION TO THE CENTERLINE OF VILLA AVENUE;

THENCE SOUTHERLY ALONG THE CENTERLINE OF VILLA AVENUE TO THE CENTERLINE OF NORTH AVENUE;

THENCE ALONG THE CENTERLINE OF NORTH AVENUE TO THE CENTERLINE OF VILLA AVENUE, SOUTH OF NORTH AVENUE, EXTENDED NORTH;

THENCE SOUTH ALONG VILLA AVENUE TO THE SOUTH LINE OF LOT 6 IN YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 13 RECORDED PER DOCUMENT 561298 EXTENDED EAST;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 6 AND ITS EXTENSION TO THE SOUTHWEST CORNER OF LOT 6, ALSO BEING THE EAST LINE OF LOT 5 IN YORK TOWNSHIP SUPERVISORS ASSESSMENT PLAT NUMBER 13;

THENCE SOUTH ALONG THE EAST LINE OF LOT 5 AND ITS EXTENSION TO THE NORTH LINE OF LOT 51 IN SUBURB HILL SUBDIVISION;

THENCE WEST ALONG THE NORTH LINE OF LOTS 51 THROUGH 40 IN SUBURB HILL SUBDIVISION TO THE WEST LINE OF LOT 4 IN SUBURB HILL SUBDIVISION EXTENDED SOUTH;

THENCE NORTH ALONG THE WEST LINE OF LOT 4 AND ITS EXTENSION TO A POINT 156.4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE WEST TO A POINT ON THE WEST LINE OF LOT 5, A DISTANCE OF 156.52 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH ALONG THE WEST LINE OF LOT 5 AND ITS EXTENSION TO SAID NORTH LINE OF LOTS 51 THROUGH 40;

THENCE WEST ALONG THE NORTH LINE OF SAID LOTS 51 TO 40 IN SUBURB HILL SUBDIVISION, ALSO BEING THE NORTH LINE OF LOTS 1, 2 AND 3 IN HANSEN'S, HENRY, PLAT OF SURVEY RECORDED PER DOCUMENT 714801, TO THE NORTHWEST CORNER OF SAID LOT 40 SUBURB HILL SUBDIVISION;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 40 IN SUBURB HILL SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 40;

THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 65 IN SUBURB HILL SUBDIVISION;

THENCE WEST TO THE NORTHEAST CORNER OF LOT 66 IN SUBURB HILL SUBDIVISION;

THENCE WEST ALONG THE NORTH LINE OF LOT 66 TO THE NORTHWEST CORNER OF SAID LOT 66;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 66 TO THE SOUTHWEST CORNER OF LOT 66;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF LOT 66 TO THE SOUTHEAST CORNER OF LOT 66;

THENCE SOUTHEASTERLY TO THE SOUTHWESTERLY CORNER OF LOT 88 IN SUBURB HILL SUBDIVISION;

THENCE SOUTHEASTERLY TO THE BEND POINT IN THE SOUTH LINE OF LOT 88;

THENCE SOUTHEASTERLY TO THE SOUTHEAST CORNER OF SAID LOT 88;

THENCE SOUTHEASTERLY TO THE BEND POINT IN THE SOUTH LINE OF LOT 89 IN SUBURB HILL SUBDIVISION;

THENCE SOUTHEASTERLY ALONG THE SOUTH LINES OF LOTS 89, 90, 91, 92 AND 93 ALL IN SUBURB HILL SUBDIVISION, TO THE BEND POINT IN THE SOUTH LINE OF LOT 93, ALSO BEING THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3-39-11;

THENCE WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3 TO AN INTERSECTION WITH A LINE 57 FEET NORTHERLY OF AND PARALLEL TO THE CENTERLINE OF THE CHICAGO CENTRAL AND PACIFIC RAILROAD MAIN TRACK;

THENCE NORTHWESTERLY ALONG SAID LINE 57 FEET NORTHERLY, TO A POINT 1,787.62 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 3, MEASURED ALONG SAID 57 FOOT NORTHERLY LINE;

