

SEP 18 2012

*Ray A. Kelly*  
DuPage County Clerk

I, PATTY SPENCER, HEREBY CERTIFY that I am the duly elected, qualified and acting City Clerk of the City of Elmhurst, DuPage and Cook Counties, Illinois, a municipal corporation, and the keeper of its seal and records.

I HEREBY FURTHER CERTIFY that the attached document is a true and correct copy of:  
Ordinance O-49-2012 entitled An Ordinance Approving An Amendment Releasing Parcels From The  
Redevelopment Project Area Of The Central Business District Tax Increment Financing District For The  
City Of Elmhurst, DuPage and Cook Counties, Illinois

I HEREBY FURTHER CERTIFY that said Ordinance was passed by the City Council of said City of Elmhurst on the 4<sup>th</sup> day of September, 2012 and that the vote of said City Council on the question of passage of said ordinance was taken by yeas and nays and fully recorded in the minutes of the proceedings of said City Council, and the result of said vote so taken was as follows:

Years: 10                      Nays: 2

I FURTHER CERTIFY that the original, of which the attached is a true copy, is entrusted to my care for safekeeping, and that I am the true and lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City of Elmhurst aforesaid, at said City, in the County and State aforesaid, this 12th day of September, 2012.

Patty Spencer  
Patty Spencer, City Clerk

## SEAL

**FILED**

SEP 18 2012

*Angie A. Kelly*  
DuPage County Clerk

O-49-2012

**AN ORDINANCE APPROVING AN AMENDMENT  
RELEASING PARCELS FROM THE REDEVELOPMENT  
PROJECT AREA OF THE CENTRAL BUSINESS DISTRICT  
TAX INCREMENT FINANCING DISTRICT FOR THE  
CITY OF ELMHURST, DUPAGE AND COOK COUNTIES, ILLINOIS**

WHEREAS, the City of Elmhurst (the "City") did heretofor adopt the following ordinances to establish the Central Business District tax increment financing district (the "Central Business TIF District"):

- Ordinance No. O-15-86 entitled, "An Ordinance Approving the Tax Increment Redevelopment Plan and Project, as amended";
- Ordinance No. O-16-86 entitled, "An Ordinance Designating the Tax Increment Redevelopment Project Area"; and
- Ordinance No. O-17-86 entitled, "An Ordinance Adopting Tax Increment Finance";

(collectively the "TIF Ordinances"); and

WHEREAS, the General Assembly of the State of Illinois amended Section 11-74.4-3.5(c) of the Tax Increment Allocation Act [65 ILCS 5/11-74.4-1 *et seq.* (2010 State Bar Edition)] (the "Act") to provide that the term of the Central Business TIF District be extended to 35 years; and

WHEREAS, Section 11-74.4-5(c) of the Act authorizes a municipality to amend an existing tax increment financing district without further public hearing and related notices and procedures, provided the proposed amendment complies with the requirements of said Section 11-74.4-5(c) of the Act; and

WHEREAS, the corporate authorities of the City have determined that it is in the best interest of the City to remove certain parcels of property from the Central Business TIF District (the "Released Parcels"); and

WHEREAS, the Released Parcels are legally described in Exhibit A, attached hereto and made a part hereof, and depicted in Exhibit B, attached hereto and made a part hereof; and

WHEREAS, upon removal of the Released Parcels from the Central Business TIF District, the Central Business TIF Districts, as amended, shall be legally described as set forth in Exhibit

SECTION 5. That the City Clerk is hereby directed to give mailed notice of the passage and approval of this Ordinance to each affected taxing district and registrant on the interested parties registry and to publish notice in a newspaper of general circulation in the City, no later than ten (10) days after passage and approval hereof. The City Clerk is further directed to file a certified copy of this Ordinance with the DuPage County Clerk, the Illinois Department of Commerce and Economic Opportunity and the Illinois Department of Revenue.

SECTION 6. This Ordinance shall be in full force and effect upon its passage and approval in the manner provided by law.

ADOPTED this 4<sup>th</sup> day of Sept. 2012, pursuant to a roll call vote as follows:

AYES: 10

NAYS: 2

ABSENT: 2

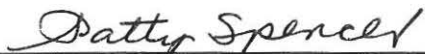
ABSTENTION: \_\_\_\_\_

APPROVED by me this 4<sup>th</sup> day of Sept. 2012.



Peter P. DiCianni, III, Mayor of the City of  
Elmhurst, DuPage and Cook Counties, Illinois

ATTESTED and filed in my office,  
this 4<sup>th</sup> day of Sept. 2012.



