

**NOTICE OF ADOPTION OF ORDINANCE PROVIDING  
FOR A FEASIBILITY STUDY TO DESIGNATE A  
REDEVELOPMENT PROJECT AREA  
(CLARENDON HILLS OGDEN AVENUE TIF DISTRICT)**

TO: See Attached Service List.

Please be advised that on February 2, 2004, the Clarendon Hills Village Board adopted the following Ordinance, a copy of which is attached hereto as Exhibit 1:

**ORDINANCE NO. 04-02-02**

**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 OGDEN  
AVENUE CORRIDOR, FROM RICHMOND AVENUE TO OXFORD AVENUE  
[OGDEN AVENUE TIF DISTRICT]**

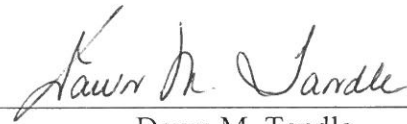
Pursuant to 65 ILCS 5/11-74.4-4.1, a copy of the foregoing is being served upon you as a taxing district that would be affected by the proposed redevelopment project area designation.

VILLAGE OF CLARENDON HILLS

By: DAWN TANDLE  
Village Clerk

CERTIFICATE

I, Dawn M. Tandle, do hereby certify that I am the duly elected Clerk of the Village of Clarendon Hills, DuPage County, Illinois and am keeper of its records; and that the attached is a true and exact copy of Ordinance No. 04-02-02, passed and approved by the President and Board of Trustees February 2, 2004. In witness thereof, I set my hand and affix the seal of the Village of Clarendon Hills this 4th day of February, 2004.



Dawn M. Tandle  
Village Clerk



**ORDINANCE NO. 04-02-02**

**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 OGDEN  
AVENUE CORRIDOR, FROM RICHMOND AVENUE TO OXFORD AVENUE  
[OGDEN AVENUE TIF DISTRICT]**

**WHEREAS**, the Village of Clarendon Hills (the "Village") is a municipality organized under the laws of the State of Illinois; and

**WHEREAS**, the General Assembly of the State of Illinois has provided by law the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., (the "Act") to assist in the financing of certain improvements in areas which meet specified requirements; and

**WHEREAS**, the Village desires to investigate the feasibility of establishing tax increment allocation financing under the Act for a specific area in the Village, and to provide for a study therefor;

**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:** S.B. Friedman & Company ("Consultant") is hereby authorized to prepare a study of the feasibility of establishing tax increment allocation financing under Illinois law for the area designated in EXHIBIT A attached hereto and made a part hereof (the "Proposed Redevelopment Project Area"). The Village President and Clerk are hereby authorized to sign an agreement with Consultant for performance of the study as detailed in this Ordinance, which agreement is attached to this Ordinance as EXHIBIT B and made a part hereof.

**SECTION 2:** The purpose of establishing tax increment allocation financing in the Proposed Redevelopment Project Area is to improve deteriorating physical conditions in the area

and thereby stimulate new economic development.

**SECTION 3:** The achievement of the purpose set out in SECTION 2 above is reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units, and, as such, the feasibility study authorized by SECTION 1 of this Ordinance shall include the preparation of a housing impact study as set forth in the Act in Section 11-74.4-3(n)(5)(65 ILCS 5/11-74.4-3(n)(5)).

**SECTION 4:** A general description of tax increment allocation financing as permitted by Illinois law is attached hereto as EXHIBIT C and made a part hereof.

**SECTION 5:** All persons who wish to receive more information about the Proposed Redevelopment Project Area or who wish to comment on or make suggestions regarding the redevelopment of the area to be studied should contact Michael Brown, Director of Community Development, Village of Clarendon Hills, 1 North Prospect Avenue, Clarendon Hills, Illinois, 60514, telephone number (630) 323-3500, extension 11.

**SECTION 6:** Immediately upon the adoption and approval of this Ordinance, a copy of this Ordinance shall be sent by certified mail, return receipt requested, to each taxing district that would be affected by the designation of the Proposed Redevelopment Project Area for tax increment allocation financing. A list of said taxing districts is attached to this Ordinance as EXHIBIT D and made a part hereof.