THENCE SOUTHEASTERLY TO A POINT ON A LINE 25 FEET SOUTHERLY OF SAID 57 FOOT LINE, MEASURED PERPENDICULAR TO SAID 57 FOOT LINE, SAID POINT BEING 1,822.34 FEET EASTERLY OF THE WEST LINE OF SECTION 3, MEASURED ALONG SAID 25 FOOT SOUTHERLY LINE;

THENCE NORTHWESTERLY ALONG SAID LINE 25 FEET SOUTHERLY OF SAID LINE 57 FOOT NORTHERLY OF THE CENTERLINE OF THE CHICAGO CENTRAL AND PACIFIC RAILROAD MAIN TRACK TO THE WEST LINE OF SAID SECTION 3;

THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 3 TO THE NORTH LINE OF LOTS 1, 2, 3 AND 4 IN WOOD'S RESUBDIVISION RECORDED PER DOCUMENT R1972-028176, EXTENDED EAST;

THENCE NORTHWESTERLY ALONG THE NORTH LINE OF LOTS 1, 2, 3 AND 4 AND THEIR EXTENSION, IN WOOD'S RESUBDIVISION TO THE NORTHWEST CORNER OF LOT 4;

THENCE CONTINUING NORTHWESTERLY ALONG THE NORTH LINE OF LOT 5 IN FIRST ADDITION TO ARDMORE HIGHLANDS RECORDED PER DOCUMENT 165661 TO THE BEND POINT IN LOT 5;

THENCE NORTHEASTERLY ALONG THE JOG IN THE NORTH LINE OF LOT 5 TO THE NORTH LINE OF LOT 5;

THENCE NORTHWESTERLY ALONG THE NORTH LINE OF LOTS 5, 6, 7, 8, 9, 10, 11, 12 AND 13 ALL IN FIRST ADDITION TO ARDMORE HIGHLANDS TO THE BEND POINT IN THE NORTH LINE OF LOT 13;

THENCE SOUTHWEST ALONG THE JOG IN THE NORTH LINE OF LOT 13 TO THE NORTHEAST CORNER OF LOT 2 IN YALE RIDGE SUBDIVISION RECORDED PER DOCUMENT R2005-042339;

THENCE NORTHWEST ALONG THE NORTH LINE OF LOTS 2 AND 1 IN SAID YALE RIDGE SUBDIVISION TO THE NORTHWEST CORNER OF LOT 1, SAID CORNER ALSO BEING A POINT ON A LINE 15 FEET SOUTHERLY OF AND PARALLEL TO THE SOUTHERLY MOST TRACK OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY AT THE INTERSECTION OF THE EAST LINE OF VACATED HARVARD AVENUE EXTENDED NORTH;

THENCE CONTINUING ALONG SAID 15 FOOT SOUTHERLY LINE TO A POINT IN SAID 15 FOOT LINE WHICH IS PERPENDICULAR TO A POINT IN THE NORTH LINE OF VACATED STONE ROAD 320 FEET WESTERLY (MEASURED ALONG THE NORTH LINE OF VACATED STONE ROAD) OF THE INTERSECTION OF THE NORTH LINE OF VACATED STONE ROAD AND THE EAST LINE OF VACATED HARVARD AVENUE;

THENCE SOUTHWESTERLY TO SAID POINT IN THE NORTH LINE OF VACATED STONE ROAD 320 FEET WESTERLY (MEASURED ALONG THE NORTH LINE OF VACATED STONE ROAD) OF THE INTERSECTION OF THE NORTH LINE OF VACATED STONE ROAD AND THE EAST LINE OF VACATED HARVARD AVENUE;

THENCE SOUTHWESTERLY TO THE NORTHWEST CORNER OF LOT 2 IN BLOCK 1 IN SECOND ADDITION TO NORTH AVENUE TERRACE RECORDED PER DOCUMENT 226034;

THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF BLOCKS 2, 3 AND 4 AND THEIR EXTENSIONS TO THE NORTHWEST CORNER OF BLOCK 4 IN SECOND ADDITION TO NORTH AVENUE TERRACE;

THENCE SOUTH ALONG THE WEST LINE OF LOT 7 BLOCK 4 IN SAID NORTH AVENUE TERRACE SECOND EDITION TO THE SOUTHWEST CORNER OF LOT 7;

THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 8 IN BLOCK 4 IN SECOND ADDITION TO NORTH AVENUE TERRACE;

THENCE NORTHWESTERLY TO THE NORTHEAST CORNER OF LOT 28 IN BLOCK 1 IN FIRST ADDITION TO NORTH AVENUE TERRACE RECORDED PER DOCUMENT 218109;

THENCE NORTHWESTERLY ALONG THE NORTH LINE OF LOT 28 AND LOT 9 IN BLOCK ONE AND LOT 25 AND LOT 9 IN BLOCK 2 IN NORTH AVENUE TERRACE FIRST ADDITION AND THEIR EXTENSIONS TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 2;

THENCE SOUTH ALONG THE WEST LINE OF LOT 9 BLOCK 2 TO THE SOUTH LINE OF LOT 28 BLOCK 3 IN FIRST ADDITION TO NORTH AVENUE TERRACE, EXTENDED EAST;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 28 AND LOT 9 IN BLOCK 3 ALSO THE SOUTH LINE OF LOTS 30 AND LOT 11 IN BLOCK 4 IN FIRST ADDITION TO NORTH AVENUE TERRACE, TO THE SOUTHWEST CORNER OF LOT 11;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 12, 13, 14, 15 AND 16 OF BLOCK 4 IN FIRST ADDITION TO NORTH AVENUE TERRACE, TO THE NORTH LINE OF LOT 2 IN BLOCK 1, EXTENDED EAST; IN RESKIN'S C. G. SECOND ADDITION TO VILLA PARK RECORDED PER DOCUMENT 889056,

THENCE WEST ALONG THE NORTH LINE OF LOT 2, 3 AND 4 IN BLOCK 1 IN RESKIN'S C. G. SECOND ADDITION TO VILLA PARK AND ITS EXTENSION TO THE BEND POINT IN THE NORTH LINE OF LOT 4;

THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF LOTS 4, 5 AND 6 IN BLOCK 1 IN RESKIN'S C. G. SECOND ADDITION TO VILLA PARK TO THE BEND POINT IN THE NORTH LINE OF LOT 6;

THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF LOT 6 TO THE NORTHWEST CORNER OF LOT 6;

THENCE NORTH ALONG THE EAST LINE OF LOT 10 IN BLOCK 1 IN RESKIN'S C. G. SECOND ADDITION TO VILLA PARK TO THE NORTHEAST CORNER OF LOT 10;

THENCE WEST ALONG THE NORTH LINE OF LOTS 10, 11, 12, 13, 14, 15 AND 16 IN BLOCK 1, AND THEIR EXTENSION, IN RESKIN'S C. G. SECOND ADDITION TO VILLA PARK TO THE EAST LINE OF LOT 6 IN BLOCK 1 RESKIN'S CG FIRST ADDITION TO VILLA PARK RECORDED PER DOCUMENT 831069;

THENCE NORTH ALONG THE EAST LINE OF LOTS 6, 5 AND 4 IN BLOCK 1 IN RESKIN'S CG FIRST ADDITION TO VILLA PARK TO THE SOUTHEAST CORNER OF LOT 3;

THENCE WEST ALONG THE SOUTH LINE OF LOT 3 IN RESKIN'S CG FIRST ADDITION TO VILLA PARK AND ITS EXTENSION TO THE CENTERLINE OF VACATED WESTWOOD AVENUE ALSO THE WEST LINE OF RESKIN'S CG FIRST ADDITION TO THE PARK;

