

O-29-2004

**AN ORDINANCE APPROVING AMENDMENTS
TO THE REDEVELOPMENT PROJECT AREA AND
THE REDEVELOPMENT PLAN AND PROJECT FOR
THE CENTRAL BUSINESS TAX INCREMENT
FINANCING DISTRICT FOR THE CITY OF ELMHURST
DUPAGE COUNTY, ILLINOIS**

WHEREAS, the City of Elmhurst, DuPage County, Illinois (the "City") has heretofore on October 23, 1986 adopted Tax Increment Financing (Ordinance No. 0-17-86), a Redevelopment Plan and Project (Ordinance No. 0-15-86) and a Redevelopment Project Area for the Central Business TIF District (Ordinance No. 0-16-86).

WHEREAS, it has become evident to the City that the Redevelopment Plan and Project for the Central Business TIF District of the City can not be completed without extending the life of that TIF District for twelve (12) years.

WHEREAS, pursuant to an Intergovernmental Agreement between the City and School District 205 (the "School District") dated March 15, 2004 the City and District agreed that the District would cooperate and extend the life of the Central Business TIF District as aforesaid and the City would amend the Redevelopment Project Area by removing certain properties therefrom as hereinafter set out; and

WHEREAS, the Tax Increment Redevelopment Act (hereinafter referred to as the "TIF Act" 65 ILCS 5/11-74-4.1 et seq.) authorizes municipalities with existing tax increment financing districts to amend the project area and the redevelopment plan and project in relation thereto subject to first complying with specific notice by holding a board meeting and public hearing requirements; and

WHEREAS, the TIF Act (65 ILCS 5/11-74.4-3(n)(3)) also authorizes Municipalities to extend to December 31, 2013 an existing redevelopment plan and project with the State Sales Tax Boundary as provided therein; and

WHEREAS, the City has complied with the notice and public hearing requirements provided for in the TIF Act as a prerequisite to amending the Redevelopment Project Area and Redevelopment Plan and Project ordinances in relation to the Central Business TIF District and that the City has convened the Joint Review Board on September 13, 2004 and provided the required certified mail notice to the Joint Review Board and interested parties, conducted a public hearing October 18, 2004 and provided the required regular and certified mail notice and publication notice of that public hearing; and

Copies To All
Elected Officials
10-28-04

WHEREAS, on September 13, 2004 the Joint Review Board relative to the Central Business TIF District recommended the approval of the extension of the life of the District for twelve (12) years; and

PURSUANT to the TIF Act the City has waited at least fourteen (14) days but not more than ninety (90) days from the public hearing date to take action on this ordinance approving the amendments;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Elmhurst, DuPage County, Illinois, as follows:

SECTION 1. That the Mayor and City Council hereby adopt the aforesaid recitals as the findings of the City Council regarding the Amendments as though fully set forth herein.

SECTION 2. That the aforesaid ordinances number 0-15-86, 0-16-86 and 0-17-86 and any other City ordinance concerning the Central Business Tax Increment Financing District are hereby amended in relevant part to provide as follows:

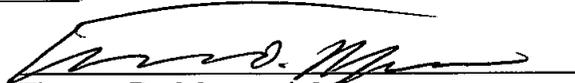
- (1) that the date for estimated final completion of the Plan and Project is December 31, 2021 subject to the receipt of 2020 incremental real estate tax revenues during 2022, and
- (2) for the removal of those properties listed on Exhibit A attached hereto and made a part hereof, from the boundaries of the Redevelopment Project Area; and
- (3) the Plan and Project is amended as set out in Exhibit B attached hereto and made a part hereof.
- (4) that this Plan and Project within the State Sales Tax Boundary is extended to December 31, 2013.

SECTION 3. That all the provisions of the aforesaid ordinances numbers 0-15-86, 0-16-86 and 0-17-86 adopted October 23, 1986 as may otherwise be amended from time to time, and any other ordinance of the City concerning the Central Business Tax Increment Financing District, shall remain in full force and effect to the extent that those prior ordinances are not superceded by or inconsistent with this amendatory ordinance.

SECTION 4. That the City Clerk is hereby directed to file with and serve upon the DuPage County Clerk, the Department of Commerce and Community Affairs and the Illinois Department of Revenue a copy of this ordinance promptly after passage and approval hereof.

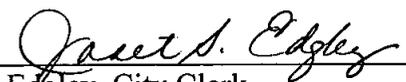
SECTION 5. This ordinance shall be in full force and effect after passage and publication as provided by law.

Approved this 1st day of November, 2004.


Thomas D. Marcucci, Mayor

Passed this 1st day of November, 2004

Ayes: 11 Nays: 0


Janet S. Edgley, City Clerk

**Exhibit A
(Ordinance O-29-2004)**

<u>Address</u>	<u>Parcel #</u>	<u>Address</u>	<u>Parcel #</u>
163 Larch	06-02-213-053	131 W. Adelaide St. #101	06-02-236-001
165 Larch	06-02-213-052	131 W. Adelaide St. #102	06-02-236-002
167 Larch	06-02-213-051	131 W. Adelaide St. #103	06-02-236-003
169 Larch	06-02-213-050	131 W. Adelaide St. #104	06-02-236-004
171 Larch	06-02-213-049	131 W. Adelaide St. #105	06-02-236-005
173 Larch	06-02-213-048	131 W. Adelaide St. #106	06-02-236-006
175 Larch	06-02-213-047	131 W. Adelaide St. #107	06-02-236-007
177 Larch	06-02-213-046	131 W. Adelaide St. #108	06-02-236-008
185 Larch	06-02-213-007	131 W. Adelaide St. #109	06-02-236-009
187 Larch	06-02-213-006	131 W. Adelaide St. #110	06-02-236-010
193 Larch	06-02-213-061	131 W. Adelaide St. #111	06-02-236-011
195 Larch	06-02-213-060	131 W. Adelaide St. #112	06-02-236-012
197 Larch	06-02-213-059	131 W. Adelaide St. #113	06-02-236-013
199 Larch	06-02-213-058	131 W. Adelaide St. #201	06-02-236-014
201 Larch	06-02-213-057	131 W. Adelaide St. #202	06-02-236-015
203 Larch	06-02-213-056	131 W. Adelaide St. #203	06-02-236-016
205 Larch	06-02-213-055	131 W. Adelaide St. #204	06-02-236-017
207 Larch	06-02-213-054	131 W. Adelaide St. #205	06-02-236-018
211 Larch	06-02-213-001	131 W. Adelaide St. #206	06-02-236-019
111 Larch #201	06-02-235-001	131 W. Adelaide St. #207	06-02-236-020
111 Larch #202	06-02-235-002	131 W. Adelaide St. #301	06-02-236-021
111 Larch #203	06-02-235-003	131 W. Adelaide St. #302	06-02-236-022
111 Larch #204	06-02-235-004	131 W. Adelaide St. #303	06-02-236-023
111 Larch #205	06-02-235-005	131 W. Adelaide St. #304	06-02-236-024
111 Larch #206	06-02-235-006	131 W. Adelaide St. #305	06-02-236-025
111 Larch #207	06-02-235-007	131 W. Adelaide St. #306	06-02-236-026
111 Larch #208	06-02-235-008	131 W. Adelaide St. #307	06-02-236-027
111 Larch #209	06-02-235-009	131 W. Adelaide St. #308	06-02-236-028
111 Larch #210	06-02-235-010	131 W. Adelaide St. #309	06-02-236-029
111 Larch #301	06-02-235-011	131 W. Adelaide St. #310	06-02-236-030
111 Larch #302	06-02-235-012	131 W. Adelaide St. #311	06-02-236-031
111 Larch #303	06-02-235-013	131 W. Adelaide St. #312	06-02-236-032
111 Larch #304	06-02-235-014	131 W. Adelaide St. #401	06-02-236-033
111 Larch #305	06-02-235-015	131 W. Adelaide St. #402	06-02-236-034
111 Larch #306	06-02-235-016	131 W. Adelaide St. #403	06-02-236-035
111 Larch #307	06-02-235-017	131 W. Adelaide St. #404	06-02-236-036
111 Larch #308	06-02-235-018	131 W. Adelaide St. #405	06-02-236-037
111 Larch #309	06-02-235-019	131 W. Adelaide St. #406	06-02-236-038
111 Larch #310	06-02-235-020	131 W. Adelaide St. #407	06-02-236-039
111 Larch #401	06-02-235-021	131 W. Adelaide St. #408	06-02-236-040
111 Larch #402	06-02-235-022	131 W. Adelaide St. #409	06-02-236-041
111 Larch #403	06-02-235-023	131 W. Adelaide St. #410	06-02-236-042
111 Larch #404	06-02-235-024	131 W. Adelaide St. #411	06-02-236-043
136 W. Third St.	06-02-213-016	131 W. Adelaide St. #412	06-02-236-044
138 W. Third St.	06-02-213-017	131 W. Adelaide St. #501	06-02-236-045
140 W. Third St.	06-02-213-018	131 W. Adelaide St. #502	06-02-236-046
142 W. Third St.	06-02-213-019	131 W. Adelaide St. #503	06-02-236-047
220 N. Addison Ave.	06-02-213-020	131 W. Adelaide St. #504	06-02-236-048
218 N. Addison Ave.	06-02-213-021	131 W. Adelaide St. #505	06-02-236-049
216 N. Addison Ave.	06-02-213-022	131 W. Adelaide St. #506	06-02-236-050
214 N. Addison Ave.	06-02-213-023	131 W. Adelaide St. #507	06-02-236-051
212 N. Addison Ave.	06-02-213-024	131 W. Adelaide St. #508	06-02-236-052
208 N. Addison Ave.	06-02-213-025	131 W. Adelaide St. #509	06-02-236-053
206 N. Addison Ave.	06-02-213-026	131 W. Adelaide St. #510	06-02-236-054
204 N. Addison Ave.	06-02-213-027	131 W. Adelaide St. #511	06-02-236-055