Patty Spencer, Clerk of the City of Elmhurst,  
DuPage and Cook Counties, Illinois

**FILED**

SEP 18 2012

  
DuPage County Clerk

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF RELEASED PARCELS**

That part of Sections 1 and 2, Township 39 North, Range 11, East of the Third Principal Meridian, described as follows:

Lots 1 through 11, inclusive, and Lot 16 (except the South 3 feet of said Lot 4, dedicated for alley) and (except that part taken or used for highway by the State of Illinois, Department of Transportation) in Hahn's Subdivision of Lots 2, 3, 4, 5 and 6 and the North ½ of Lots 7 and 8 in the Plat of the Town of Cottage Hill, according to the Plat thereof recorded as Document 47483 on December 8, 1891,

and Lots 1 through 4, inclusive, (except the South 3 feet of said Lot 4, dedicated for alley) and (except for a triangular piece located at the Northeast corner of said Lot 1, said triangle measuring 14.9 feet on the North by 23.8 feet on the East and 27.6 feet on the Southwest) and (except that part taken or used for highway by the State of Illinois, Department of Transportation) in North-York Addition to Elmhurst, according to the Plat thereof recorded as Document 321588 on January 20, 1932,

and vacated alley lying between Lots 1 through 4 in said Hahn's Subdivision and Lots 1 through 4 in said North-York Addition, according to the Plat thereof recorded as Document R62-22231 on July 9, 1962,

and Lots 1 and 2 in Resubdivision of Lots 12, 13, 14 and 15 in Hahn's Subdivision, according to the Plat thereof recorded as Document 412178 on June 21, 1940,

and Lots 1 and 2, (except a triangular piece located at the Northwest corner of said Lot 1 measuring 12 feet on the North and West sides, as described in Document R66-35347) and (except that part taken or used for highway by the State of Illinois, Department of Transportation) in Fairview Addition to Elmhurst, according to the Plat thereof recorded as Document 110851 on February 7, 1913,

and all adjacent and contiguous alleys and rights-of-way,

all in York Township, DuPage County, Illinois.

Addresses and PINs to be removed:

06-01-100-035	277 N. York Street
06-01-100-040	281 N. York Street
06-02-206-003	125 W. Hahn Street

**EXHIBIT B**

**MAP OF RELEASED PARCELS**



## EXHIBIT C

### LEGAL DESCRIPTION OF THE AMENDED CENTRAL BUSINESS TIF DISTRICT

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 South line, extended easterly, of Lot 2 in Block 1 of Fairview Addition to Elmhurst, recorded as Document 110851 on February 7, 1913, with the East Alley right-of-way line in said Block 1, for a place of beginning, thence southerly along said East Alley right-of-way line to the North right-of-way line of Third Street, thence Easterly to a point 145.07 feet West of the West right-of-way line of Michigan Street, thence Southerly along a line parallel to and 145.07 feet West of the West right-of-way line of Michigan Street to a point 49.5 feet South of the North Property line of Lot 4 in Block 4 of Moench's Addition to Elmhurst, recorded as Document 37748 on July 11, 1887, thence Easterly along a line parallel to and 49.5 feet South of said North Property line of Lot 4 to the West right-of-way line of Michigan Street, thence Northerly to the North right-of-way line of Third Street, thence Easterly to the East right-of-way line of Illinois Street, thence Southerly to the North right-of-way line of Elmhurst Avenue, thence Easterly to the East right-of-way line extended of Haven Road, thence Southerly along said right-of-way line, extended, to the South right-of-way line of Park Avenue, thence Northwesterly along said right-of-way line to the West Property line of Park Avenue East Condominium subdivision, recorded as Document R87-145363 on October 2, 1987, 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, recorded as Document 233181 on April 8, 1927, 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 West right-of-way line of Robert T. Palmer Drive, thence Northerly along said right-of-way line to the South Property line of the Elmhurst Museum Plat of Consolidation, recorded as Document R2001-194047 on September 12, 2001, thence Westerly along said South Property line to the West Property line of said Plat, thence Northerly along said West Property line to the Northerly Property line of Morningside Crescent Court Final Plat of Resubdivision, recorded as Document R2005-084311 on April 25, 2005, thence generally Westerly along said Northerly Property line to the East right-of-way line of York Street, thence Southerly along said East right-of-way line to its intersection with the North Property line of Lot 1 in Rakow's Subdivision, recorded as Document 35777 on April 12, 1886, thence Easterly along said North Property line to the East Property line of said Lot 1, thence Southerly along said East line, extended Southerly, of Lots 1 and 2 in said Rakow's Subdivision to its intersection with the Southerly right-of-way line of Robert T. Palmer Drive, thence following said right-of-way line Westerly to the South Property line of Lot 9, in said County Clerk's Assessment Division, thence Southerly along the East right-of-way line of York Street, to the intersection of said East right-of-way line and the extension of a line that is parallel to and 66 feet North of the North right-of-way line of Arthur Street, thence Westerly along said line extended to a line that is parallel to and 192.67 feet West of the West right-of-way line of York Street, thence Northerly to the North line of Lot 6 in Block 6 in Summit Addition to Elmhurst,