THENCE NORTH ALONG THE WEST LINE OF RESKIN'S C.G. FIRST ADDITION TO VILLA PARK AND THE CENTERLINE OF VACATED WESTWOOD AVENUE TO THE SOUTH LINE OF LOTS 1 AND LOT 2 IN HARVEY'S RESUBDIVISION RECORDED PER DOCUMENT R1972-021876, EXTENDED EAST;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 1 AND 2 AND THEIR EXTENSION TO THE SOUTHWEST CORNER OF LOT 1;

THENCE SOUTH ALONG THE WEST LINE OF LOT 3 IN HARVEY'S RESUBDIVISION TO THE SOUTH LINE OF LOTS 1 THROUGH 21 IN BLOCK 2 IN LOMBARD HEIGHTS RECORDED PER DOCUMENT 704195, EXTENDED EAST;

THENCE WEST ALONG THE SOUTH LINE OF LOTS 1 THROUGH 21 IN BLOCK 2 IN LOMBARD HEIGHTS, ALSO BEING THE SOUTH LINES OF;

RABE ASSESSMENT PLAT NUMBER 7, RECORDED PER DOCUMENT R1989-142097

RABE ASSESSMENT PLAT NUMBER 6, RECORDED PER DOCUMENT R1989-142096

RABE ASSESSMENT PLAT NUMBER 5, RECORDED PER DOCUMENT R1989-142095

RABE ASSESSMENT PLAT NUMBER 4, RECORDED PER DOCUMENT R1989-142094

ANZAK'S PLAT OF SURVEY OF 945 WEST NORTH AVE., VILLA PARK

RECORDED PER DOCUMENT R1979-044023

RABE ASSESSMENT PLAT NUMBER 3, RECORDED PER DOCUMENT R1989-142093

RABE ASSESSMENT PLAT NUMBER 2, RECORDED PER DOCUMENT R1989-142092

TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 2 IN LOMBARD HEIGHTS;

THENCE NORTH ALONG THE WEST LINE OF LOT 1 BLOCK 2 TO THE SOUTHEAST CORNER OF LOT 44 BLOCK 2 IN LOMBARD HEIGHTS;

THENCE WEST ALONG THE SOUTH LINE OF LOT 44 BLOCK 2 TO THE SOUTHWEST CORNER OF LOT 44;

THENCE NORTH ALONG THE WEST LINE OF LOT 44 BLOCK 2 TO THE NORTHWEST CORNER OF LOT 44 IN LOMBARD HEIGHTS;

THENCE WEST ALONG THE NORTH LINE OF LOT 44 BLOCK 2 EXTENDED TO THE CENTERLINE OF JOYCE AVENUE;

THENCE NORTH ALONG THE CENTERLINE OF JOYCE AVENUE EXTENDED NORTH TO THE POINT OF BEGINNING,

ALL AS SHOWN OR INTENDED TO BE SHOWN ON THE NORTH AVENUE TIF DISTRICT MAP, IN VILLA PARK ILLINOIS.

