

STATE OF ILLINOIS       )  
                                      ) SS  
COUNTY OF DUPAGE       )

**CLERK'S CERTIFICATE**

I, DAWN M. TANDLE, do hereby certify that I am the regularly appointed, qualified and acting Village Clerk of the Village of Clarendon Hills, DuPage County, Illinois.

I do further certify that attached hereto is a true and correct copy of an Ordinance entitled:

**ORDINANCE NO. 19-12-50**

**AN ORDINANCE CALLING FOR  
A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING  
TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA  
AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT  
FOR THE VILLAGE OF CLARENDON HILLS  
[DOWNTOWN TAX INCREMENT FINANCING DISTRICT]**

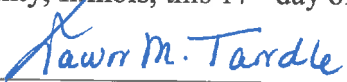
passed by the President and Board of Trustees of the Village of Clarendon Hills at a regular meeting of said President and Board of Trustees on the 16<sup>th</sup> day of December, 2019, and that said Ordinance was duly approved by the President of the Board of Trustees of the Village of Clarendon Hills on the same date.

I do further certify that said Ordinance is entrusted to my care and custody, that the same is duly spread upon the records of said meeting, and that I am the custodian of all records of the Village of Clarendon Hills, including the Journal of Proceedings, Ordinances and Resolutions.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the said Village of Clarendon Hills, DuPage County, Illinois, this 17<sup>th</sup> day of December, 2019.



(SEAL)

  
\_\_\_\_\_  
Dawn M. Tandle, Village Clerk  
Village of Clarendon Hills,  
DuPage County, Illinois

**ORDINANCE NO. 19-12-50**

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**WHEREAS**, the Village of Clarendon Hills (hereinafter referred to as the "Village") is considering the designation of a redevelopment project area and the approval of a redevelopment plan and project within the corporate limits of the Village, to be called the Downtown Tax Increment Financing District (hereinafter referred to as the "Downtown TIF District"), pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"); and

**WHEREAS**, on June 17, 2019, the President and Board of Trustees (the "Corporate Authorities") of the Village adopted Ordinance No. 19-06-11, entitled "An Ordinance Authorizing A Study Of The Feasibility Of Establishing Tax Increment Allocation Financing To Improve Deteriorating Physical Conditions And Stimulate New Economic Development Within The Proposed Clarendon Hills Downtown Tax Increment Financing District," and on June 20, 2019, pursuant to 65 ILCS 5/11-74.4-4.1, a copy thereof was forwarded to each taxing district that would be affected by the designation of the redevelopment project area for the proposed Downtown TIF District; and

**WHEREAS**, on December 2, 2019, the Village announced the availability of the redevelopment plan and project for the proposed Downtown TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility study for the proposed Downtown TIF District (hereinafter referred to as the "Eligibility Study")

addressing the tax increment financing eligibility of the area proposed for the redevelopment project area (hereinafter referred to as the "Redevelopment Project Area"), and with said TIF Plan containing a housing impact study for the proposed Downtown TIF District (hereinafter referred to as the "Housing Impact Study"); and

**WHEREAS**, pursuant to proper notice given on November 8, 2019, the Village held the public meeting, as required by 65 ILCS 5/11-74.4-6(e), in regard to the Eligibility Study, the Housing Impact Study, the TIF Plan and the Redevelopment Project Area on November 26, 2019; and

**WHEREAS**, pursuant to the provisions of Section 5/11-74.4-5(c) of the TIF Act, prior to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed Downtown TIF District, the Village must fix a time and place for a public hearing; and

**WHEREAS**, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, prior to the adoption of the ordinance designating the Redevelopment Project Area and approving the TIF Plan for the proposed Downtown TIF District, the Village must convene a meeting of the Joint Review Board (hereinafter referred to as the "JRB") to consider the proposal; and

**WHEREAS**, it is the desire of the Corporate Authorities of the Village to conduct such public hearing and to convene said meeting of the JRB;

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

**SECTION 1:** That, pursuant to the provisions of the TIF Act, the Corporate Authorities hereby designate the date of Tuesday, February 18, 2020, at the hour of

7:00 p.m. at the Clarendon Hills Village Hall, Board Room, 1 North Prospect Avenue, Clarendon Hills, Illinois 60514, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the Redevelopment Project Area and the TIF Plan for the proposed Downtown TIF District; said Redevelopment Project Area being legally described on EXHIBIT A attached hereto and made part hereof.