Parcel B: That part of Lot 14 in Block 2 in Railroad Addition, recorded as Document 22259 on September 19, 1876, described as follow: 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 (now known as Schiller Street), 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 and part of Outlots 17, 19 and 20, recorded as Document 82551 on September 19, 1904,

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 and part of Outlots 17, 19 and 20, recorded as Document 82551 on September 19, 1904, 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 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:

Museum Square Condominium Subdivision, recorded as Document R2002-157656 on June 17, 2002,

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, recorded as R1997-182810, on November 26, 1997,

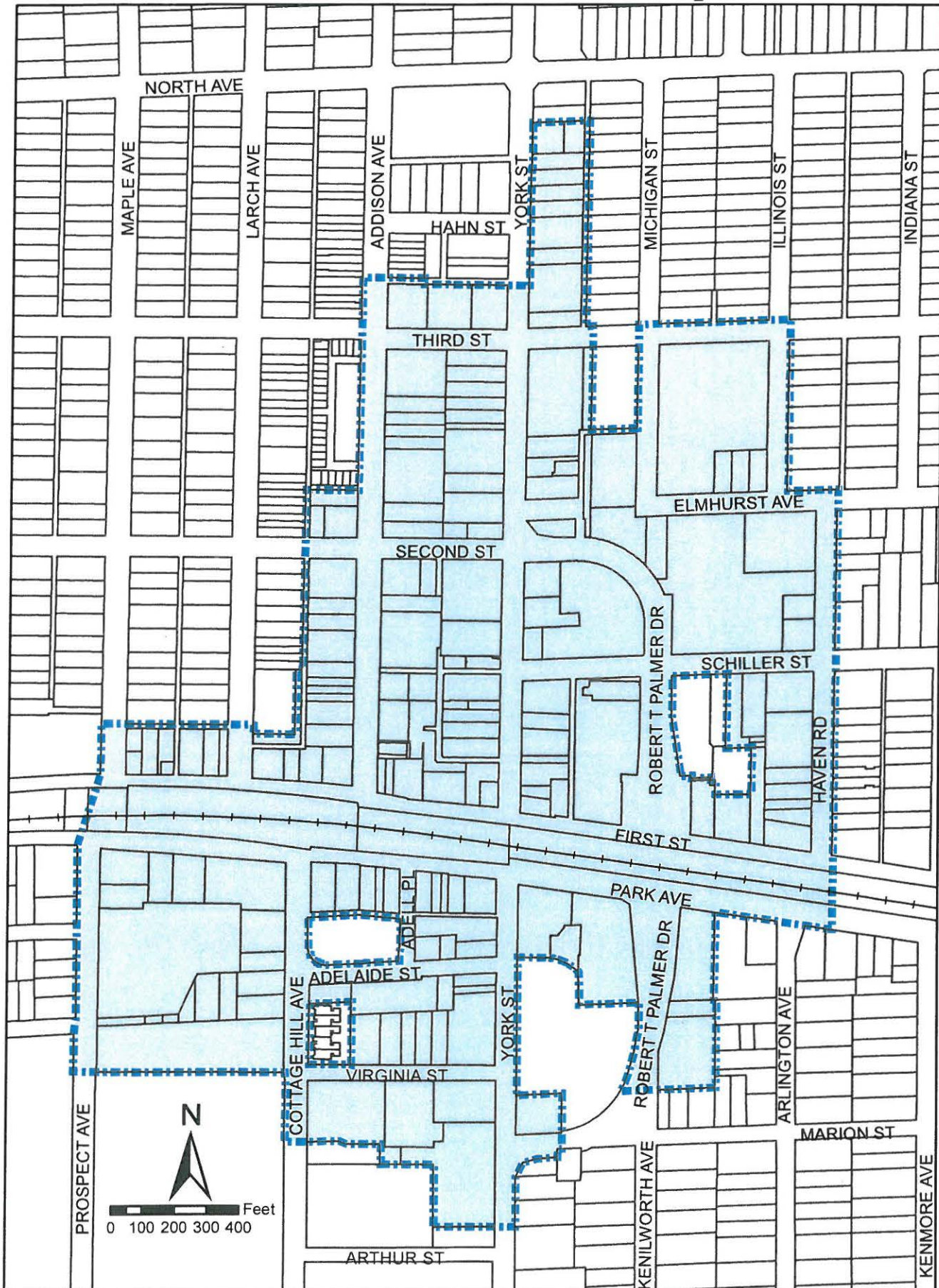
all in York Township, DuPage County, Illinois.



# TIF 1

EXHIBIT D

## After Release of Properties



TIF 1