EXHIBIT B

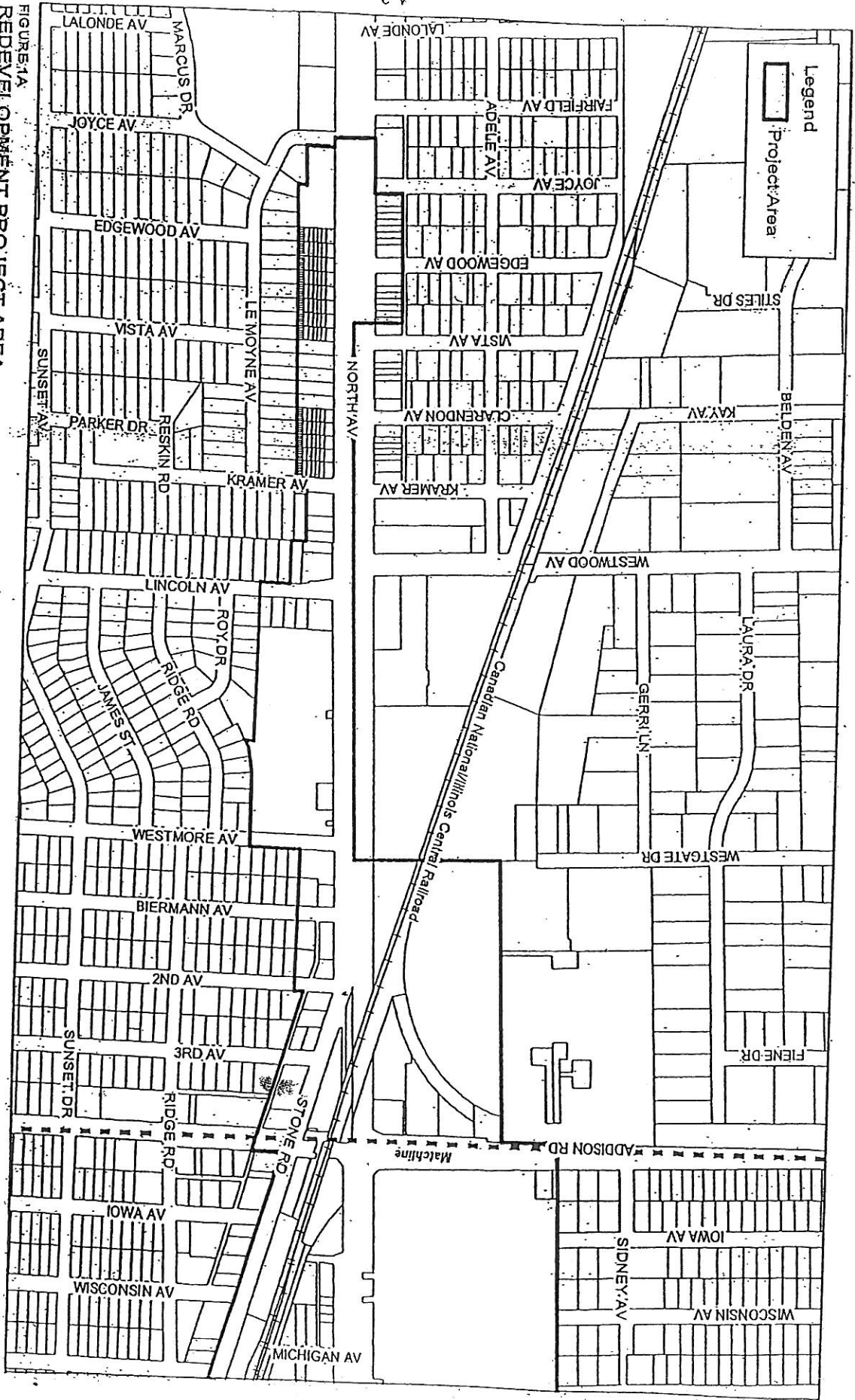
GENERAL STREET LOCATION

The Project Area is located along North Avenue between Joyce Avenue to the west and Villa Avenue to the east in northern Villa Park. The Project Area boundaries are defined by a combination of property lines, streets and alleys. Street and alleys that form the Project Area boundaries include: Villa Avenue on the east; Ellsworth Avenue Chatham Avenue, North Avenue, Adele Avenue, Harvard Avenue, Addison Road, North Avenue, the alley north of North Avenue generally between Vista Avenue and Joyce Avenue, and North Avenue on the north; Joyce Avenue on the west; and the alley south of Stone Road, the Canadian National/Illinois Central Freight Rail right-of-way, Hill Street, Ellsworth Avenue, and Schiller Street on the south.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA

FIGURE 1A
REDEVELOPMENT PROJECT AREA
BOUNDARY MAP WESTERN SECTION
NORTH AVENUE TIF
VILLA PARK, ILLINOIS



SEPTEMBER 2008



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REDEVELOPMENT PROJECT AREA
BOUNDARY MAP - EASTERN SECTION
NORTH AVENUE/TIF
VILLA PARK, ILLINOIS