**SECTION 2:** That copies of the Eligibility Study, the Housing Impact Study and the TIF Plan for the proposed Downtown TIF District have been on file in the office of the Village Clerk and in the Community Development Department, and have been available for public inspection during regular Village business hours, since December 2, 2019.

**SECTION 3:** That at the public hearing, any interested person, taxpayer or affected taxing district may file with the Village Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

**SECTION 4:** That the JRB for the proposed Downtown TIF District shall meet on Tuesday, January 7, 2020, at 3:00 p.m. at the Clarendon Hills Village Hall, Board Room, 1 North Prospect Avenue, Clarendon Hills, Illinois 60514. The JRB shall review the public record, planning documents, Eligibility Study, Housing Impact Study, Redevelopment Project Area and the TIF Plan for the proposed Downtown TIF District. The JRB shall make an advisory recommendation to the Village within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public

hearing or any other step in the process of designating the Redevelopment Project Area and approving the TIF Plan for the proposed Downtown TIF District. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: College of DuPage Community College District No. 502, Hinsdale Township High School District No. 86, Consolidated Elementary School District No. 181, the Clarendon Hills Park District, the County of DuPage, Downers Grove Township, and the Village of Clarendon Hills.

**SECTION 5:** That the Village of Clarendon Hills' representative on the JRB is hereby confirmed as the Village President, or his/her designee.

**SECTION 6:** That a notice setting forth the availability of the Eligibility Study, Housing Impact Study and the TIF Plan for the proposed Downtown TIF District, and how to obtain a copy thereof, shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of the proposed Downtown TIF District and to all persons who have registered on the Village's TIF Interested Parties Registry, within a reasonable time after the adoption of this Ordinance, as required by Section 5/11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as **EXHIBIT B** and made part hereof.

**SECTION 7:** That a notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication, certified mail, return receipt requested, and by first class U.S. Mail, all as required by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the

TIF Act, with said notices being substantially in the form attached hereto as EXHIBIT C and made part hereof.

**SECTION 8:** That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

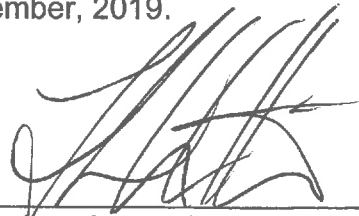
**ADOPTED** this 16th day of December, 2019, pursuant to a roll call vote as follows:

**AYES:** President Austin and Trustees Hall, Jordan, and Jorissen

**NAYS:** None

**ABSENT:** Trustees DeDobbelaere, Freve, and Knoll

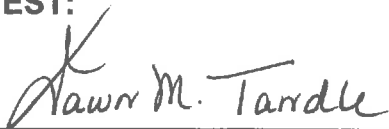
**APPROVED** by me this 16th day of December, 2019.



\_\_\_\_\_  
Len Austin, Village President

(SEAL)

**ATTEST:**



\_\_\_\_\_  
Dawn M. Tandle, Village Clerk

Published in Pamphlet Form: December 17, 2019



## **EXHIBIT A**

### **Redevelopment Project Area Description**

#### **Village of Clarendon Hills Downtown Tax Increment Financing District**

##### **Legal Description:**

THAT PART OF THE EAST HALF OF SECTION 10 AND THE WEST HALF OF SECTION 11 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 38 IN ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, AS RECORDED AUGUST 26, 1922 AS DOCUMENT NUMBER R1922-158479;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 16 IN BLOCK 38 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BURLINGTON AVENUE;

THENCE NORTHWESTERLY ALONG A LINE TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF GILBERT AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF McINTOSH AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF McINTOSH AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY IN BLOCK 13 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, SAID ALLEY IS LYING NORTH OF SAID BURLINGTON AVENUE;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE EAST-WEST PUBLIC ALLEY IN BLOCK 13 TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN SAID BLOCK 13;

THENCE SOUTH ALONG A LINE TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID EAST-WEST PUBLIC ALLEY IN BLOCK 13, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN CLARENDON HILLS BANK RESUBDIVISION, AS RECORDED DECEMBER 20, 1996 AS DOCUMENT NUMBER R1996-203797;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION ON THE