**Exhibit A
(Ordinance O-29-2004)**

<u>Address</u>	<u>Parcel #</u>
202 N. Addison Ave.	06-02-213-028
198 N. Addison Ave.	06-02-213-029
196 N. Addison Ave.	06-02-213-030
194 N. Addison Ave.	06-02-213-031
192 N. Addison Ave.	06-02-213-032
190 N. Addison Ave.	06-02-213-033
188 N. Addison Ave.	06-02-213-034
186 N. Addison Ave.	06-02-213-035
184 N. Addison Ave.	06-02-213-036
182 N. Addison Ave.	06-02-213-037
180 N. Addison Ave.	06-02-213-038
178 N. Addison Ave.	06-02-213-039
176 N. Addison Ave.	06-02-213-040
174 N. Addison Ave.	06-02-213-041
Common Area	06-02-213-043
Private Alley	06-02-213-044
210 N. Addison Ave 2A	06-02-234-001
210 N. Addison Ave 2B	06-02-234-002
210 N. Addison Ave 2C	06-02-234-003
210 N. Addison Ave 2D	06-02-234-004
210 N. Addison Ave 2E	06-02-234-005
210 N. Addison Ave 2F	06-02-234-006
210 N. Addison Ave 3A	06-02-234-007
210 N. Addison Ave 2B	06-02-234-008
210 N. Addison Ave 3C	06-02-234-009
210 N. Addison Ave 3D	06-02-234-010
210 N. Addison Ave 3E	06-02-234-011
210 N. Addison Ave 3F	06-02-234-012
210 N. Addison Ave 4A	06-02-234-013
210 N. Addison Ave 4B	06-02-234-014
210 N. Addison Ave 4C	06-02-234-015
210 N. Addison Ave 4D	06-02-234-016
210 N. Addison Ave 4E	06-02-234-017
210 N. Addison Ave 4F	06-02-234-018
210 N. Addison Ave 5A	06-02-234-019
210 N. Addison Ave 5B	06-02-234-020
210 N. Addison Ave 5C	06-02-234-021
210 N. Addison Ave 5D	06-02-234-022
210 N. Addison Ave 5E	06-02-234-023
210 N. Addison Ave 5F	06-02-234-024
210 N. Addison Ave PS-G7	06-02-234-025
210 N. Addison Ave PS-G8	06-02-234-026
210 N. Addison Ave PS-G10	06-02-234-027
210 N. Addison Ave PS-G11	06-02-234-028
210 N. Addison Ave PS-G12	06-02-234-029
210 N. Addison Ave PS-G13	06-02-234-030
210 N. Addison Ave PS-G14	06-02-234-031
210 N. Addison Ave PS-G15	06-02-234-032
210 N. Addison Ave PS-G16	06-02-234-033
210 N. Addison Ave PS-G17	06-02-234-034
210 N. Addison Ave PS-G18	06-02-234-035
210 N. Addison Ave PS-G19	06-02-234-036
210 N. Addison Ave PS-G20	06-02-234-037
210 N. Addison Ave PS-G21	06-02-234-038
210 N. Addison Ave PS-G22	06-02-234-039

<u>Address</u>	<u>Parcel #</u>
131 W. Adelaide St. #512	06-02-236-056
131 W. Adelaide St. #IP-1	06-02-236-057
131 W. Adelaide St. #IP-2	06-02-236-058
131 W. Adelaide St. #IP-3	06-02-236-059
131 W. Adelaide St. #IP-4	06-02-236-060
131 W. Adelaide St. #IP-5	06-02-236-061
131 W. Adelaide St. #IP-6	06-02-236-062
131 W. Adelaide St. #IP-7	06-02-236-063
131 W. Adelaide St. #IP-8	06-02-236-064
131 W. Adelaide St. #IP-9	06-02-236-065
131 W. Adelaide St. #IP-10	06-02-236-066
131 W. Adelaide St. #IP-11	06-02-236-067
131 W. Adelaide St. #IP-12	06-02-236-068
131 W. Adelaide St. #IP-13	06-02-236-069
131 W. Adelaide St. #IP-14	06-02-236-070
131 W. Adelaide St. #IP-15	06-02-236-071
131 W. Adelaide St. #IP-16	06-02-236-072
131 W. Adelaide St. #IP-17	06-02-236-073
131 W. Adelaide St. #IP-18	06-02-236-074
131 W. Adelaide St. #IP-19	06-02-236-075
131 W. Adelaide St. #IP-20	06-02-236-076
131 W. Adelaide St. #IP-21	06-02-236-077
131 W. Adelaide St. #IP-22	06-02-236-078
131 W. Adelaide St. #IP-23	06-02-236-079
131 W. Adelaide St. #IP-24	06-02-236-080
131 W. Adelaide St. #IP-25	06-02-236-081
131 W. Adelaide St. #IP-26	06-02-236-082
131 W. Adelaide St. #IP-27	06-02-236-083
131 W. Adelaide St. #IP-28	06-02-236-084
131 W. Adelaide St. #IP-29	06-02-236-085
131 W. Adelaide St. #IP-30	06-02-236-086
131 W. Adelaide St. #IP-31	06-02-236-087
131 W. Adelaide St. #IP-32	06-02-236-088
131 W. Adelaide St. #IP-33	06-02-236-089
131 W. Adelaide St. #IP-34	06-02-236-090
131 W. Adelaide St. #IP-35	06-02-236-091
131 W. Adelaide St. #IP-36	06-02-236-092
131 W. Adelaide St. #IP-37	06-02-236-093
131 W. Adelaide St. #IP-38	06-02-236-094
131 W. Adelaide St. #IP-39	06-02-236-095
131 W. Adelaide St. #IP-40	06-02-236-096
131 W. Adelaide St. #IP-41	06-02-236-097
131 W. Adelaide St. #IP-42	06-02-236-098
131 W. Adelaide St. #IP-43	06-02-236-099
131 W. Adelaide St. #IP-44	06-02-236-100
131 W. Adelaide St. #IP-45	06-02-236-101
131 W. Adelaide St. #IP-46	06-02-236-102
131 W. Adelaide St. #IP-47	06-02-236-103
131 W. Adelaide St. #IP-48	06-02-236-104
131 W. Adelaide St. #IP-49	06-02-236-105
131 W. Adelaide St. #IP-50	06-02-236-106
131 W. Adelaide St. #IP-51	06-02-236-107
131 W. Adelaide St. #IP-52	06-02-236-108
131 W. Adelaide St. #IP-53	06-02-236-109
131 W. Adelaide St. #IP-54	06-02-236-110