**SECTION 7:** This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ADOPTED this 2nd day of February, 2004, pursuant to a roll call vote as follows:



AYES: Trustees Flood, Karaba, O'Toole, Pedersen, Pocius and Robinson

NAYS: None

ABSENT: None

APPROVED by me this 2nd day of February, 2004.

*Susan Miller*

Village President

ATTEST:

*Karen M. Sandle*

Village Clerk

Published by me in pamphlet form this 4th day of February, 2004.

*Karen M. Sandle*

Village Clerk

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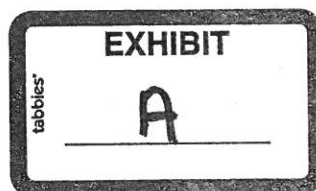
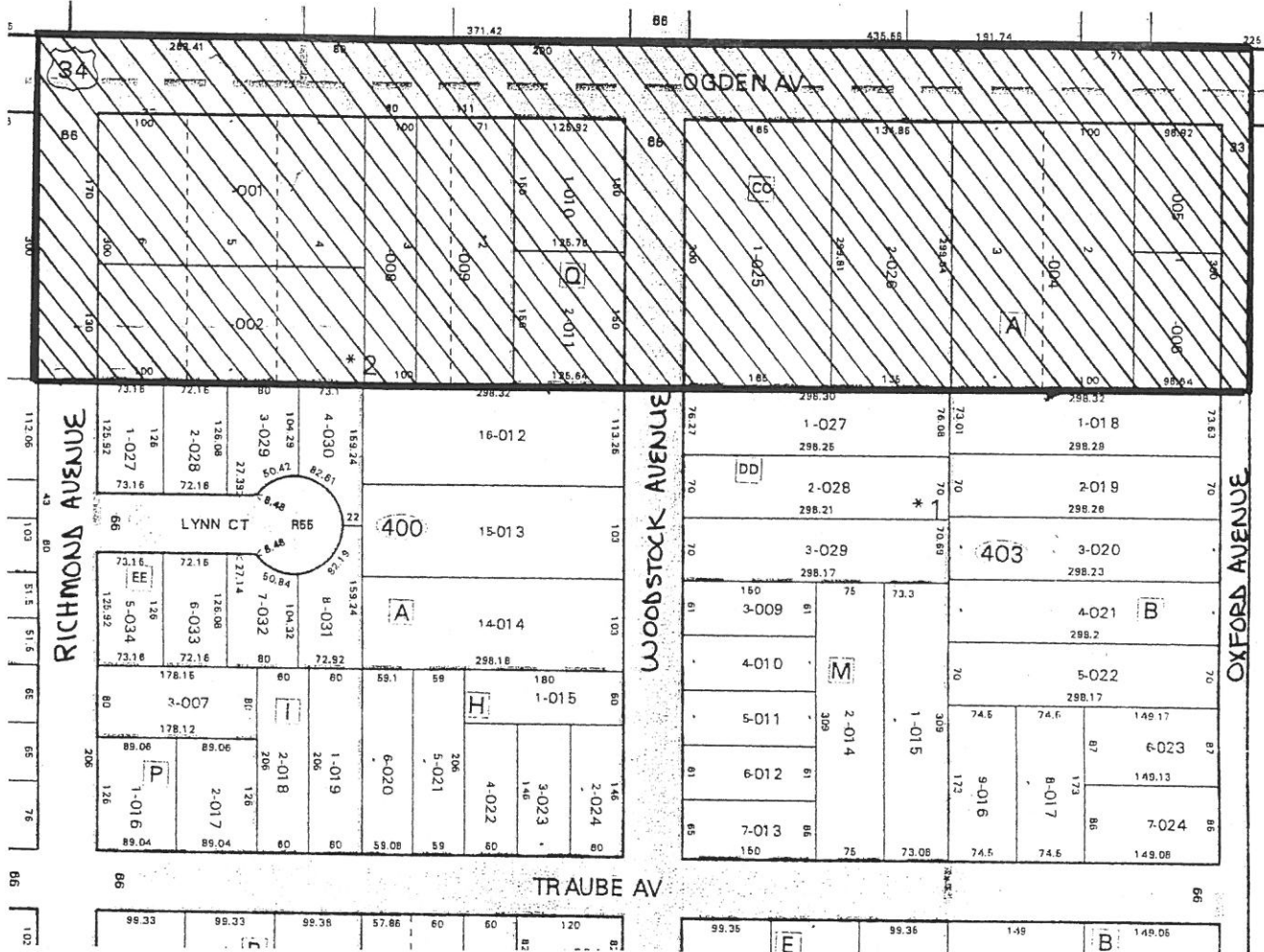
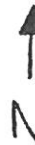
## EXHIBIT A