NORTHERLY LINE OF LOT 19 IN BLOCK 12 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 19 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 19 AND THE EASTERLY LINE OF LOT 18 IN SAID BLOCK 12 TO THE SOUTHEAST CORNER OF SAID LOT 18, SAID SOUTHEAST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 12;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 12 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF AVENUE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GOLF AVENUE TO A POINT ON THE NORTHWESTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY PUBLIC ALLEY IN BLOCK 5 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, SAID ALLEY IS LYING NORTHWESTERLY OF SAID BURLINGTON AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY PUBLIC ALLEY IN BLOCK 5 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTHEASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 4 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 12 AND THE NORTHERLY LINE OF LOT 13 IN SAID BLOCK 4 TO THE NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 13 IN BLOCK 4 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY (PREVIOUSLY KNOWN AS THE CHICAGO, BURLINGTON AND QUINCY RAILROAD);

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY TO THE NORTHWEST CORNER OF LOT 1 IN CLARENDON DOWNS SUBDIVISION, AS RECORDED NOVEMBER 18, 1947 AS DOCUMENT NUMBER R1947-534381;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANN STREET;

THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ANN STREET TO THE NORTHEAST CORNER OF LOT 1 IN BRAINARD'S RESUBDIVISION, AS RECORDED MAY 20, 1957 AS DOCUMENT NUMBER R1957-842915;



THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF SAID LOT 1 IN BRAINARD'S RESUBDIVISION;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 IN BRAINARD'S RESUBDIVISION TO THE MOST EASTERLY CORNER OF LOT 2 IN SAID BRAINARD'S RESUBDIVISION;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BRAINARD'S RESUBDIVISION AND THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EASTERN AVENUE (NEAR THE JUNCTURE WITH PARK AVENUE);

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID EASTERN AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PROSPECT AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 25 IN BLOCK 18 IN CLARENDON HILLS RESUBDIVISION, AS RECORDED NOVEMBER 4, 1873 AS DOCUMENT NUMBER 17060;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 3 IN PROSPARK RESUBDIVISION, AS RECORDED MAY 10, 1961 AS DOCUMENT NUMBER R1961-6310;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 3 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 18 IN BLOCK 18 IN CLARENDON HILLS RESUBDIVISION, AS RECORDED NOVEMBER 4, 1873 AS DOCUMENT NUMBER R1873-17060;

THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 25 FEET OF LOT 18 IN BLOCK 18 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE, SAID POINT BEING ON A CURVE;

THENCE WESTERLY ALONG A LINE THAT IS RADIAL TO THE CENTER OF SAID CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WALKER AVENUE (NEAR THE JUNCTURE WITH RIDGE AVENUE);

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE TO THE NORTHEAST CORNER OF LOT 4 IN GREGORY'S SUBDIVISION, AS RECORDED MAY 12, 1928 AS DOCUMENT NUMBER R1928-257553;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 4 AND THE NORTHERLY LINE OF LOT 5 IN SAID GREGORY'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 12 IN SAID GREGORY'S SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 12 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARK AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 3 IN PARK AVENUE RESUBDIVISION AS RECORDED JULY 18, 1985 AS DOCUMENT NUMBER R1985-57209;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE WESTERLY LINE OF LOT 3 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF AFORESAID LOT 16 IN BLOCK 38 IN ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 16 IN BLOCK 38 TO THE POINT OF BEGINNING.

**PINs:**

09-10-225-004	09-10-227-025	09-11-109-002
09-10-225-005	09-10-227-026	09-11-109-003
09-10-225-006	09-10-227-027	09-11-109-004
09-10-225-007	09-10-227-028	09-11-109-005
09-10-225-008	09-10-227-029	09-11-109-006
09-10-225-014	09-10-406-005	09-11-109-007
09-10-225-015	09-10-407-030	09-11-109-008
09-10-225-016	Pt. 09-10-502-002 (railroad)	09-11-109-009
09-10-225-017	09-11-102-026	09-11-109-010
09-10-225-018	09-11-102-027	09-11-109-011
09-10-225-019	09-11-102-028	09-11-113-010
09-10-226-005	09-11-102-029	09-11-113-011
09-10-226-006	09-11-102-030	09-11-113-012
09-10-226-007	09-11-102-031	09-11-113-013
09-10-226-008	09-11-102-038	09-11-113-014
09-10-227-001	09-11-102-039	09-11-113-015
09-10-227-002	09-11-103-001	09-11-113-016
09-10-227-003	09-11-103-002	09-11-113-017
09-10-227-004	09-11-103-003	09-11-113-018
09-10-227-005	09-11-103-004	09-11-113-019
09-10-227-006	09-11-103-005	09-11-113-020
09-10-227-007	09-11-103-006	09-11-113-026
09-10-227-008	09-11-103-007	09-11-114-024
09-10-227-009	09-11-103-008	09-11-115-002
09-10-227-010	09-11-104-003	09-11-115-003
09-10-227-011	09-11-104-004	09-11-115-004
09-10-227-012	09-11-104-005	09-11-116-001
09-10-227-013	09-11-104-006	09-11-116-004
09-10-227-014	09-11-104-007	09-11-116-005
09-10-227-015	09-11-104-008	09-11-300-001
09-10-227-016	09-11-104-009	09-11-300-002