**Exhibit A
(Ordinance O-29-2004)**

<u>Address</u>	<u>Parcel #</u>	<u>Address</u>	<u>Parcel #</u>
210 N. Addison Ave PS-G23	06-02-234-040	131 W. Adelaide St. #IP-55	06-02-236-111
210 N. Addison Ave PS-G24	06-02-234-041	131 W. Adelaide St. #IP-56	06-02-236-112
210 N. Addison Ave PS-G25	06-02-234-042	131 W. Adelaide St. #IP-57	06-02-236-113
210 N. Addison Ave PS-G26	06-02-234-043	131 W. Adelaide St. #IP-58	06-02-236-114
210 N. Addison Ave PS-G27	06-02-234-044	131 W. Adelaide St. #IP-59	06-02-236-115
210 N. Addison Ave PS-G28	06-02-234-045	131 W. Adelaide St. #IP-60	06-02-236-116
210 N. Addison Ave PS-G29	06-02-234-046	131 W. Adelaide St. #IP-61	06-02-236-117
210 N. Addison Ave PS-G30	06-02-234-047	131 W. Adelaide St. #IP-62	06-02-236-118
210 N. Addison Ave PS-G31	06-02-234-048	131 W. Adelaide St. #IP-63	06-02-236-119
210 N. Addison Ave PS-B12	06-02-234-049	131 W. Adelaide St. #IP-64	06-02-236-120
210 N. Addison Ave PS-B13	06-02-234-050	131 W. Adelaide St. #IP-65	06-02-236-121
210 N. Addison Ave PS-B14	06-02-234-051	131 W. Adelaide St. #IP-66	06-02-236-122
210 N. Addison Ave PS-B15	06-02-234-052	131 W. Adelaide St. #IP-67	06-02-236-123
210 N. Addison Ave PS-B16	06-02-234-053	131 W. Adelaide St. #IP-68	06-02-236-124
210 N. Addison Ave PS-B17	06-02-234-054	131 W. Adelaide St. #IP-69	06-02-236-125
210 N. Addison Ave PS-B18	06-02-234-055	131 W. Adelaide St. #IP-70	06-02-236-126
210 N. Addison Ave PS-B19	06-02-234-056	131 W. Adelaide St. #IP-71	06-02-236-127
210 N. Addison Ave PS-B20	06-02-234-057	131 W. Adelaide St. #IP-72	06-02-236-128
210 N. Addison Ave PS-B21	06-02-234-058	131 W. Adelaide St. #IP-73	06-02-236-129
210 N. Addison Ave PS-B22	06-02-234-059	131 W. Adelaide St. #IP-74	06-02-236-130
210 N. Addison Ave PS-B23	06-02-234-060	131 W. Adelaide St. #IP-75	06-02-236-131
210 N. Addison Ave PS-B24	06-02-234-061	131 W. Adelaide St. #IP-76	06-02-236-132
210 N. Addison Ave PS-B25	06-02-234-062	131 W. Adelaide St. #IP-77	06-02-236-133
210 N. Addison Ave PS-B26	06-02-234-063	131 W. Adelaide St. #IP-78	06-02-236-134
210 N. Addison Ave PS-B27	06-02-234-064	131 W. Adelaide St. #IP-79	06-02-236-135
210 N. Addison Ave PS-B28	06-02-234-065	131 W. Adelaide St. #IP-80	06-02-236-136
210 N. Addison Ave PS-B29	06-02-234-066	131 W. Adelaide St. #IP-81	06-02-236-137
210 N. Addison Ave PS-B30	06-02-234-067	131 W. Adelaide St. #IP-82	06-02-236-138
210 N. Addison Ave PS-B31	06-02-234-068	131 W. Adelaide St. #IP-83	06-02-236-139
210 N. Addison Ave PS-B32	06-02-234-069	131 W. Adelaide St. #IP-84	06-02-236-140
210 N. Addison Ave PS-B33	06-02-234-070	131 W. Adelaide St. #IP-85	06-02-236-141
210 N. Addison Ave PS-B34	06-02-234-071	131 W. Adelaide St. #IP-86	06-02-236-142
210 N. Addison Ave PS-B35	06-02-234-072	131 W. Adelaide St. #IP-87	06-02-236-143
210 N. Addison Ave PS-B36	06-02-234-073	131 W. Adelaide St. #IP-88	06-02-236-144
200 N. Addison Ave 2A-S	06-02-234-074	131 W. Adelaide St. #IP-89	06-02-236-145
200 N. Addison Ave 2B-S	06-02-234-075	131 W. Adelaide St. #IP-90	06-02-236-146
200 N. Addison Ave 2C-S	06-02-234-076	131 W. Adelaide St. #IP-91	06-02-236-147
200 N. Addison Ave 2D-S	06-02-234-077	131 W. Adelaide St. #IP-92	06-02-236-148
200 N. Addison Ave 2E-S	06-02-234-078	131 W. Adelaide St. #IP-93	06-02-236-149
200 N. Addison Ave 2F-S	06-02-234-079	131 W. Adelaide St. #IP-94	06-02-236-150
200 N. Addison Ave 3A-S	06-02-234-080	131 W. Adelaide St. #IP-95	06-02-236-151
200 N. Addison Ave 3B-S	06-02-234-081	131 W. Adelaide St. #IP-96	06-02-236-152
200 N. Addison Ave 3C-S	06-02-234-082	131 W. Adelaide St. #IP-97	06-02-236-153
200 N. Addison Ave 3D-S	06-02-234-083	131 W. Adelaide St. #IP-98	06-02-236-154
200 N. Addison Ave 3E-S	06-02-234-084	131 W. Adelaide St. #IP-99	06-02-236-155
200 N. Addison Ave 3F-S	06-02-234-085	131 W. Adelaide St. #IP-100	06-02-236-156
200 N. Addison Ave 4A-S	06-02-234-086	131 W. Adelaide St. #IP-101	06-02-236-157
200 N. Addison Ave 4B-S	06-02-234-087	137 Cottage Hill	06-02-231-028
200 N. Addison Ave 4C-S	06-02-234-088	139 Cottage Hill	06-02-407-012
200 N. Addison Ave 4D-S	06-02-234-089	141 Cottage Hill	06-02-407-013
200 N. Addison Ave 4E-S	06-02-234-090	143 Cottage Hill	06-02-407-014
200 N. Addison Ave 4F-S	06-02-234-091	145 Cottage Hill	06-02-407-015
200 N. Addison Ave 5A-S	06-02-234-092	Outlot A	06-02-407-016
200 N. Addison Ave 5B-S	06-02-234-093	231 Addison	06-02-207-024
200 N. Addison Ave 5C-S	06-02-234-094	233 Addison	06-02-207-023

**Exhibit A
(Ordinance O-29-2004)**

<u>Address</u>	<u>Parcel #</u>	<u>Address</u>	<u>Parcel #</u>
200 N. Addison Ave 5D-S	06-02-234-095	235 Addison	06-02-207-022
200 N. Addison Ave 5E-S	06-02-234-096	237 Addison	06-02-207-021
200 N. Addison Ave 5F-S	06-02-234-097	239 Addison	06-02-207-020
200 N. Addison Ave PS-G1	06-02-234-098	241 Addison	06-02-207-019
200 N. Addison Ave PS-G2	06-02-234-099	104 Arlington	06-01-126-003
200 N. Addison Ave PS-G3	06-02-234-100	105 Arlington 101	06-01-128-001
200 N. Addison Ave PS-G4	06-02-234-101	105 Arlington 102	06-01-128-002
200 N. Addison Ave PS-G5	06-02-234-102	105 Arlington 103	06-01-128-003
200 N. Addison Ave PS-G6	06-02-234-103	105 Arlington 104	06-01-128-004
200 N. Addison Ave PS-G32	06-02-234-104	105 Arlington 201	06-01-128-005
200 N. Addison Ave PS-G33	06-02-234-105	105 Arlington 202	06-01-128-006
200 N. Addison Ave PS-G34	06-02-234-106	105 Arlington 203	06-01-128-007
200 N. Addison Ave PS-G35	06-02-234-107	105 Arlington 204	06-01-128-008
200 N. Addison Ave PS-G36	06-02-234-108	120 Arlington	06-01-301-003
200 N. Addison Ave PS-G37	06-02-234-109	126 Arlington	06-01-301-022
200 N. Addison Ave PS-G38	06-02-234-110	128 Arlington	06-01-301-021
200 N. Addison Ave PS-G39	06-02-234-111	130 Arlington	06-01-301-020
200 N. Addison Ave PS-G40	06-02-234-112	136 Arlington	06-01-301-011
200 N. Addison Ave PS-G41	06-02-234-113	140 Arlington	06-01-301-012
200 N. Addison Ave PS-G42	06-02-234-114	150 Arlington	06-01-301-019
200 N. Addison Ave PS-G43	06-02-234-115	153 Marion	06-01-301-018
200 N. Addison Ave PS-G44	06-02-234-116	151 Marion	06-01-301-017
200 N. Addison Ave PS-G45	06-02-234-117	152 Park #101	06-01-130-001
200 N. Addison Ave PS-B1	06-02-234-118	152 Park #102	06-01-130-002
200 N. Addison Ave PS-B2	06-02-234-119	152 Park #103	06-01-130-003
200 N. Addison Ave PS-B3	06-02-234-120	152 Park #104	06-01-130-004
200 N. Addison Ave PS-B4	06-02-234-121	152 Park #201	06-01-130-005
200 N. Addison Ave PS-B5	06-02-234-122	152 Park #202	06-01-130-006
200 N. Addison Ave PS-B6	06-02-234-123	152 Park #203	06-01-130-007
200 N. Addison Ave PS-B7	06-02-234-124	152 Park #204	06-01-130-008
200 N. Addison Ave PS-B8	06-02-234-125	152 Park #205	06-01-130-009
200 N. Addison Ave PS-B9	06-02-234-126	152 Park #206	06-01-130-010
200 N. Addison Ave PS-B10	06-02-234-127	152 Park #207	06-01-130-011
200 N. Addison Ave PS-B11	06-02-234-128	152 Park #301	06-01-130-012
200 N. Addison Ave PS-B37	06-02-234-129	152 Park #302	06-01-130-013
200 N. Addison Ave PS-B38	06-02-234-130	152 Park #303	06-01-130-014
200 N. Addison Ave PS-B39	06-02-234-131	152 Park #304	06-01-130-015
200 N. Addison Ave PS-B40	06-02-234-132	152 Park #305	06-01-130-016
200 N. Addison Ave PS-B41	06-02-234-133	152 Park #306	06-01-130-017
200 N. Addison Ave PS-B42	06-02-234-134	152 Park #307	06-01-130-018
200 N. Addison Ave PS-B43	06-02-234-135	180 Park 1A	06-01-129-001
200 N. Addison Ave PS-B44	06-02-234-136	180 Park 1B	06-01-129-002
200 N. Addison Ave PS-B45	06-02-234-137	180 Park 1C	06-01-129-003
200 N. Addison Ave PS-B46	06-02-234-138	180 Park 1D	06-01-129-004
200 N. Addison Ave PS-B47	06-02-234-139	180 Park 1E	06-01-129-005
200 N. Addison Ave PS-B48	06-02-234-140	180 Park 2A	06-01-129-006
200 N. Addison Ave PS-B49	06-02-234-141	180 Park 2B	06-01-129-007
200 N. Addison Ave PS-B50	06-02-234-142	180 Park 2C	06-01-129-008
200 N. Addison Ave PS-B51	06-02-234-143	180 Park 2D	06-01-129-009
150 Schiller	06-01-119-029	200 N. Michigan	06-01-108-014
150 Schiller (Parking Lot)	06-01-119-028		
150 Schiller (Parking Lot)	06-01-119-034		

**AMENDMENT TO ELMHURST'S CENTRAL BUSINESS INCREMENT
FINANCE DISTRICT AREA REDEVELOPMENT PLAN AND PROJECT FOR
EXTENSION OF TERM AND RELEASE OF CERTAIN PROPERTIES**

I. INTRODUCTION

- a. In 1986, the City of Elmhurst developed and adopted a Tax Increment Area Redevelopment Plan and Project (the "Redevelopment Plan") and designated a Redevelopment Project Area (the "Area") pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (the "Act") for the City Central Business TIF District. The boundaries of the Redevelopment Project Area (the "Area") are shown on the Map attached as Exhibit A hereto. The purpose of this Amendment to the Redevelopment Plan and Project is as follows:
1. To extend the term of the Redevelopment Plan and Area from May 1, 2009 to December 31, 2021; and
 2. To amend the boundaries of the Redevelopment Plan as of November 1, 2004, to be as generally and legally described as shown on the attached Exhibit B hereto, and as shown on the Revised Boundary of Redevelopment Plan Area on the Map attached as Exhibit C hereto (the "Remaining Area"). The PIN numbers of the parcels to be removed and released from the Redevelopment Plan are set forth in Exhibit D hereto; and
 3. To increase allowed debt service and expenditures for development costs by ten (10%) after adjustment for inflation, and to add debt service as an eligible expense under the Act.