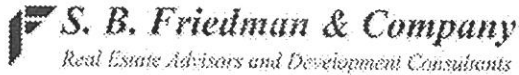
### OGDEN AVENUE TIF DISTRICT

Lots 1, 2 and 3 in Block 1, the West 71 feet of Lot 2 in Block 2, and Lots 3, 4, 5 and 6 in Block 2, all in Arthur T. McIntosh & Company's Westmont Acres, a subdivision of part of the Southeast 1/4 of Section 3, Township 38 North, Range 11, East of the Third Principal Meridian, as provided by document number 145100; Lots 1 and 2 in Broberg's Resubdivision of Lot 1 and the East 29 feet of Lot 2 in Block 2 of Arthur T. McIntosh & Company's Westmont Acres, aforesaid, as provided for by document number 947033; Lots 1 and 2 in Adolf's Resubdivision of Lots 4, 5 and 6 in Block 1 in Arthur T. McIntosh & Company's Westmont Acres, aforesaid, as provided for by document number R1993-119973; along with the 66 foot wide right-of-way of Richmond Avenue, from the Westerly extension of the South line of Lot 6 in Block 2 of Arthur T. McIntosh & Company's Westmont Acres, aforesaid, to the South right-of-way line of Ogden Avenue; the 66 foot wide right-of-way of Woodstock Avenue, from the Westerly extension of the South line of Lot 1 in Adolf's Resubdivision, aforesaid, to the South right-of-way line of Ogden Avenue; the 33 foot wide right-of-way of Oxford Avenue, from the Easterly extension of the South line of Lot 1 in Block 1 of Arthur T. McIntosh & Company's Westmont Acres, aforesaid, to the South right-of-way line of Ogden Avenue; and the Ogden Avenue right-of-way from the Northerly extension of the West right-of-way line of Richmond Avenue to the Northerly extension of the East right-of-way line of Oxford Avenue; all in DuPage County, Illinois.;

P.I.N.'s: 09-03-400-001, -002, -008, -009, -010 and -011; 09-03-403-004, -005, -006, -025 and -026;

Commonly known as: 285 Richmond Avenue; 284 Woodstock Avenue; 403, 407, 415, 419, 427, 431, 433 and 435-45 Ogden Avenue; and 288 Oxford Avenue; all in Clarendon Hills, Illinois.





221 N. LaSalle St., Suite 820 • Chicago, Illinois 60601-1302 • 312/424-4250 • Fax: 312/424-4262 • www.FriedmanCo.com

January 23 2004

Mr. Michael J. Brown, AICP  
Community Development Director  
Village of Clarendon Hills  
1 North Prospect Avenue  
Clarendon Hills, Illinois 60514-1292

Dear Mr. Brown:

Pursuant to our discussion, *S. B. Friedman & Company* is pleased to present this revised proposal to prepare a Tax Incremental Financing (TIF) Preliminary Feasibility Study, Eligibility Study, and Redevelopment Plan for a proposed TIF District along Ogden Avenue, between Richmond Avenue and Oxford Avenue. Based on our previous reconnaissance of the area, we know that the study area is comprised of 11 tax parcels.