09-10-227-017	09-11-104-010	09-11-300-003
09-10-227-018	09-11-104-011	09-11-302-001
09-10-227-019	09-11-104-012	09-11-302-015
09-10-227-020	09-11-104-013	09-11-302-016
09-10-227-021	09-11-108-009	09-11-502-001 (railroad)
09-10-227-022	09-11-108-010	09-11-502-002 (railroad)
09-10-227-023	09-11-108-025	Pt. 09-11-502-003 (railroad)
09-10-227-024	09-11-109-001	Pt. 09-11-502-006 (railroad)

**Common Boundary Description:**

Generally, those parcels along Burlington Avenue, from the first parcel East of Quincy Street to Gilbert Avenue, except the parcels on the North side of Burlington Avenue from McIntosh Avenue to Gilbert Avenue; the Clarendon Hills Library parcel on the East side of Prospect Avenue; the parcels along Railroad Street; the parcels along Park Avenue from Eastern Avenue to just West of the Clarendon Hills Fire Station parcel, except those parcels on the South side of Park Avenue, located West of 301 Park Avenue, and between Eastern Avenue and Prospect Avenue (88 Park Avenue); those parcels along Prospect Avenue from Park Avenue to Railroad Street; those parcels along Ann Street, East of Eastern Avenue, West of 134 Ann Street on the North side of Ann Street and West of 139 Ann Street on the South side of Ann Street; those parcels along Eastern Avenue from Railroad Street to Park Avenue; and those parcels along Walker Avenue from Railroad Street to Ridge Avenue; including the BNSF Railway Company property adjacent thereto, and those dedicated alley rights-of-way and portions of Ann Street, Burlington Avenue, Eastern Avenue, Park Avenue, Quincy Street, Railroad Street, Prospect Avenue and Walker Avenue adjacent thereto; all in Clarendon Hills, Illinois.

**EXHIBIT B**

**NOTICE  
OF THE AVAILABILITY OF  
THE ELIGIBILITY STUDY, HOUSING IMPACT STUDY AND  
REDEVELOPMENT PLAN AND PROJECT RELATIVE TO  
THE PROPOSED CLARENDON HILLS DOWNTOWN  
TAX INCREMENT FINANCING DISTRICT**

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the Village of Clarendon Hills' proposed Downtown Tax Increment Financing District or have registered your name on the Village of Clarendon Hills' Tax Increment Financing Interested Parties Registry, that the Eligibility Study, the Housing Impact Study, and the Redevelopment Plan and Project for the Village of Clarendon Hills' proposed Downtown Tax Increment Financing District are available for your review. Copies of said Eligibility Study, the Housing Impact Study, and Redevelopment Plan and Project can be obtained from Dan Ungerleider, Community Development Director for the Village of Clarendon Hills, 1 North Prospect Avenue, Clarendon Hills, Illinois 60514, between the hours of 9:00 a.m. and Noon, and 1:00 p.m. and 5:00 p.m., Monday through Friday, except holidays.

VILLAGE OF CLARENDON HILLS

Dawn M. Tandle  
Village Clerk

## **EXHIBIT C**

### **NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA FOR THE PROPOSED CLARENDON HILLS DOWNTOWN TAX INCREMENT FINANCING DISTRICT AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

Notice is hereby given that a public hearing will be held on Tuesday, February 18, 2020, at 7:00 p.m. at the Clarendon Hills Village Hall, Board Room, 1 North Prospect Avenue, Clarendon Hills, Illinois 60514, (the "Public Hearing"), in regard to the proposed designation of a redevelopment project area (the "Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project (the "Redevelopment Plan and Project") in relation thereto, for the proposed Clarendon Hills Downtown Tax Increment Financing District (the "Downtown TIF District"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "TIF Act").