II. EXTENSION OF TERM

The Redevelopment Plan was formulated to guide and direct the City's response to conditions of serious deterioration in the Central Business District. This amendment hereby extends the term of the Redevelopment Plan and Area from May 1, 2009 to December 31, 2021. The part of the Redevelopment Plan and Project within the State Sales Tax Boundary is extended to December 31, 2013 as authorized by this Act (65 ILCS 5/11-74.4-3(n)(3))

III. RELEASE OF PROPERTIES AND COMPLETION OF REDEVELOPMENT PLAN

It is the specific goal of the City to release a portion of the Redevelopment Plan that is completed. Accordingly, the parcels described on Exhibit D are released from the Redevelopment Plan as of November 1, 2004.

The estimated date for completion of the Redevelopment Plan as amended hereby is December 31, 2021 as specified by this ordinance, however the estimated completion date is also subject to the collection of taxes levied in 2020 but collected during the fiscal year 2022. The Project may be completed sooner, depending on incremental tax yield and payment of the obligations.

IV. REDEVELOPMENT PLAN AND AREA REINVESTMENT

The Redevelopment Plan was formulated to guide and direct the City's response to conditions of serious deterioration in the Central Business District (CBD). Those conditions are detailed in that Redevelopment Plan. The City's commitment to this revitalization process, and its use of revenues made possible by tax increment financing to enhance the attractiveness and convenience of the CBD, has attracted private investment for commercial, retail and residential projects. As of the date hereof, some aspects of the Redevelopment Project (as defined in the Redevelopment Plan), and additional improvements in the Project Area, have been completed. However, several portions of the Central Business TIF District have not been subject to growth and development thus far during the life of that TIF District. These areas would not reasonably be anticipated to develop without the adoption of this Amendment.

To spur investment, the objectives noted in the Redevelopment Plan and in this Amendment will be carried out, including but not limited to, those locations where there has been limited or no investment or improvements since the inception of the Central Business TIF District. This includes, but is not limited to, the "North Downtown" section, which is represented by the C4A Zoning District, and the southwest portion of the TIF District including the "Cultural Campus" area around Wilder Park, as well as that part of the TIF Area connecting the Central Business District to the Wilder Park area.

V. THE GOALS AND OBJECTIVES OF THIS AMENDMENT TO THE PLAN

- a. Goals: The goals of this Amendment are consistent with those goals identified in the Redevelopment Plan as adopted in 1986. The extension of the term of the Redevelopment Plan and Area will assist the City in

achieving these goals. The specific goals addressed by this Amendment are shown below.

- i. To stimulate and project the business economy as a generator of revenue that can finance expanded schools, parks, and other public amenities.
 - ii. To promote diversified and high quality shopping.
 - iii. To promote new retail businesses that compliment the existing mix of activities that compete effectively in a sound economic environment.
 - iv. To promote housing diversity including condominiums, apartments, and townhouses, and the development of a variety of senior citizen housing types near shopping, mass transit, recreation, and civic amenities.
 - v. To continue developing and implementing a Capital Improvements Program that synchronizes all priorities set forth in the City's various plans and programs.
 - vi. To further emphasize the public transportation system linking Elmhurst with other communities, and to enhance the pedestrian linkages throughout the downtown and to adjacent residential and cultural areas.
- b. Objectives: The proposed Amendment will allow the City to meet its objectives identified in the 1986 Redevelopment Plan and Project. The specific objectives to be accomplished are listed below.
- i. Providing land that is currently owned by the City to become available for development.
 - ii. Assisting developers in acquiring additional property for contiguous land development.
 - iii. Assisting in the relocation of businesses that are displaced by the acquisition of property.
 - iv. Providing public improvements which include: parking/traffic, identity/atmosphere, and upkeep/aesthetics.
 - v. Entering into redevelopment agreements for the rehabilitation or construction of improvements in accordance with this project.

VI. FINANCIAL IMPACT

The agencies that levy a tax on properties in the Area are as follows:

- 1) Elmhurst Park District
- 2) Elmhurst Community Unit School District 205
- 3) York Township
- 4) DuPage County

- 5) Elmhurst Special Service Area #2
- 6) DuPage Water Commission
- 7) DuPage Airport Authority
- 8) Forest Preserve District of DuPage County
- 9) College of DuPage
- 10) Elmhurst Public Library
- 11) City of Elmhurst

The following is an assessment of the financial impact to the various government agencies levying a tax within this Area, to wit:

The combination of early removal of nine properties from the TIF District the extension of the term of the TIF District and the distribution of surplus as provided in the Intergovernmental Agreement between the City of Elmhurst and School District 205 dated March 15, 2004, shows there will be little negative financial impact on the taxing districts.

While the extension of time for the Redevelopment Plan will delay distribution of some tax increment to the aforesaid taxing agencies, this is offset by the release of properties from the Redevelopment Plan provided for in this Amendment. The new larger real estate tax assessment property base will provide the taxing agencies with increased property tax revenues earlier than expected, beginning within approximately one year. These revenues will now be received annually, and are expected to increase as assessed values increase.

VII. AUTHORITY FOR AMENDMENT

The Redevelopment Plan, at Section XII, specifically provides for amendments pursuant to the Act. The same provision applies to this amendment.

VIII. INCORPORATION OF PROVISIONS

The Redevelopment Plan as previously amended and as amended hereby remains in full force and effect, except as specifically stated herein.

IX. SOURCE OF FUNDS

The sources of funds to pay costs for the Amendment shall be from the tax increment revenue and such other sources of municipal funds, as the City deems appropriate.

X. NATURE AND TERM OF OBLIGATIONS

The nature and term of the obligations shall be as provided in Article VIII of the Redevelopment Plan except that the term of any obligation issued pursuant to the Plan shall end no later than December 31, 2021.

XI. CONFORMANCE TO THE COMPREHENSIVE PLAN

This Amendment to the Redevelopment Plan for the Revised Area conforms to the Comprehensive Plan for the municipality as a whole. All the properties in the Revised Area benefit by this Amendment.

XII. FAIR EMPLOYMENT

The City is committed to equality of employment opportunity. The City shall abide by those fair employment practices required by applicable federal, state, and local laws. The City shall have an affirmative action program to the extent that such program is constitutional.

XIII. IMPACT ON RESIDENTIAL

The City certifies that the Redevelopment Plan and this Amendment to the Redevelopment Plan will not result in the displacement of residents from ten (10) or more inhabited residential units nor have impact on the inhabited residential units within the Remaining Area.

XIV. EXPENDITURES

- a. All costs enumerated by the Act including debt service may be included as proper costs for which expenditure may be made. Pursuant to the Act, payment for public improvements essential to this Amendment are permissible expenditures using tax revenues generated under the Redevelopment Plan.
- b. Project costs are increased by this Amendment and development costs by ten (10%) after adjustment for inflation, and include debt service as an eligible expense under the Act.