The study area also includes approximately 56 residential units and potentially a number of persons occupying rooms at the Mayflower Motel on a long-term basis. The TIF statute ("the Act," as amended) requires that a housing impact study be completed as part of the redevelopment plan if (1) the redevelopment plan would result in the displacement of residents from 10 or more inhabited residential units, or (2) if the proposed TIF area contains 75 or more occupied residential units and the Village does not certify that no residential displacement will occur. It is our understanding that more than 10 occupied residential units potentially could be displaced as a result of the TIF. Therefore, a housing impact study will be required as part of the redevelopment plan and its preparation is included in our scope of services and budget.

Our scope of services for this assignment is separated into three phases: (I) a preliminary analysis of the economic feasibility of a TIF-supported redevelopment at the site; (II) the eligibility study and (III) the redevelopment plan, housing impact study, and public approval process. Phase I requires research on acquisition and disposition land values as well as tax comparables. Except for a small amount of additional data collection to support the eligibility analysis, we have already completed Phase II as part of the TIF reconnaissance that was included in the Ogden Avenue Redevelopment Strategy that we recently presented to you. Phase III includes all legally required meetings for plan adoption.

### *Scope of Services*

This scope of services assumes that there are 11 parcels in the proposed study area. The proposed scope of services and work steps for Phases I, II, and III are as follows:

#### **PHASE I: PRELIMINARY ECONOMIC FEASIBILITY**

In this phase we will evaluate the economic feasibility of redevelopment of the TIF area on a

preliminary basis through the following tasks:

**A. Acquisition and Disposition Land Values**

We propose that the Village engage an appraisal firm directly to prepare preliminary estimates of acquisition costs and disposition values for the parcels in the TIF that may be acquired. This would not be a formal appraisal, but would provide data based on market sales activity among other information. We have discussed this assignment with MaRous & Company and they are available to conduct this portion of the assessment. However, we will coordinate with the firm selected by the Village.

**B. Incremental Tax Projections**

Based on the likely redevelopment scenario, we will research the assessed value and taxes paid by comparable properties in the area. We will then prepare a projection of incremental taxes considering the current value and potential future value.

**C. Other Project Development Costs**

We will work closely with the Village to identify infrastructure or other costs of the project.

**D. Feasibility Analysis and Memo**

We will project the costs and potential revenues from incremental taxes, sales taxes related to likely program, land disposition to provide an analysis of economic feasibility. We will test up to three scenarios if relevant within the estimated budget. A memo will be prepared summarizing our analysis.

**E. Meet to Discuss**

We will meet with the Village to discuss our findings and confirm the next step.

**PHASE II: ELIGIBILITY RESEARCH & ANALYSIS**

Nearly all of the tasks that are typically performed in this phase have already been completed as part of the TIF reconnaissance that was performed as part of the Ogden Avenue Redevelopment Strategy that we recently presented to you. A small amount of data collection is still needed, such as documenting the condition of utilities in the study area. The budget estimate for Phase II reflects this need and any other additional research that may be needed to prepare the eligibility study.

**PHASE III: REDEVELOPMENT PLAN, HOUSING IMPACT STUDY, & APPROVAL**

**A. Prepare Redevelopment Project Area Plan and Project**

A Redevelopment Project Area Plan and Project will be prepared. We will prepare a first draft of

goals and objectives of the redevelopment plan based on our understanding of the Village's goals obtained from our work on the Redevelopment Strategy, and discuss them with staff via teleconference as necessary. As required by the TIF statute, the redevelopment plan document will include the following:

- Redevelopment Project Area Description
- Formal Legal Description of the Boundary of the Redevelopment Project Area (to be obtained/prepared by the Village and proofed by *S.B. Friedman & Company*)
- Summary of Blighting Conditions and an Analysis of Eligibility Factors
- Redevelopment Plan Goals and Project Objectives
- Redevelopment Strategies and Activities
- List of Acquisition Parcels (if applicable)
- Existing and Proposed Land Use
- Most Recent EAV and Estimated Future EAV
- Estimated Redevelopment Project Costs
- Assessment of Impacts on Other Taxing Districts
- Affirmative Action Plan

A series of maps of the proposed TIF district also will be prepared and included in the report. These maps will include: proposed boundary, eligibility factors by block, existing land use, future land use, acquisition parcels (if applicable), and community facilities serving the proposed TIF area.