The boundaries of the Redevelopment Project Area for the proposed Downtown TIF District are more fully set forth on the legal description attached hereto as Exhibit "1" and made part hereof and the street location map attached hereto as Exhibit "2" and made part hereof.

The proposed Redevelopment Plan and Project provides for stimulating private investment in appropriate rehabilitation of existing buildings, and new construction and redevelopment; redeveloping sites to their highest and best use; providing the necessary public infrastructure improvements to service the Redevelopment Project Area and create an environment that will induce private investment (public infrastructure includes, but is not limited to, streets, rights-of-way, sidewalks, water, sanitary sewer, storm sewer, and parking areas); encouraging public safety through design; enhancing pedestrian safety, improving traffic mobility, and installing aesthetic features and landscaping throughout the Redevelopment Project Area; developing safe pedestrian access to transit by improving pedestrian crossings over streets and the BNSF Railroad at South Prospect Avenue; assembling land into parcels of sufficient shape and size for disposition and redevelopment in accordance with contemporary development needs and standards; developing public spaces, plazas and park(s) where appropriate as supported by the Village's Downtown Master Plan; creating employment opportunities; maintaining the Redevelopment Project Area, in support of the goals and objectives of other overlapping plans, including, but not limited to, the Village's Comprehensive Plan and the Downtown Master Plan; supporting beautification efforts through landscaping community gateway improvements and enforcement of ordinances; providing adequate parking and loading facilities; supporting regional objectives as outlined in the CMAP GOTO 2050 regional plan, including supporting inclusive growth and prioritized investment; maintaining, enhancing and increasing METRA transit ridership; and encouraging development, which improves access to public transportation and safety; within the proposed Redevelopment Project Area and for the Village of Clarendon Hills

(the "Village") to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated Village actions include, but are not limited to: the encouragement of redevelopment agreements; supporting the planning and due diligence efforts required for underutilized sites; facilitating property acquisition, assembly, demolition and site preparation; implementing public works or improvement projects; encouraging private sector activities; and constructing, acquiring, renovating or rehabilitating public facilities. The Village would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Study, Housing Impact Study, and the Redevelopment Plan and Project have been on file with the Village since December 2, 2019, and are currently on file and available for public inspection between the hours of 9:00 a.m. and Noon, and 1:00 p.m. and 5:00 p.m., Monday through Friday, except holidays, at the office of Dan Ungerleider, Community Development Director for the Village of Clarendon Hills, at 1 North Prospect Avenue, Clarendon Hills, Illinois 60514. Copies of the Eligibility Study, Housing Impact Study, and the Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. Dan Ungerleider, Community Development Director for the Village of Clarendon Hills [(630) 286-5412-5745] or Jennifer Tammen of Ernst & Young, LLP [(312) 879-6973] can be contacted for further information.

Pursuant to the TIF Act, the Joint Review Board for the proposed Downtown TIF District (the "JRB") is being convened to review the public record, planning documents, Eligibility Study, Housing Impact Study, and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed Downtown TIF District. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: College of DuPage Community College District No. 502, Hinsdale Township High School District No. 86, Consolidated Elementary School District No. 181, the Clarendon Hills Park District, the County of DuPage, Downers Grove Township, and the Village of Clarendon Hills.

Pursuant to the TIF Act, the meeting of the JRB will be held on Tuesday, January 7, 2020 at 3:00 p.m. at the Clarendon Hills Village Hall, Board Room, 1 North Prospect Avenue, Clarendon Hills, Illinois 60514. Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB's recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for the proposed Downtown TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the Village within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed Downtown TIF District.

Prior to and at the February 18, 2020 Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed Downtown TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Clarendon Hills Village Clerk, 1 North Prospect Avenue, Clarendon Hills, Illinois 60514. The Public Hearing may be adjourned by the President and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the  
Corporate Authorities of the Village of Clarendon Hills,  
DuPage County, Illinois  
Dawn M. Tandle, Village Clerk

**Exhibit "1"**

**Clarendon Hills  
Downtown Tax Increment Financing District**

**Legal Description:**

THAT PART OF THE EAST HALF OF SECTION 10 AND THE WEST HALF OF SECTION 11 IN TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 38 IN ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, AS RECORDED AUGUST 26, 1922 AS DOCUMENT NUMBER R1922-158479;

THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 16 IN BLOCK 38 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BURLINGTON AVENUE;