Exhibits Attached to this Amended Plan

Exhibit A – Boundaries of Redevelopment Area

Exhibit B – Legal Description of Revised Boundaries of Redevelopment Area

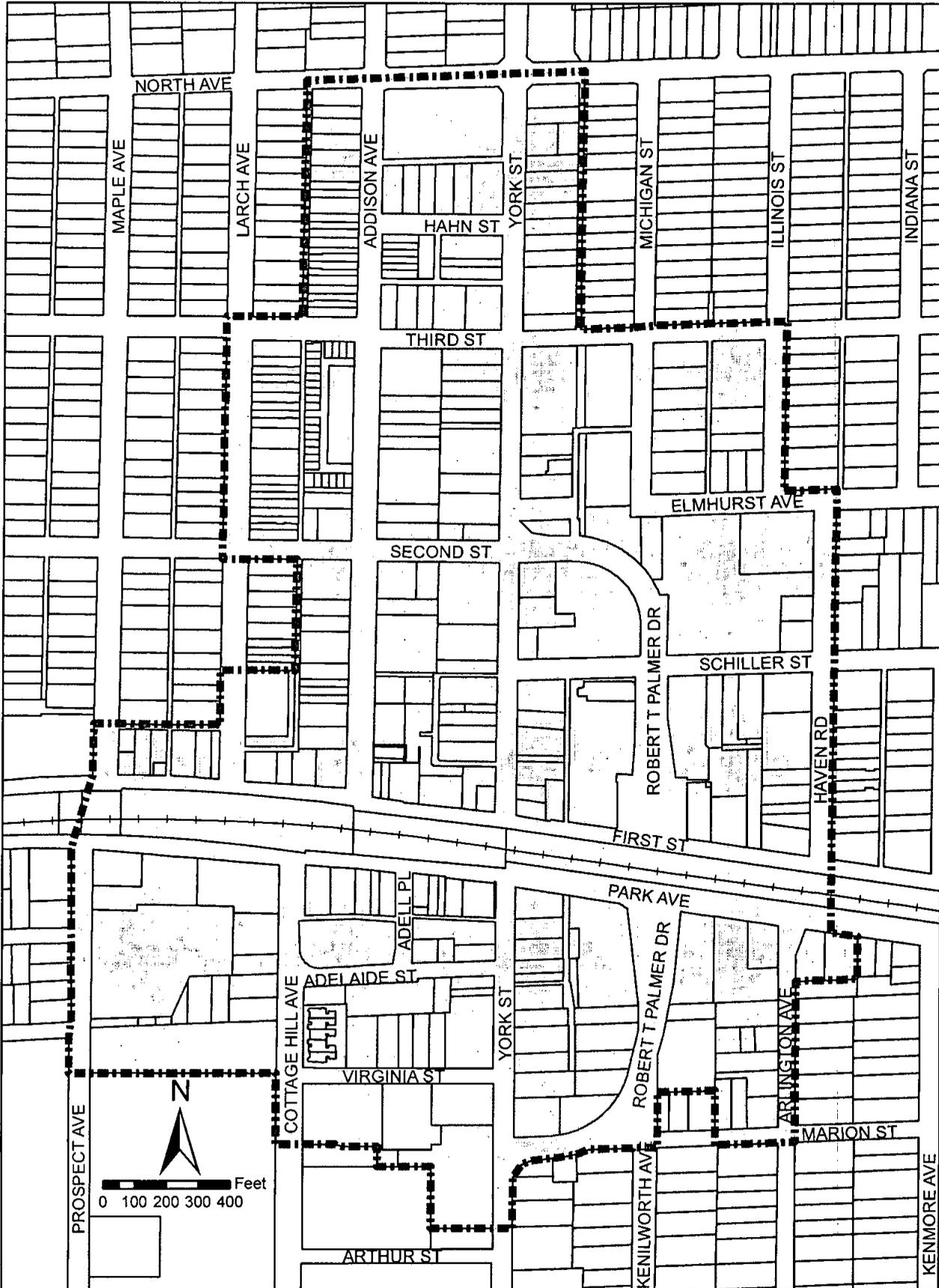
Exhibit C – Revised Boundaries of Redevelopment Area (Remaining TIF Area)

Exhibit D – PIN Numbers of Released Area

TIF 1

Exhibit A
(TIF 1 Amendment)

Current Boundaries



TIF 1



TIF 1
BOUNDARY DESCRIPTION (after release of properties)

That part of Sections 1 and 2, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows: Commencing at the intersection of the Center Line of the Right-of-Way of North Avenue and the West Alley Right-of-Way (ROW) line of Block 13 in the Town of Elmhurst Subdivision, in the Northeast Quarter of Section 2, thence running East along said Center Line to the East Alley ROW line extended of Block 1 in the Fairview Addition to Elmhurst in the Northwest Quarter of Section 1, thence Southerly to the North ROW line of Third Street, thence Easterly to a point 145.07 feet West of the West ROW line of Michigan Street, thence Southerly along a line parallel to and 145.07 feet West of the West ROW line of Michigan Street to a point 49.5 feet South of the North Property line of Lot 4 of Moench's Addition to Elmhurst in the Northwest Quarter of Section 1, thence Easterly along a line parallel to and 49.5 feet South of the North Property line of said Lot 4 to the West ROW line of Michigan Street, thence Northerly to the North ROW line of Third Street, thence Easterly to the East ROW line of Illinois Street, thence Southerly to the North ROW line of Elmhurst Avenue, thence Easterly to the East ROW line extended of Haven Road, thence Southerly along said line to the South ROW line of Park Avenue, thence Northwesterly along said ROW line to the West Property line of Park Avenue East Condominium subdivision in the Northwest Quarter of Section 1, thence Southerly to the South Property line of said subdivision, thence Easterly to the East Property line of County Clerk's Assessment Division in the Southwest Quarter of Section 1, thence Southerly along said Property line to the South Property line of Lot 2 of said County Clerk's Assessment Division, thence Westerly along said Property line to the East Row line of Robert T. Palmer Drive, thence Southerly to the South ROW line of Marion Street, thence Westerly along said line extended to the intersection of the South ROW line of Robert T. Palmer Drive, thence following said line to the South Property line of Lot 9, of the County Clerk's Assessment Division in the Southwest Quarter of Section 1, thence Southerly along the East ROW line of York Street, to the intersection of said East ROW line and the extension of a line that is parallel to and 66 feet North of the Arthur Street North ROW line, thence Westerly along said line extended to a line that is parallel to and 192.67 feet West of the West ROW line of York Street, thence Northerly to the North line of Lot 6, in Block 6, in Summit Addition to Elmhurst in the Southeast Quarter of Section 2, thence Westerly 193.83 feet, thence Northerly 64 feet, thence generally Westerly to the West ROW line of Cottage Hill Avenue, thence Northerly to the Center Line of the vacated Virginia Street ROW, thence westerly to the West ROW line of Prospect Avenue, thence Northerly to the South ROW line of Park Avenue, thence Northeasterly to the intersection of the West ROW line of Maple Avenue and the North ROW line of First Street, thence Northerly along the West ROW line of Maple Avenue to the intersection of said ROW line and the extended South Property line of Lot 16, of Block 2, in Struckmann's Resubdivision in the Northeast Quarter of Section 2, thence Easterly along said extended line to the East ROW line of Larch Avenue, thence Southerly along said ROW line to the South Property line of Park Elm Condominium subdivision in the Northeast Quarter of Section 2, thence Easterly along said Property line to the East Property line of said subdivision, thence Northerly to the South Property line of Lot 2B of Meadow Woods subdivision of the Northeast

Quarter of Section 2, thence Easterly along said Property line to the West Alley ROW line of Block 1 in the Town of Elmhurst subdivision in the Northeast Quarter of Section 2, thence Northerly along said Alley ROW line extended to its intersection with the extension of the South Property line of Lot 29 of Market Square Resubdivision in the Northeast Quarter of Section 2, thence Easterly along said Property line to the West ROW line of Addison Avenue, thence Northerly to the South ROW line of Third Street, thence Westerly to the extended West Alley ROW line of Block 13 of the Town of Elmhurst subdivision in the Northeast Quarter of Section 2, thence Northerly along said Alley ROW line to the point of beginning, excepting therefrom the following described properties:

Property 1: Commonly known as Elmhurst Place Apartments at 152 E Schiller St and it's adjoining parking lots (PINs 06-01-119-028, 06-01-119-029, and 06-01-119-034) described as follows:

Parcel A: That part of lots 6 and 7 lying East of the East line of Kenilworth Avenue (now known as Robert T. Palmer Drive) as dedicated in Document R76-41408, in Owner's Subdivision of part of Lots 14 and 15 in Block 2 in Railroad Addition and part of Outlots 17, 19 and 20 in the Northwest Quarter of Section 1, Township 39 North, Range 11, East of the Third Principal Meridian and that part of Lot 15 in Block 2 in Railroad Addition, lying East of the East line of Kenilworth Avenue (now known as Robert T. Palmer Drive) as dedicated in Document R76-41408, and lying North of the North line of Lot 7 in aforesaid Owner's Subdivision, in the Northwest Quarter of Section 1,

Parcel B: That part of Lot 14 in Block 2 in Railroad Addition to Elmhurst in the Northwest Quarter of Section 1, described as follows: Commencing at the Northwest corner of said Lot 14, running thence South along the West line of said Lot, 218 feet; thence East parallel with City Road, 50 feet; thence North parallel with the West line of said Lot 14, 218 feet to the intersection of City Road, thence West parallel with City Road, to the place of beginning,

Parcel C: Lots 1 and 2 (except the East 45 feet of Lot 1 and except that part thereof lying South of a line drawn at right angles to the West line of said Lot 2, from a point 138.0 feet North of the Southwest corner of said Lot 2), in Owner's Subdivision of part of Lots 14 and 15 in Block 2 in Railroad Addition to Elmhurst, a subdivision of part of the Northwest Quarter of Section 1,

Parcel D: That part of Vacated alley lying between Parcels A and C and Parcels B and C described as follows: Lying West of the East line of Parcel B extended South to the North line of Parcel C, and East of the East line of Parcel A extended South to the North line of Lot 3 in Owner's Subdivision of part of Lots 14 and 15 in Block 2 in Railroad Addition to Elmhurst, a subdivision of part of the Northwest Quarter of Section 1, along with the North half of Vacated alley lying South of and adjacent to Parcel A, East of the West line extended North of said Lot 3 in Owner's Subdivision and West of the said East line extended South of Parcel A,

Property 2: Commonly known as Museum Square Condominiums at 131 W. Adelaide St (PINs 06-02-236-001 through 06-02-236-157, inclusive) described as follows:

Exhibit B
(TIF 1 Amendment)

Museum Square Condominium Subdivision (Doc. R2002-157656), in the Northeast Quarter of Section 2,

Property 3: Commonly known as 137-145 S Cottage Hill Ave (PINs 06-02-231-028, and 06-02-407-012 through 06-02-407-016 inclusive) described as follows:

Lots 1-5, inclusive, and Outlot A in Graue Manor of Cottage Hill Subdivision (Doc. R1997-182810), in the Northeast and Southeast Quarters of Section 2,