We will prepare a final plan document including the eligibility study summary; redevelopment project area plan and budget; housing impact study; appropriate maps; and other documentation as required. We anticipate preparing two to three draft documents to be distributed to and reviewed by Village staff and other community/public agencies, as requested and/or required. Any revisions to the draft plan documents will be incorporated into the final plan document, which will be filed with the Village Clerk 10 days prior to introduction to the Village Board.

#### **B. Prepare Housing Impact Study**

Based upon our previous reconnaissance, it appears that the redevelopment plan could potentially result in the displacement of 10 or more occupied housing units, suggesting that a housing impact study will be required pursuant to the Act. Additional data will be collected and analysis conducted to meet the statutory requirements for the housing impact study. This analysis will include:

- Identification of the Number and Type of Residential Housing Units in the Redevelopment Project Area;
- Estimate of the Income Distribution and Demographic Characteristics of the Households within the RPA;
- Estimate of the Number and Type of Housing Units/Households that Could Be Displaced; and
- Identification of Available Housing Options in the Village and/or Market Area to Meet the Income and Demographic Characteristics of the Potentially Displaced Households.

A summary of the housing impact study will be prepared and included as a section of the first draft of the redevelopment plan document for review by the Village.

### **C. Public Approval Process**

We will attend the public meeting required by the Act, as well as additional meetings as requested by you (one additional meeting is included in the budget). We will attend and make presentations, as appropriate, at the various meetings that are part of the review process as provided in the Act. These include the Introduction to the Village Board, Joint Review Board, and Public Hearing. Our attendance and participation in any additional meetings will be considered additional services and will be billed at our hourly rates listed below, together with any additional incurred expenses.

We assume that the Village will handle notification of the taxpayers, property owners, and other taxing bodies. Our scope includes the compilation of address lists for all taxpayers and residents within the study area. Our budget assumes that the Village will compile the residential addresses within 750 feet of the TIF boundaries and that the Village and its legal counsel will be responsible for drafting the notice, coordinating the mailings, and preparing ordinances and other public documents required for the public approval process. It is assumed that the Village will obtain/prepare a boundary survey legal description to be proofed by *S.B. Friedman & Company* for inclusion in the final report.

### ***Time Frame and Fees***

On the basis of the scope of the work outlined herein and our experience with similar projects, we estimate that it will take approximately 60 to 90 days from the date we complete our additional eligibility research until we submit the first draft report to the Village for review. However, we will work with the Village to meet its deadlines related to specific projects or opportunities where possible.

Professional fees for this service will be based on time required at the billing rates of the *S. B. Friedman & Company* personnel assigned to the project. The scope of the engagement and our experience with similar services indicate that our professional fees and expenses, including a 5% contingency, are estimated as follows and detailed in the budget table at the end of this document:

Phase I: Preliminary Economic Feasibility	\$ 8,500
Phase II: Eligibility Research & Analysis	\$ 1,000
Phase III: Redevelopment Plan, Housing Impact Study, Approval	\$23,500
Contingency at 5%	\$ 1,500
General Expenses	\$ 1,500
<b>Grand Total</b>	<b>\$36,000</b>



Including the contingency, our total budget for all phases is estimated to be approximately \$36,000. This fee estimate is based upon the detailed work steps and time budget attached at the end of this proposal. Actual billings will be based on time expended at the rates shown below.

President:	\$225 (project rate)
Senior Project Managers:	\$160
Project Manager:	\$140
Associate Project Manager:	\$110
Associates:	\$90 to 95
Data Entry/Support:	\$65

Travel, publications, maps, outside data, report reproduction of up to 25 copies of the final plan and other out-of-pocket expenses will be billed as incurred within the limits estimated above. It is assumed that title searches, appraisals, the boundary legal description, notification of property owners and taxpayers, identification and notification of residents within 750 feet, and costs of preparing and mailing public notices will be paid separately by the Village.