THENCE NORTHWESTERLY ALONG A LINE TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF GILBERT AVENUE AND THE NORTHERLY RIGHT-OF-WAY LINE OF SAID BURLINGTON AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BURLINGTON AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF McINTOSH AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF McINTOSH AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF AN EAST-WEST PUBLIC ALLEY IN BLOCK 13 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, SAID ALLEY IS LYING NORTH OF SAID BURLINGTON AVENUE;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE NORTH LINE OF THE EAST-WEST PUBLIC ALLEY IN BLOCK 13 TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 22 IN SAID BLOCK 13;

THENCE SOUTH ALONG A LINE TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID EAST-WEST PUBLIC ALLEY IN BLOCK 13, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 1 IN CLARENDON HILLS BANK RESUBDIVISION, AS RECORDED DECEMBER 20, 1996 AS DOCUMENT NUMBER R1996-203797;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE;

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION ON THE NORTHERLY LINE OF LOT 19 IN BLOCK 12 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;



THENCE EASTERLY ALONG SAID WESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 19 TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 19 AND THE EASTERLY LINE OF LOT 18 IN SAID BLOCK 12 TO THE SOUTHEAST CORNER OF SAID LOT 18, SAID SOUTHEAST CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 12 IN SAID BLOCK 12;

THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 12 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLF AVENUE;

THENCE SOUTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF GOLF AVENUE TO A POINT ON THE NORTHWESTERLY LINE OF A NORTHEASTERLY-SOUTHWESTERLY PUBLIC ALLEY IN BLOCK 5 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION, SAID ALLEY IS LYING NORTHWESTERLY OF SAID BURLINGTON AVENUE;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY PUBLIC ALLEY IN BLOCK 5 TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF QUINCY STREET;

THENCE NORTHEASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 12 IN BLOCK 4 IN SAID ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE NORTHEASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 12 AND THE NORTHERLY LINE OF LOT 13 IN SAID BLOCK 4 TO THE NORTHEAST CORNER OF SAID LOT 13;

THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 13 IN BLOCK 4 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY (PREVIOUSLY KNOWN AS THE CHICAGO, BURLINGTON AND QUINCY RAILROAD);

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY TO THE NORTHWEST CORNER OF LOT 1 IN CLARENDON DOWNS SUBDIVISION, AS RECORDED NOVEMBER 18, 1947 AS DOCUMENT NUMBER R1947-534381;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 1 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ANN STREET;

THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ANN STREET TO THE NORTHEAST CORNER OF LOT 1 IN BRAINARD'S RESUBDIVISION, AS RECORDED MAY 20, 1957 AS DOCUMENT NUMBER R1957-842915;

THENCE SOUTHWESTERLY TO THE SOUTHEAST CORNER OF SAID LOT 1 IN BRAINARD'S RESUBDIVISION;

THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 IN BRAINARD'S RESUBDIVISION TO THE MOST EASTERLY CORNER OF LOT 2 IN SAID BRAINARD'S RESUBDIVISION;

THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BRAINARD'S RESUBDIVISION AND THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EASTERN AVENUE (NEAR THE JUNCTURE WITH PARK AVENUE);

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID EASTERN AVENUE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PROSPECT AVENUE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 25 IN BLOCK 18 IN CLARENDON HILLS RESUBDIVISION, AS RECORDED NOVEMBER 4, 1873 AS DOCUMENT NUMBER 17060;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF PROSPECT AVENUE TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 3 IN PROSPARK RESUBDIVISION, AS RECORDED MAY 10, 1961 AS DOCUMENT NUMBER R1961-6310;

THENCE SOUTHWESTERLY ALONG SAID NORTHEASTERLY EXTENSION AND THE NORTHWESTERLY LINE OF LOT 3 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE SOUTH LINE OF THE NORTH 25 FEET OF LOT 18 IN BLOCK 18 IN CLARENDON HILLS RESUBDIVISION, AS RECORDED NOVEMBER 4, 1873 AS DOCUMENT NUMBER R1873-17060;

THENCE SOUTHWESTERLY ALONG SAID SOUTH LINE OF THE NORTH 25 FEET OF LOT 18 IN BLOCK 18 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE, SAID POINT BEING ON A CURVE;

THENCE WESTERLY ALONG A LINE THAT IS RADIAL TO THE CENTER OF SAID CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID WALKER AVENUE (NEAR THE JUNCTURE WITH RIDGE AVENUE);

THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WALKER AVENUE TO THE NORTHEAST CORNER OF LOT 4 IN GREGORY'S SUBDIVISION, AS RECORDED MAY 12, 1928 AS DOCUMENT NUMBER R1928-257553;

THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 4 AND THE NORTHERLY LINE OF LOT 5 IN SAID GREGORY'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 12 IN SAID GREGORY'S SUBDIVISION;

THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 12 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARK AVENUE;

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE

WESTERLY LINE OF LOT 3 IN PARK AVENUE RESUBDIVISION AS RECORDED JULY 18, 1985 AS DOCUMENT NUMBER R1985-57209;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE WESTERLY LINE OF LOT 3 TO THE NORTHWEST CORNER THEREOF, SAID NORTHWEST CORNER ALSO BEING A POINT ON THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILWAY TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF AFORESAID LOT 16 IN BLOCK 38 IN ARTHUR T. McINTOSH AND COMPANY'S CLARENDON HILLS SUBDIVISION;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION OF THE WESTERLY LINE OF LOT 16 IN BLOCK 38 TO THE POINT OF BEGINNING.

**PINs:**

09-10-225-004	09-10-227-025	09-11-109-002
09-10-225-005	09-10-227-026	09-11-109-003
09-10-225-006	09-10-227-027	09-11-109-004
09-10-225-007	09-10-227-028	09-11-109-005
09-10-225-008	09-10-227-029	09-11-109-006
09-10-225-014	09-10-406-005	09-11-109-007
09-10-225-015	09-10-407-030	09-11-109-008
09-10-225-016	Pt. 09-10-502-002 (railroad)	09-11-109-009
09-10-225-017	09-11-102-026	09-11-109-010
09-10-225-018	09-11-102-027	09-11-109-011
09-10-225-019	09-11-102-028	09-11-113-010
09-10-226-005	09-11-102-029	09-11-113-011
09-10-226-006	09-11-102-030	09-11-113-012
09-10-226-007	09-11-102-031	09-11-113-013
09-10-226-008	09-11-102-038	09-11-113-014
09-10-227-001	09-11-102-039	09-11-113-015
09-10-227-002	09-11-103-001	09-11-113-016
09-10-227-003	09-11-103-002	09-11-113-017
09-10-227-004	09-11-103-003	09-11-113-018
09-10-227-005	09-11-103-004	09-11-113-019
09-10-227-006	09-11-103-005	09-11-113-020
09-10-227-007	09-11-103-006	09-11-113-026
09-10-227-008	09-11-103-007	09-11-114-024
09-10-227-009	09-11-103-008	09-11-115-002
09-10-227-010	09-11-104-003	09-11-115-003
09-10-227-011	09-11-104-004	09-11-115-004
09-10-227-012	09-11-104-005	09-11-116-001
09-10-227-013	09-11-104-006	09-11-116-004
09-10-227-014	09-11-104-007	09-11-116-005
09-10-227-015	09-11-104-008	09-11-300-001
09-10-227-016	09-11-104-009	09-11-300-002
09-10-227-017	09-11-104-010	09-11-300-003
09-10-227-018	09-11-104-011	09-11-302-001

09-10-227-019	09-11-104-012	09-11-302-015
09-10-227-020	09-11-104-013	09-11-302-016
09-10-227-021	09-11-108-009	09-11-502-001 (railroad)
09-10-227-022	09-11-108-010	09-11-502-002 (railroad)
09-10-227-023	09-11-108-025	Pt. 09-11-502-003 (railroad)
09-10-227-024	09-11-109-001	Pt. 09-11-502-006 (railroad)