Property 4: Commonly known as 231-241 N Addison Ave (PINs 06-02-207-019 through 06-02-207-024, inclusive) described as follows:

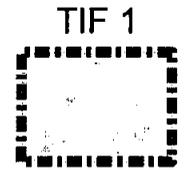
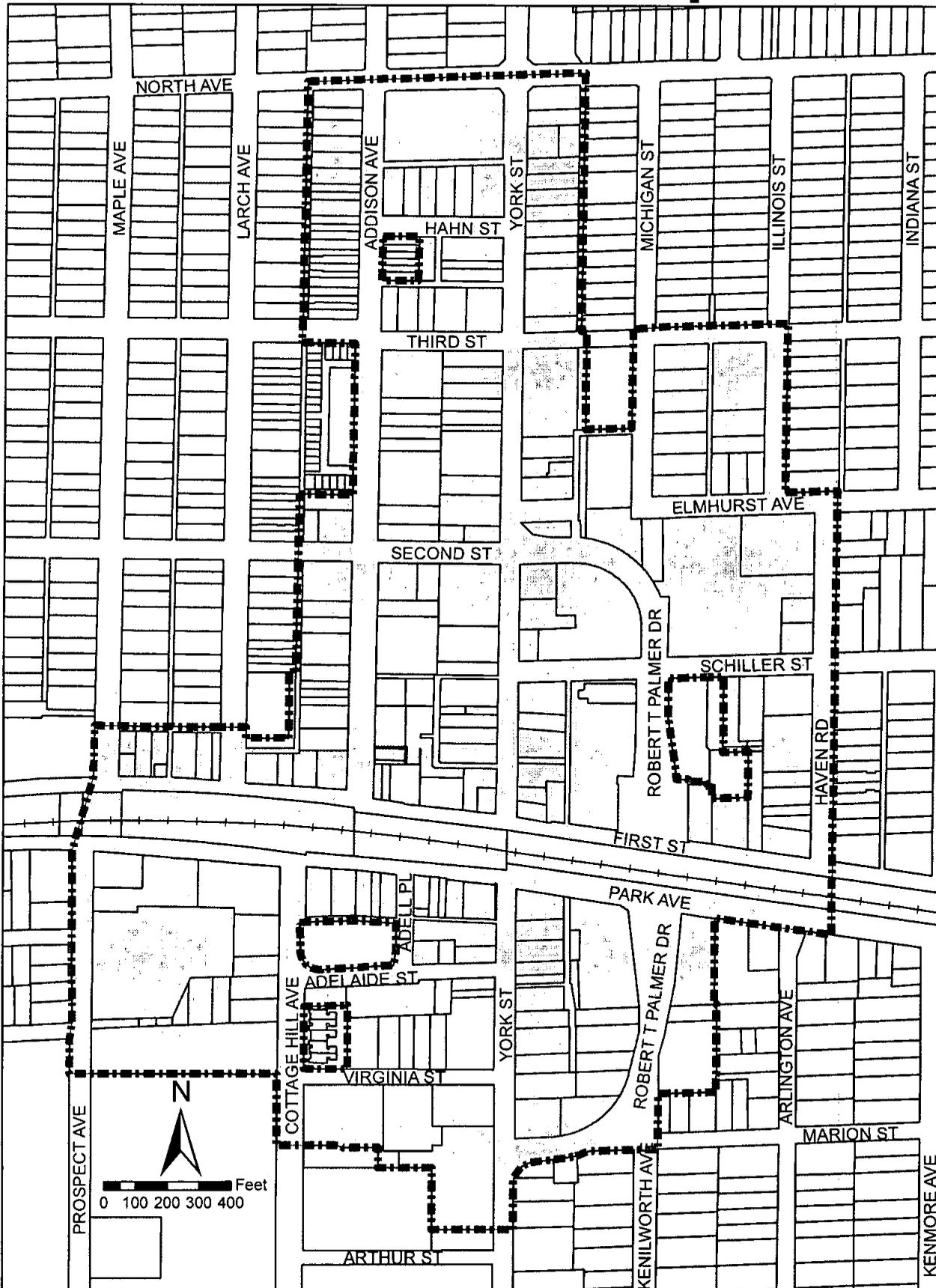
Townhomes of Normandy Subdivision (Doc. R2002-142273), in the Northeast Quarter of Section 2,

all in the York Township, in DuPage County, Illinois.

TIF 1

Exhibit C
(TIF 1 Amendment)

After Release of Properties



City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #1 (Elmhurst Place)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
150 Schiller	06-01-119-029

Additional Parcels:

150 Schiller (Parking Lot)	06-01-119-028
150 Schiller (Parking Lot)	06-01-119-034

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #2 (Market Square)

Exhibit D
(TIF 1 Amendment)

Address	Parcel #
136 W. Third St.	06-02-213-016
138 W. Third St.	06-02-213-017
140 W. Third St.	06-02-213-018
142 W. Third St.	06-02-213-019
220 N. Addison Ave.	06-02-213-020
218 N. Addison Ave.	06-02-213-021
216 N. Addison Ave.	06-02-213-022
214 N. Addison Ave.	06-02-213-023
212 N. Addison Ave.	06-02-213-024
208 N. Addison Ave.	06-02-213-025
206 N. Addison Ave.	06-02-213-026
204 N. Addison Ave.	06-02-213-027
202 N. Addison Ave.	06-02-213-028
198 N. Addison Ave.	06-02-213-029
196 N. Addison Ave.	06-02-213-030
194 N. Addison Ave.	06-02-213-031
192 N. Addison Ave.	06-02-213-032
190 N. Addison Ave.	06-02-213-033
188 N. Addison Ave.	06-02-213-034
186 N. Addison Ave.	06-02-213-035
184 N. Addison Ave.	06-02-213-036
182 N. Addison Ave.	06-02-213-037
180 N. Addison Ave.	06-02-213-038
178 N. Addison Ave.	06-02-213-039
176 N. Addison Ave.	06-02-213-040
174 N. Addison Ave.	06-02-213-041
Common Area	06-02-213-043
Private Alley	06-02-213-044
210 N. Addison Ave 2A	06-02-234-001
210 N. Addison Ave 2B	06-02-234-002
210 N. Addison Ave 2C	06-02-234-003
210 N. Addison Ave 2D	06-02-234-004
210 N. Addison Ave 2E	06-02-234-005
210 N. Addison Ave 2F	06-02-234-006
210 N. Addison Ave 3A	06-02-234-007
210 N. Addison Ave 2B	06-02-234-008
210 N. Addison Ave 3C	06-02-234-009
210 N. Addison Ave 3D	06-02-234-010
210 N. Addison Ave 3E	06-02-234-011
210 N. Addison Ave 3F	06-02-234-012
210 N. Addison Ave 4A	06-02-234-013
210 N. Addison Ave 4B	06-02-234-014
210 N. Addison Ave 4C	06-02-234-015
210 N. Addison Ave 4D	06-02-234-016
210 N. Addison Ave 4E	06-02-234-017
210 N. Addison Ave 4F	06-02-234-018
210 N. Addison Ave 5A	06-02-234-019
210 N. Addison Ave 5B	06-02-234-020

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #2 (Market Square)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
210 N. Addison Ave 5C	06-02-234-021
210 N. Addison Ave 5D	06-02-234-022
210 N. Addison Ave 5E	06-02-234-023
210 N. Addison Ave 5F	06-02-234-024
210 N. Addison Ave PS-G7	06-02-234-025
210 N. Addison Ave PS-G8	06-02-234-026
210 N. Addison Ave PS-G10	06-02-234-027
210 N. Addison Ave PS-G11	06-02-234-028
210 N. Addison Ave PS-G12	06-02-234-029
210 N. Addison Ave PS-G13	06-02-234-030
210 N. Addison Ave PS-G14	06-02-234-031
210 N. Addison Ave PS-G15	06-02-234-032
210 N. Addison Ave PS-G16	06-02-234-033
210 N. Addison Ave PS-G17	06-02-234-034
210 N. Addison Ave PS-G18	06-02-234-035
210 N. Addison Ave PS-G19	06-02-234-036
210 N. Addison Ave PS-G20	06-02-234-037
210 N. Addison Ave PS-G21	06-02-234-038
210 N. Addison Ave PS-G22	06-02-234-039
210 N. Addison Ave PS-G23	06-02-234-040
210 N. Addison Ave PS-G24	06-02-234-041
210 N. Addison Ave PS-G25	06-02-234-042
210 N. Addison Ave PS-G26	06-02-234-043
210 N. Addison Ave PS-G27	06-02-234-044
210 N. Addison Ave PS-G28	06-02-234-045
210 N. Addison Ave PS-G29	06-02-234-046
210 N. Addison Ave PS-G30	06-02-234-047
210 N. Addison Ave PS-G31	06-02-234-048
210 N. Addison Ave PS-B12	06-02-234-049
210 N. Addison Ave PS-B13	06-02-234-050
210 N. Addison Ave PS-B14	06-02-234-051
210 N. Addison Ave PS-B15	06-02-234-052
210 N. Addison Ave PS-B16	06-02-234-053
210 N. Addison Ave PS-B17	06-02-234-054
210 N. Addison Ave PS-B18	06-02-234-055
210 N. Addison Ave PS-B19	06-02-234-056
210 N. Addison Ave PS-B20	06-02-234-057
210 N. Addison Ave PS-B21	06-02-234-058
210 N. Addison Ave PS-B22	06-02-234-059
210 N. Addison Ave PS-B23	06-02-234-060
210 N. Addison Ave PS-B24	06-02-234-061
210 N. Addison Ave PS-B25	06-02-234-062
210 N. Addison Ave PS-B26	06-02-234-063
210 N. Addison Ave PS-B27	06-02-234-064
210 N. Addison Ave PS-B28	06-02-234-065
210 N. Addison Ave PS-B29	06-02-234-066
210 N. Addison Ave PS-B30	06-02-234-067
210 N. Addison Ave PS-B31	06-02-234-068
210 N. Addison Ave PS-B32	06-02-234-069
210 N. Addison Ave PS-B33	06-02-234-070