This fee estimate is subject to revision if the engagement entails more time than estimated due to problems that are encountered that could not reasonably have been foreseen at the commencement of the engagement, or if the scope is changed. In this event, we will discuss the matter with you so that a mutually acceptable revision may be made. If the time spent on this engagement is substantially less than we have estimated, we will bill you a lesser amount. This estimate contemplates the following meetings:

- One meeting to discuss the financial feasibility of TIF redevelopment
- One meeting to review the plan and budget with staff
- One Public Meeting (required by statute)
- Attendance at Introduction, Joint Review Board, Public Hearing, and Village Board Meeting

Our budget also includes an allowance for one additional meeting during Phase III. Additional meeting time, beyond what has been included in the budget, will be billed at the hourly rates of the participants shown above.

We understand that the Village reserves the right to stop our work after any phase without incurring any financial obligation to later phases.

## INDEMNIFICATION

To the fullest extent permitted by law, S. B. FRIEDMAN & COMPANY hereby agrees to defend, indemnify and hold harmless the Municipality, its officials, agents, and employees, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses (collectively, a "claim"), which may otherwise accrue against the Municipality, its officials, agents and employees, arising in whole or in part or in consequence of the performance by S. B. FRIEDMAN & COMPANY, its officers, employees, and/or agents under this Agreement, provided such claim arises from (1) a breach of this Agreement by S. B.



FRIEDMAN & COMPANY, or (2) negligence or willful misconduct by S. B. FRIEDMAN & COMPANY or any of its agents or employees. Where S. B. FRIEDMAN & COMPANY is obligated to indemnify pursuant to this Section, S. B. FRIEDMAN & COMPANY shall, at its own expense, appear, defend and pay all reasonable charges of attorneys and all reasonable costs and other expense arising therefrom or incurred in connection therewith, and if any judgment shall be rendered against the Municipality, its officers, employees and/or agents, in any such action, S. B. FRIEDMAN & COMPANY shall, at its own expense, satisfy and discharge same.

To the fullest extent permitted by law, the Municipality hereby agrees to defend, indemnify and hold harmless S. B. FRIEDMAN & COMPANY, its employees and agents, from and against all Claims arising in whole or in part or in consequence of the performance by S. B. FRIEDMAN & COMPANY, its officers, employees, and/or agents under this Agreement, provided that such Claim arises from (1) a breach of this Agreement by the Municipality, or (2) the negligence or willful misconduct of the Municipality or any of its agents or employees. Where the Municipality is obligated to indemnify pursuant to this Section, the Municipality, shall, at its own expense, appear, defend and pay all reasonable charges of attorneys and all reasonable costs and other expenses arising therefrom or incurred in connection therewith, and if any judgment shall be rendered against S. B. FRIEDMAN & COMPANY, its officers and/or agents and employees, in any such action, the Municipality shall, at its own expense, satisfy and discharge same.

## INSURANCE

*S. B. Friedman & Company* will maintain the following insurance during this engagement and will name the Village of Clarendon Hills and its officers and employees as an Additional Insureds under the Commercial General Liability policy:

Workers Compensation and Employer's Liability	Statutory
Commercial General Liability	\$1,000,000 per Occurrence
	\$2,000,000 Aggregate
Excess Liability	\$1,000,000
Automobile Liability	\$1,000,000
Professional Liability	\$1,000,000

*S. B. Friedman & Company* shall provide the Village with a certificate of insurance evidencing the foregoing insurance coverages and additional insureds requirement. Said certificate shall provide that the insurance policies referenced thereon shall not be terminated or revised as to amount of coverage without at least fifteen (15) days prior written notice to the Village, and shall provide that the coverages set forth thereon shall be primary to any insurance carried by the Village.