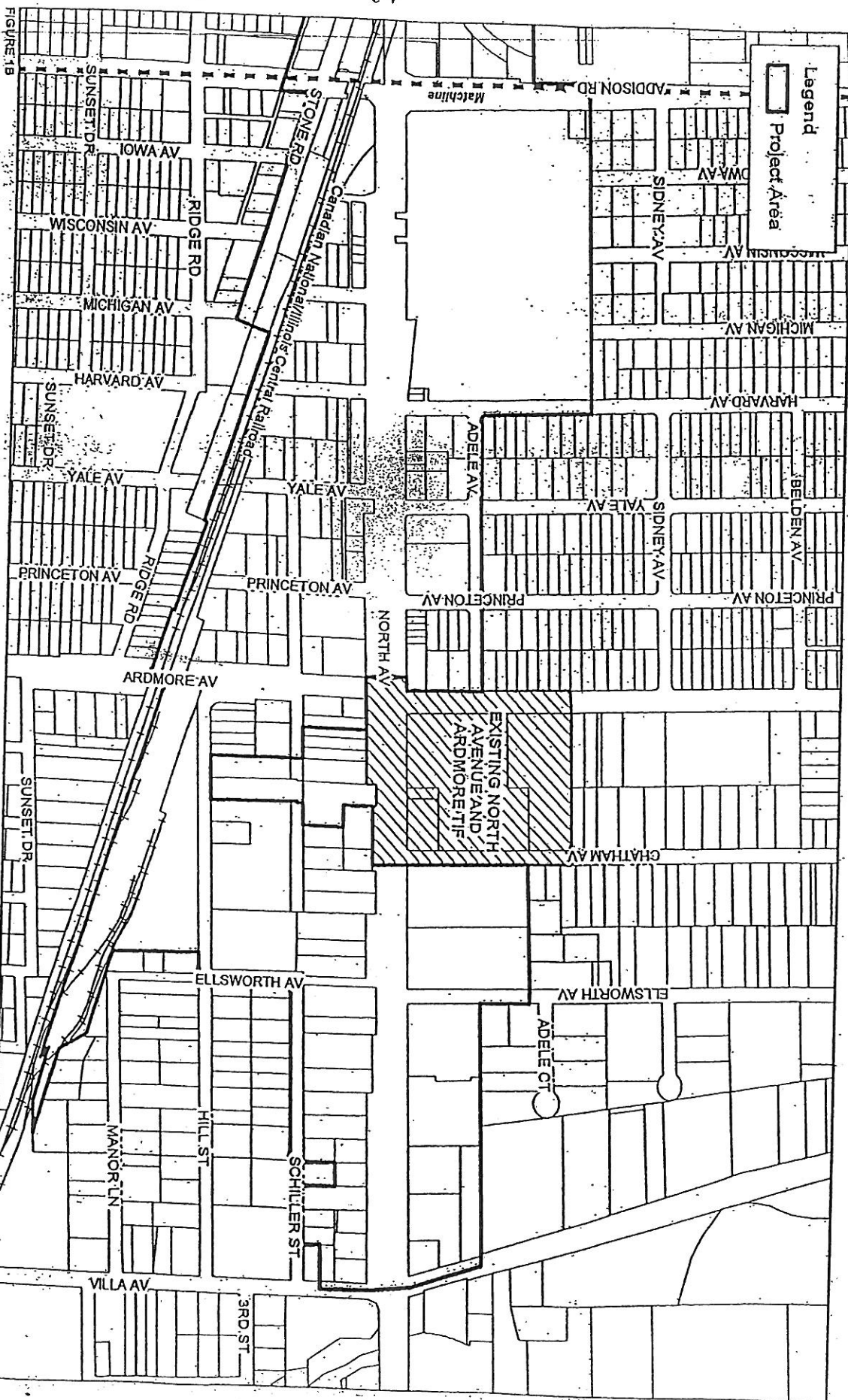


FIGURE 1B

SEPTMBER 2006



CAMIRIOS

EXHIBIT D

REDEVELOPMENT PLAN AND PROJECT