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #2 (Market Square)

Exhibit D
(TIF I Amendment)

<u>Address</u>	<u>Parcel #</u>
210 N. Addison Ave PS-B34	06-02-234-071
210 N. Addison Ave PS-B35	06-02-234-072
210 N. Addison Ave PS-B36	06-02-234-073
200 N. Addison Ave 2A-S	06-02-234-074
200 N. Addison Ave 2B-S	06-02-234-075
200 N. Addison Ave 2C-S	06-02-234-076
200 N. Addison Ave 2D-S	06-02-234-077
200 N. Addison Ave 2E-S	06-02-234-078
200 N. Addison Ave 2F-S	06-02-234-079
200 N. Addison Ave 3A-S	06-02-234-080
200 N. Addison Ave 3B-S	06-02-234-081
200 N. Addison Ave 3C-S	06-02-234-082
200 N. Addison Ave 3D-S	06-02-234-083
200 N. Addison Ave 3E-S	06-02-234-084
200 N. Addison Ave 3F-S	06-02-234-085
200 N. Addison Ave 4A-S	06-02-234-086
200 N. Addison Ave 4B-S	06-02-234-087
200 N. Addison Ave 4C-S	06-02-234-088
200 N. Addison Ave 4D-S	06-02-234-089
200 N. Addison Ave 4E-S	06-02-234-090
200 N. Addison Ave 4F-S	06-02-234-091
200 N. Addison Ave 5A-S	06-02-234-092
200 N. Addison Ave 5B-S	06-02-234-093
200 N. Addison Ave 5C-S	06-02-234-094
200 N. Addison Ave 5D-S	06-02-234-095
200 N. Addison Ave 5E-S	06-02-234-096
200 N. Addison Ave 5F-S	06-02-234-097
200 N. Addison Ave PS-G1	06-02-234-098
200 N. Addison Ave PS-G2	06-02-234-099
200 N. Addison Ave PS-G3	06-02-234-100
200 N. Addison Ave PS-G4	06-02-234-101
200 N. Addison Ave PS-G5	06-02-234-102
200 N. Addison Ave PS-G6	06-02-234-103
200 N. Addison Ave PS-G32	06-02-234-104
200 N. Addison Ave PS-G33	06-02-234-105
200 N. Addison Ave PS-G34	06-02-234-106
200 N. Addison Ave PS-G35	06-02-234-107
200 N. Addison Ave PS-G36	06-02-234-108
200 N. Addison Ave PS-G37	06-02-234-109
200 N. Addison Ave PS-G38	06-02-234-110
200 N. Addison Ave PS-G39	06-02-234-111
200 N. Addison Ave PS-G40	06-02-234-112
200 N. Addison Ave PS-G41	06-02-234-113
200 N. Addison Ave PS-G42	06-02-234-114
200 N. Addison Ave PS-G43	06-02-234-115
200 N. Addison Ave PS-G44	06-02-234-116
200 N. Addison Ave PS-G45	06-02-234-117
200 N. Addison Ave PS-B1	06-02-234-118
200 N. Addison Ave PS-B2	06-02-234-119
200 N. Addison Ave PS-B3	06-02-234-120

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #2 (Market Square)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
200 N. Addison Ave PS-B4	06-02-234-121
200 N. Addison Ave PS-B5	06-02-234-122
200 N. Addison Ave PS-B6	06-02-234-123
200 N. Addison Ave PS-B7	06-02-234-124
200 N. Addison Ave PS-B8	06-02-234-125
200 N. Addison Ave PS-B9	06-02-234-126
200 N. Addison Ave PS-B10	06-02-234-127
200 N. Addison Ave PS-B11	06-02-234-128
200 N. Addison Ave PS-B37	06-02-234-129
200 N. Addison Ave PS-B38	06-02-234-130
200 N. Addison Ave PS-B39	06-02-234-131
200 N. Addison Ave PS-B40	06-02-234-132
200 N. Addison Ave PS-B41	06-02-234-133
200 N. Addison Ave PS-B42	06-02-234-134
200 N. Addison Ave PS-B43	06-02-234-135
200 N. Addison Ave PS-B44	06-02-234-136
200 N. Addison Ave PS-B45	06-02-234-137
200 N. Addison Ave PS-B46	06-02-234-138
200 N. Addison Ave PS-B47	06-02-234-139
200 N. Addison Ave PS-B48	06-02-234-140
200 N. Addison Ave PS-B49	06-02-234-141
200 N. Addison Ave PS-B50	06-02-234-142
200 N. Addison Ave PS-B51	06-02-234-143

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #3 (111 Larch - Park Elm)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
111 Larch #201	06-02-235-001
111 Larch #202	06-02-235-002
111 Larch #203	06-02-235-003
111 Larch #204	06-02-235-004
111 Larch #205	06-02-235-005
111 Larch #206	06-02-235-006
111 Larch #207	06-02-235-007
111 Larch #208	06-02-235-008
111 Larch #209	06-02-235-009
111 Larch #210	06-02-235-010
111 Larch #301	06-02-235-011
111 Larch #302	06-02-235-012
111 Larch #303	06-02-235-013
111 Larch #304	06-02-235-014
111 Larch #305	06-02-235-015
111 Larch #306	06-02-235-016
111 Larch #307	06-02-235-017
111 Larch #308	06-02-235-018
111 Larch #309	06-02-235-019
111 Larch #310	06-02-235-020
111 Larch #401	06-02-235-021
111 Larch #402	06-02-235-022
111 Larch #403	06-02-235-023
111 Larch #404	06-02-235-024

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #4 (Larch Avenue - East Side from 2nd to 3rd)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
163 Larch	06-02-213-053
165 Larch	06-02-213-052
167 Larch	06-02-213-051
169 Larch	06-02-213-050
171 Larch	06-02-213-049
173 Larch	06-02-213-048
175 Larch	06-02-213-047
177 Larch	06-02-213-046
185 Larch	06-02-213-007
187 Larch	06-02-213-006
193 Larch	06-02-213-061
195 Larch	06-02-213-060
197 Larch	06-02-213-059
199 Larch	06-02-213-058
201 Larch	06-02-213-057
203 Larch	06-02-213-056
205 Larch	06-02-213-055
207 Larch	06-02-213-054
211 Larch	06-02-213-001

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #5 (Museum Square)

Exhibit D
(TIF 1 Amendment)

Address	Parcel #
131 W. Adelaide St. #101	06-02-236-001
131 W. Adelaide St. #102	06-02-236-002
131 W. Adelaide St. #103	06-02-236-003
131 W. Adelaide St. #104	06-02-236-004
131 W. Adelaide St. #105	06-02-236-005
131 W. Adelaide St. #106	06-02-236-006
131 W. Adelaide St. #107	06-02-236-007
131 W. Adelaide St. #108	06-02-236-008
131 W. Adelaide St. #109	06-02-236-009
131 W. Adelaide St. #110	06-02-236-010
131 W. Adelaide St. #111	06-02-236-011
131 W. Adelaide St. #112	06-02-236-012
131 W. Adelaide St. #113	06-02-236-013
131 W. Adelaide St. #201	06-02-236-014
131 W. Adelaide St. #202	06-02-236-015
131 W. Adelaide St. #203	06-02-236-016
131 W. Adelaide St. #204	06-02-236-017
131 W. Adelaide St. #205	06-02-236-018
131 W. Adelaide St. #206	06-02-236-019
131 W. Adelaide St. #207	06-02-236-020
131 W. Adelaide St. #301	06-02-236-021
131 W. Adelaide St. #302	06-02-236-022
131 W. Adelaide St. #303	06-02-236-023
131 W. Adelaide St. #304	06-02-236-024
131 W. Adelaide St. #305	06-02-236-025
131 W. Adelaide St. #306	06-02-236-026
131 W. Adelaide St. #307	06-02-236-027
131 W. Adelaide St. #308	06-02-236-028
131 W. Adelaide St. #309	06-02-236-029
131 W. Adelaide St. #310	06-02-236-030
131 W. Adelaide St. #311	06-02-236-031
131 W. Adelaide St. #312	06-02-236-032
131 W. Adelaide St. #401	06-02-236-033
131 W. Adelaide St. #402	06-02-236-034
131 W. Adelaide St. #403	06-02-236-035
131 W. Adelaide St. #404	06-02-236-036
131 W. Adelaide St. #405	06-02-236-037
131 W. Adelaide St. #406	06-02-236-038
131 W. Adelaide St. #407	06-02-236-039
131 W. Adelaide St. #408	06-02-236-040
131 W. Adelaide St. #409	06-02-236-041
131 W. Adelaide St. #410	06-02-236-042
131 W. Adelaide St. #411	06-02-236-043
131 W. Adelaide St. #412	06-02-236-044
131 W. Adelaide St. #501	06-02-236-045
131 W. Adelaide St. #502	06-02-236-046
131 W. Adelaide St. #503	06-02-236-047
131 W. Adelaide St. #504	06-02-236-048
131 W. Adelaide St. #505	06-02-236-049