Village of Clarendon Hills  
 Potential Ogden Avenue TIF  
 Preliminary Feasibility, Eligibility Study & Plan

		Person: Rate:	Pres. \$ 225	Proj. Mgr. \$ 140	Associate \$ 90
<b>PHASE I: Preliminary Financial Feasibility of TIF Redevelopment</b>					
Review & Incorporate Acquisition & Disposition Appraisals Into Model TIF Projections			1		4
Research on Comparables			1	4	16
Model Building				4	12
Other Costs/Project Development Costs			1	2	4
Feasibility Test/Scenario & Memo			2	4	12
Meeting			2	2	2
Sub-Total Hours	73		7	16	50
Sub-Total Dollars	\$ 8,315		\$ 1,575	\$ 2,240	\$ 4,500
<b>PHASE II: Eligibility Research and Analysis*</b>					
Additional/Update Eligibility Data Collection				1	8
Sub Total Hours-Phase I-Eligibility Research and Analysis	9		0	1	8
Sub Total Dollars for Phase I-Eligibility Research and Analysis	\$ 860		\$ -	\$ 140	\$ 720
<b>PHASE III: Redevelopment Plan, Housing Impact Study, and Plan Approval</b>					
<b>A. Prepare Redevelopment Plan and Report</b>					
Write First Draft of Plan & Project			2	8	24
Prepare Maps: Eligibility, Land Use, Plan, Boundary				2	20
Prepare TIF Model: Research/Confirm Taxes for Potential New Development Projects				2	8
Project Base, Increment, Final EAV				2	8
Prepare TIF Budget				2	4
Proof Boundary Survey/Legal Description				1	3
Coordinate/Compile Residents Mailing				1	2
Compile Residential Addresses Within 750 Feet of Boundaries for Notification			Assumed to be Village Planning Intern		
Review Plan & Budget with Staff			2	2	2
Make Revisions/Finalize Report			2	4	8
Sub Total Hours-Phase IIA-Preparing Redevelopment Plan	109		6	24	79
Sub Total Dollars for Phase IIA-Preparing Redevelopment Plan	\$ 11,820		\$ 1,350	\$ 3,360	\$ 7,110
<b>B. Prepare Housing Impact Study</b>					
Identify Residential Units In TIF By Type				1	2
Estimate Income Distribution and Demographic Profile of Households				1	4
Estimate # and Types of Households That Could Be Displaced				1	2
Identify Replacement Housing Options for Displaced Households/Write-up			2	4	24
Sub Total Hours-Phase IIB-Preparing Housing Impact Study	41		2	7	32
Sub Total Dollars for Phase IIB-Preparing Housing Impact Study	\$ 4,310		\$ 450	\$ 980	\$ 2,880
<b>C. Public Approval Process</b>					
Public Meeting			4	4	4
Village Board Introduction				4	
Joint Review Board			4	4	
Public Hearing			4	4	
Allowance for Other Meetings			4	4	4
Sub Total Hours-Phase IIC-Public Approval Process	44		16	20	8
Sub Total Dollars for Phase IIC-Public Approval Process	\$ 7,120		\$ 3,600	\$ 2,800	\$ 720
<b>Total Hours</b>	<b>276</b>		<b>31</b>	<b>68</b>	<b>177</b>
<b>Total Dollars, SBFCO</b>	<b>\$ 32,425</b>		<b>\$ 6,975</b>	<b>\$ 9,520</b>	<b>\$ 15,930</b>
Contingency	5% \$ 1,621				
Total Fees	\$ 34,046				
General Expenses	5% \$ 1,702				
<b>TOTAL BUDGET</b>	<b>\$ 35,749</b>				

\* Most of Phase II was completed in the previous TIF reconnaissance performed as part of the Redevelopment Strategy

*Acceptance Procedures*

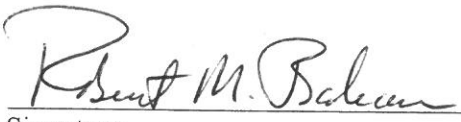
We appreciate the opportunity to present this proposal to you. To indicate your acceptance of this proposal, please sign the enclosed copy and return it to us as authorization for us to proceed.