**Common Boundary Description:**

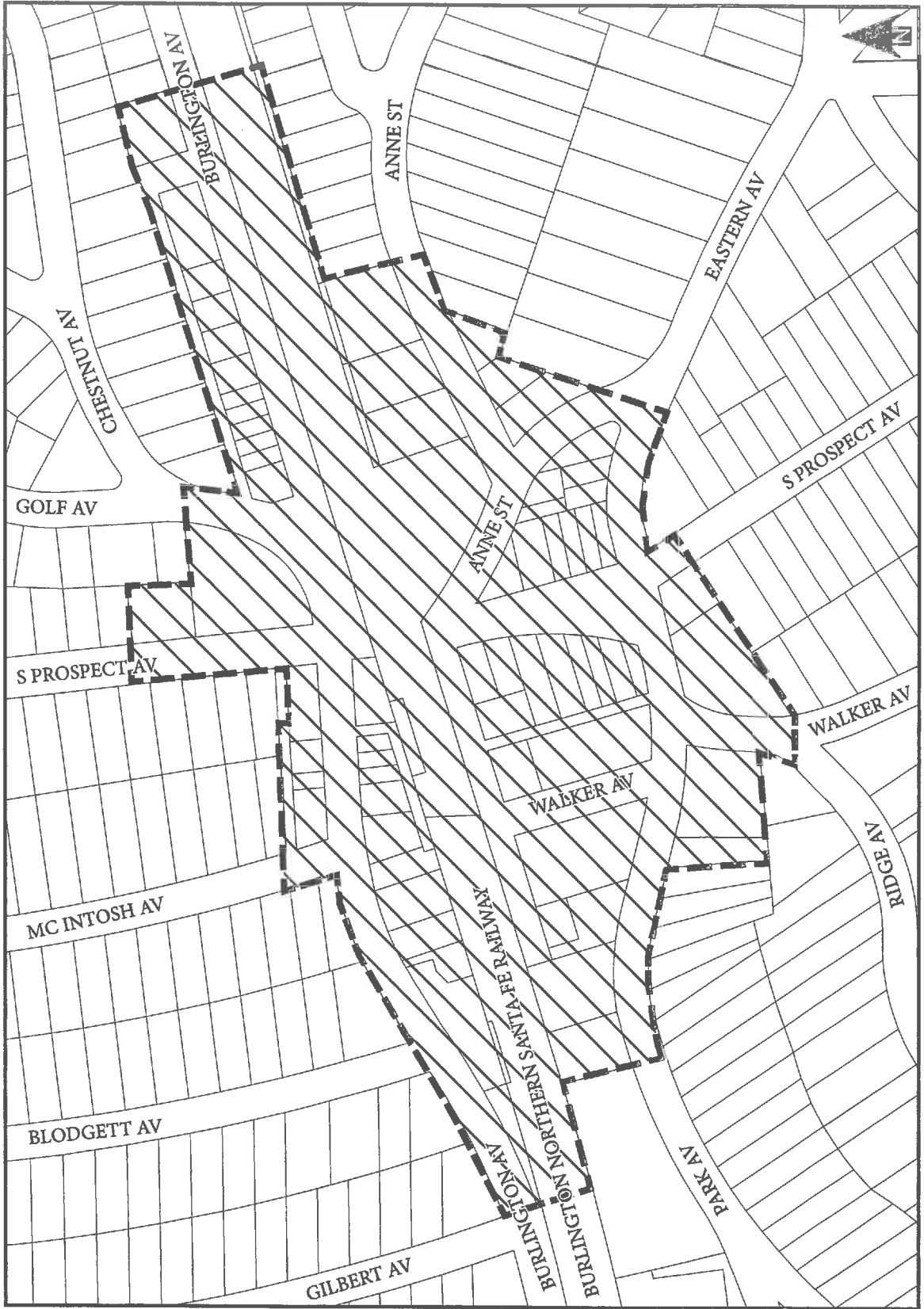
Generally, those parcels along Burlington Avenue, from the first parcel East of Quincy Street to Gilbert Avenue, except the parcels on the North side of Burlington Avenue from McIntosh Avenue to Gilbert Avenue; the Clarendon Hills Library parcel on the East side of Prospect Avenue; the parcels along Railroad Street; the parcels along Park Avenue from Eastern Avenue to just West of the Clarendon Hills Fire Station parcel, except those parcels on the South side of Park Avenue, located West of 301 Park Avenue, and between Eastern Avenue and Prospect Avenue (88 Park Avenue); those parcels along Prospect Avenue from Park Avenue to Railroad Street; those parcels along Ann Street, East of Eastern Avenue, West of 134 Ann Street on the North side of Ann Street and West of 139 Ann Street on the South side of Ann Street; those parcels along Eastern Avenue from Railroad Street to Park Avenue; and those parcels along Walker Avenue from Railroad Street to Ridge Avenue; including the BNSF Railway Company property adjacent thereto, and those dedicated alley rights-of-way and portions of Ann Street, Burlington Avenue, Eastern Avenue, Park Avenue, Quincy Street, Railroad Street, Prospect Avenue and Walker Avenue adjacent thereto; all in Clarendon Hills, Illinois.

**Exhibit "2"**

**Street Location Map**

(see attached)

VILLAGE OF CLARENDON HILLS  
DOWNTOWN TAX INCREMENT FINANCING DISTRICT



October 4, 2019

Community Development Department (du)