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #5 (Museum Square)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
131 W. Adelaide St. #506	06-02-236-050
131 W. Adelaide St. #507	06-02-236-051
131 W. Adelaide St. #508	06-02-236-052
131 W. Adelaide St. #509	06-02-236-053
131 W. Adelaide St. #510	06-02-236-054
131 W. Adelaide St. #511	06-02-236-055
131 W. Adelaide St. #512	06-02-236-056
131 W. Adelaide St. #IP-1	06-02-236-057
131 W. Adelaide St. #IP-2	06-02-236-058
131 W. Adelaide St. #IP-3	06-02-236-059
131 W. Adelaide St. #IP-4	06-02-236-060
131 W. Adelaide St. #IP-5	06-02-236-061
131 W. Adelaide St. #IP-6	06-02-236-062
131 W. Adelaide St. #IP-7	06-02-236-063
131 W. Adelaide St. #IP-8	06-02-236-064
131 W. Adelaide St. #IP-9	06-02-236-065
131 W. Adelaide St. #IP-10	06-02-236-066
131 W. Adelaide St. #IP-11	06-02-236-067
131 W. Adelaide St. #IP-12	06-02-236-068
131 W. Adelaide St. #IP-13	06-02-236-069
131 W. Adelaide St. #IP-14	06-02-236-070
131 W. Adelaide St. #IP-15	06-02-236-071
131 W. Adelaide St. #IP-16	06-02-236-072
131 W. Adelaide St. #IP-17	06-02-236-073
131 W. Adelaide St. #IP-18	06-02-236-074
131 W. Adelaide St. #IP-19	06-02-236-075
131 W. Adelaide St. #IP-20	06-02-236-076
131 W. Adelaide St. #IP-21	06-02-236-077
131 W. Adelaide St. #IP-22	06-02-236-078
131 W. Adelaide St. #IP-23	06-02-236-079
131 W. Adelaide St. #IP-24	06-02-236-080
131 W. Adelaide St. #IP-25	06-02-236-081
131 W. Adelaide St. #IP-26	06-02-236-082
131 W. Adelaide St. #IP-27	06-02-236-083
131 W. Adelaide St. #IP-28	06-02-236-084
131 W. Adelaide St. #IP-29	06-02-236-085
131 W. Adelaide St. #IP-30	06-02-236-086
131 W. Adelaide St. #IP-31	06-02-236-087
131 W. Adelaide St. #IP-32	06-02-236-088
131 W. Adelaide St. #IP-33	06-02-236-089
131 W. Adelaide St. #IP-34	06-02-236-090
131 W. Adelaide St. #IP-35	06-02-236-091
131 W. Adelaide St. #IP-36	06-02-236-092
131 W. Adelaide St. #IP-37	06-02-236-093
131 W. Adelaide St. #IP-38	06-02-236-094
131 W. Adelaide St. #IP-39	06-02-236-095
131 W. Adelaide St. #IP-40	06-02-236-096
131 W. Adelaide St. #IP-41	06-02-236-097
131 W. Adelaide St. #IP-42	06-02-236-098

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #5 (Museum Square)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
131 W. Adelaide St. #IP-43	06-02-236-099
131 W. Adelaide St. #IP-44	06-02-236-100
131 W. Adelaide St. #IP-45	06-02-236-101
131 W. Adelaide St. #IP-46	06-02-236-102
131 W. Adelaide St. #IP-47	06-02-236-103
131 W. Adelaide St. #IP-48	06-02-236-104
131 W. Adelaide St. #IP-49	06-02-236-105
131 W. Adelaide St. #IP-50	06-02-236-106
131 W. Adelaide St. #IP-51	06-02-236-107
131 W. Adelaide St. #IP-52	06-02-236-108
131 W. Adelaide St. #IP-53	06-02-236-109
131 W. Adelaide St. #IP-54	06-02-236-110
131 W. Adelaide St. #IP-55	06-02-236-111
131 W. Adelaide St. #IP-56	06-02-236-112
131 W. Adelaide St. #IP-57	06-02-236-113
131 W. Adelaide St. #IP-58	06-02-236-114
131 W. Adelaide St. #IP-59	06-02-236-115
131 W. Adelaide St. #IP-60	06-02-236-116
131 W. Adelaide St. #IP-61	06-02-236-117
131 W. Adelaide St. #IP-62	06-02-236-118
131 W. Adelaide St. #IP-63	06-02-236-119
131 W. Adelaide St. #IP-64	06-02-236-120
131 W. Adelaide St. #IP-65	06-02-236-121
131 W. Adelaide St. #IP-66	06-02-236-122
131 W. Adelaide St. #IP-67	06-02-236-123
131 W. Adelaide St. #IP-68	06-02-236-124
131 W. Adelaide St. #IP-69	06-02-236-125
131 W. Adelaide St. #IP-70	06-02-236-126
131 W. Adelaide St. #IP-71	06-02-236-127
131 W. Adelaide St. #IP-72	06-02-236-128
131 W. Adelaide St. #IP-73	06-02-236-129
131 W. Adelaide St. #IP-74	06-02-236-130
131 W. Adelaide St. #IP-75	06-02-236-131
131 W. Adelaide St. #IP-76	06-02-236-132
131 W. Adelaide St. #IP-77	06-02-236-133
131 W. Adelaide St. #IP-78	06-02-236-134
131 W. Adelaide St. #IP-79	06-02-236-135
131 W. Adelaide St. #IP-80	06-02-236-136
131 W. Adelaide St. #IP-81	06-02-236-137
131 W. Adelaide St. #IP-82	06-02-236-138
131 W. Adelaide St. #IP-83	06-02-236-139
131 W. Adelaide St. #IP-84	06-02-236-140
131 W. Adelaide St. #IP-85	06-02-236-141
131 W. Adelaide St. #IP-86	06-02-236-142
131 W. Adelaide St. #IP-87	06-02-236-143
131 W. Adelaide St. #IP-88	06-02-236-144
131 W. Adelaide St. #IP-89	06-02-236-145
131 W. Adelaide St. #IP-90	06-02-236-146
131 W. Adelaide St. #IP-91	06-02-236-147

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #5 (Museum Square)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
131 W. Adelaide St. #IP-92	06-02-236-148
131 W. Adelaide St. #IP-93	06-02-236-149
131 W. Adelaide St. #IP-94	06-02-236-150
131 W. Adelaide St. #IP-95	06-02-236-151
131 W. Adelaide St. #IP-96	06-02-236-152
131 W. Adelaide St. #IP-97	06-02-236-153
131 W. Adelaide St. #IP-98	06-02-236-154
131 W. Adelaide St. #IP-99	06-02-236-155
131 W. Adelaide St. #IP-100	06-02-236-156
131 W. Adelaide St. #IP-101	06-02-236-157

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #6 (Cottage Hill)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
137 Cottage Hill	06-02-231-028
139 Cottage Hill	06-02-407-012
141 Cottage Hill	06-02-407-013
143 Cottage Hill	06-02-407-014
145 Cottage Hill	06-02-407-015

<u>Additional Parcel:</u>	
Outlot A	06-02-407-016

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #7 (200 N. Michigan)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
200 N. Michigan	06-01-108-014 (a)

(a) Parcel # has been revised since original projections
Original parcel # - 06-01-108-005

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #8 (Addison - East Side south of Hahn)

Exhibit D
(TIF 1 Amendment)

<u>Address</u>	<u>Parcel #</u>
231 Addison	06-02-207-024
233 Addison	06-02-207-023
235 Addison	06-02-207-022
237 Addison	06-02-207-021
239 Addison	06-02-207-020
241 Addison	06-02-207-019

City of Elmhurst, Illinois
TIF I Analysis - Property Breakout
Area #9 (Arlington/Park/Marion)

Exhibit D
(TIF I Amendment)

<u>Address</u>	<u>Parcel #</u>
104 Arlington	06-01-126-003
105 Arlington 101	06-01-128-001
105 Arlington 102	06-01-128-002
105 Arlington 103	06-01-128-003
105 Arlington 104	06-01-128-004
105 Arlington 201	06-01-128-005
105 Arlington 202	06-01-128-006
105 Arlington 203	06-01-128-007
105 Arlington 204	06-01-128-008
120 Arlington	06-01-301-003
126 Arlington	06-01-301-022
128 Arlington	06-01-301-021
130 Arlington	06-01-301-020
136 Arlington	06-01-301-011
140 Arlington	06-01-301-012
150 Arlington	06-01-301-019
153 Marion	06-01-301-018
151 Marion	06-01-301-017
152 Park #101	06-01-130-001
152 Park #102	06-01-130-002
152 Park #103	06-01-130-003
152 Park #104	06-01-130-004
152 Park #201	06-01-130-005
152 Park #202	06-01-130-006
152 Park #203	06-01-130-007
152 Park #204	06-01-130-008
152 Park #205	06-01-130-009
152 Park #206	06-01-130-010
152 Park #207	06-01-130-011
152 Park #301	06-01-130-012
152 Park #302	06-01-130-013
152 Park #303	06-01-130-014
152 Park #304	06-01-130-015
152 Park #305	06-01-130-016
152 Park #306	06-01-130-017
152 Park #307	06-01-130-018
180 Park 1A	06-01-129-001
180 Park 1B	06-01-129-002
180 Park 1C	06-01-129-003
180 Park 1D	06-01-129-004
180 Park 1E	06-01-129-005
180 Park 2A	06-01-129-006
180 Park 2B	06-01-129-007
180 Park 2C	06-01-129-008
180 Park 2D	06-01-129-009