Sincerely,



Stephen B. Friedman, AICP, CRE  
President

Accepted:

 2/2/04  
Signature Date

Robert M. Bahan Village Manager  
Name Title

### **LIMITATIONS OF ENGAGEMENT**

Our report will be based on estimates, assumptions and other information developed from research, knowledge of the industry and meetings during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our report and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the report to reflect events or conditions which occur subsequent to the date of the report. These events or conditions include without limitation economic growth trends, governmental actions, changes in assessment practices, changes in the TIF statute, interest rates and other factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our report will be intended solely for your information, for submission to the Village Board for purposes of establishing a Tax Increment Financing district. It should not be relied upon by any other person, firm or corporation or for any other purposes. Neither the report nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors.

## EXHIBIT C

### A General Description of Tax Increment Allocation Financing as Permitted by Illinois Law

Tax Increment Allocation Financing (TIF) was enacted into law in 1977. As an economic development tool, it enables municipalities to target financial assistance to, among other things, eliminate or prevent blighted conditions in developed areas like established older downtowns and other commercial areas.

TIF is permitted under Chapter 65 of the Illinois Compiled Statutes, 65 ILCS 5/11-74.4-1 *et seq* (the "Act"). The Act authorizes municipalities to receive increments generated from increased property tax revenues in an area designated for TIF. The "increment" is the amount of growth in property taxes attributable to the increase in the value of the property in the TIF area after private redevelopment has taken place. The growth amount is set aside by the tax collector into a special municipal fund to pay redevelopment costs, including debt service. To identify the increment, at the adoption of TIF for an area, the assessment of each parcel in the area is frozen at its current amount. During the life of TIF in the designated area, the taxing districts will receive taxes attributable to the original, frozen assessment. As improvements are made in the TIF area, and assessments rise, tax revenue attributable to the increase in assessments goes to the municipality's special fund to pay redevelopment costs as permitted by the Act.

Once the improvements are completed and all projected costs paid, or at a time specified in the original municipal ordinances establishing TIF for the area, the TIF area is dissolved and future incremental tax revenue is paid directly to the local taxing bodies.

Source: Illinois Department of Revenue TIF Compliance Guide, with additions

**EXHIBIT D**  
**SERVICE LIST - TAXING DISTRICTS**  
**OGDEN AVENUE TIF DISTRICT**

- |  |  |
|--|--|
| 1. County of DuPage<br>421 N. County Farm Road<br>Wheaton, IL 60187                                      | 12. Village of Clarendon Hills<br>1 North Prospect Avenue<br>Clarendon Hills, IL 60514                   |
| 2. DuPage Airport Authority<br>2700 International Drive<br>Suite 200<br>West Chicago, IL 60185           | 13. DuPage County Health Department<br>111 N. County Farm Road<br>Wheaton, IL 60187                      |
| 3. Downers Grove Township<br>4340 Prince Street<br>Downers Grove, IL 60515                               | 14. Hinsdale Sanitary District<br>P.O. Box 179<br>Hinsdale, Illinois 60522                               |
| 4. Downers Grove Township Highway<br>Department<br>4340 Prince Street<br>Downers Grove, IL 60515         | 15. Clarendon Blackhawk Mosquito<br>Abatement District<br>P.O. Box 77<br>Clarendon Hills, Illinois 60514 |
| 5. Forest Preserve District of DuPage County<br>3 S. 580 Naperville Road<br>Wheaton, IL 60187            |  |
| Forest Preserve District of DuPage County<br>P.O. Box 5000<br>Wheaton, Illinois 60189                    |  |
| 6. DuPage Water Commission<br>600 E. Butterfield Road<br>Elmhurst, IL 60126                              |  |
| 7. DuPage County Elementary School<br>District #181<br>5905 South County Line Road<br>Hinsdale, IL 60521 |  |
| 8. DuPage County High School District #86<br>55 <sup>th</sup> and Grant Streets<br>Hinsdale, IL 60521    |  |
| 9. Clarendon Hills Library<br>7 North Prospect Avenue<br>Clarendon Hills, IL 60514                       |  |
| 10. Clarendon Hills Park District<br>315 Chicago Avenue<br>Clarendon Hills, IL 60514                     |  |
| 11. College of DuPage Community<br>College District 502<br>425 Fawell Boulevard<br>Glen Ellyn, IL 60137  |  |